

Local Plan Evidence Base



Authority Monitoring Report



1 April 2017
to 31 March 2018



For an alternative format of this document phone 01282 661330



Versions

| | |
|----------------------------|--|
| Document: | Pendle Authority Monitoring Report 2017/18 |
| Legislation: | - |
| Regulations: | - |
| Author: | Pendle Borough Council |
| Document Reference: | LP2/EVB/002/2018 |

| Version | Date | Detail | Prepared by | Checked by | Approved by |
|---------|------------|---------------------------|-----------------|-------------|-------------|
| 1.1 | 12.10.2018 | First draft | Jonathan Dicken | John Halton | NA |
| 1.2 | 25.01.2019 | Revised and updated draft | John Halton | - | - |
| 1.3 | 21.06.2019 | Final draft | John Halton | | |
| | | | | | |
| | | | | | |
| | | | | | |

Executive Summary

The Authority Monitoring Report (AMR) is published annually by Pendle Council to monitor the performance of the Council's adopted planning policies. These policies are contained in the following documents:

- Replacement Pendle Local Plan 2001-2016 (adopted May 2006)
- Bradley Area Action Plan (adopted July 2011)
- Pendle Local Plan Part 1: Core Strategy (adopted December 2015)

The Core Strategy replaced some of the 'saved' policies from the Replacement Pendle Local Plan 2001-2016. The remaining 'saved' policies will be replaced when Pendle Local Plan Part 2: Site Allocations & Development Policies is adopted.

This AMR – the thirteenth to be published since 2004/05 – covers the monitoring year from 1 April 2017 to 31 March 2018. The key findings are listed below under the three mutually supportive pillars of sustainable development, which help to ensure that in meeting our own development needs we do not compromise the ability of future generations to meet their own needs.

Economic Role

- The amount of new employment floorspace created increased from 982m² in 2016/17 to 8,496m² in 2017/18 (Indicator WK01)
- There has been an increase in retail floorspace, primarily due to the construction of a new Lidl and TK Maxx in Colne and an Aldi in Barnoldswick (Indicator EC12)
- Retail vacancy in the borough's six town and local shopping centres increased to 13.2%, but was as high as 19.9% in Nelson. Both figures are higher than the national average of 11.5% reported by the Local Data Company (Indicator EC13)

Social Role

- Planning permission was granted for 522 new dwellings on 53 sites (Indicator HS03).
- Of the 2,305 dwellings with an extant planning permission, only 281 (12.2%) are currently under construction (Indicator HS03).
- Of the 140 new homes built 61% were constructed on Brownfield sites (Indicators HS03 and HS04).
- Only 15% of the homes built came under one of the definitions for affordable housing. Of the 21 affordable homes delivered, all came under the definition of Affordable Rent (Indicator HS05)
- The five-year housing land supply at December 2018 is confirmed at 5.1 years.
- The Council published its Brownfield Land Register in December 2017. The register is in two parts:
 - Part 1 lists all Brownfield sites suitable for housing, irrespective of their planning status, and has 34 entries.
 - Part 2 lists those Brownfield sites where the Council has granted "permission in principle" for housing and does not contain any entries at this time.
- As of 30 October 2017 (end of the second base period) there was a total of 144 individuals and associations listed on the Self and Custom Build Housing Register requiring a total of 144 plots.

Environmental Role

- Over 79% of all development took place within a designated settlement boundary, with only 21% in the open countryside (Indicator SD02).
- Over 70% of new development took place on Brownfield sites, demonstrating that planning policy continues to help promote the reuse of previously developed land (Indicator SD03)
- Two new heritage assets were designated during the monitoring period (Indicator EN10)
- The area of land designated for protection because of its importance to biodiversity remains unchanged (Indicator EN11)

This page has been left blank intentionally.

Contents

Executive Summary3

1. Introduction6

2. Spatial Portrait10

3. Duty to Co-operate19

4. Plan Making Update22

5. Plan and Policy Performance27

 Policy Usage27

 Spatial Development and Infrastructure31

 Environment: our foundation for a sustainable future43

 Living: creating a vibrant housing market78

 Working: creating a dynamic and competitive economy116

 Supporting: creating healthy and confident communities143

6. Neighbourhood Planning155

7. Self-build and Custom Housbuilding157

8. Brownfield Land Register161

Appendices

- Appendix A: Local Development Scheme timetable
- Appendix B: Saved Policies (from the Replacement Pendle Local Plan 2001-2016)
- Appendix C: Data Collection Methodology
- Appendix D: SHLAA Update
- Appendix E: Five Year Supply Calculation
- Appendix F: Employment Land Review Update
- Appendix G: Retail Capacity Study Update
- Appendix H: Town Centre Occupancy Dashboards
- Appendix I: Infrastructure Delivery Schedule Update
- Appendix J: Glossary

This page has been left blank intentionally.

1. Introduction

Legislation

- 1.1 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 of the Localism Act 2011, to prepare a monitoring report each year. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the information that it should contain.
- 1.2 The Localism Act 2011 removed the requirement for the Council to submit an AMR to the Secretary of State, but still requires the AMR to be made available to the public.
- 1.3 Under the current Regulations local authorities are able to select the indicators and targets that are reported in the AMR, provided that they are in accordance with relevant UK and EU legislation. The only matters that must be addressed in the report are as follows:
 - net additional dwellings (Chapter 5, Indicator HS01)
 - net additional affordable housing units (Chapter 5, Indicator HS05)
 - details of any neighbourhood development plans, or orders that have been made (Chapter 6)
 - Community Infrastructure Levy receipts
 - action taken under the Duty to Co-operate (Chapter 3)¹.
- 1.4 To date Pendle has not adopted a Community Infrastructure Levy Charging Schedule, but the other requirements are reported in this AMR, as shown.

Monitoring Period

- 1.5 This AMR covers the financial year from 1 April 2017 to 31 March 2018. Events taking place outside this twelve month period may be included where this provides a more complete picture of planning performance.

What is the Authority Monitoring Report?

- 1.6 The Authority Monitoring Report ["AMR"] is part of the Pendle Local Plan. Its main purpose is to consider the extent to which the strategic objectives of the Local Plan are being achieved; and whether sustainable development is being delivered. Specifically it considers the progress being made in the preparation of Local Plan documents, measured against the timetable and milestones set-out in the Council's Local Development Scheme ["LDS"]; and the extent to which adopted planning policies are being implemented and their effectiveness.
- 1.7 In recent years, the role of the AMR has been expanded to report on a number of other planning related issues. These include monitoring the implementation of any Neighbourhood Plans that have been formally 'made' (adopted) and to provide data for the registers recording Brownfield land and Self-Build and Custom housebuilding.

¹ The duty to cooperate is a statutory duty. It requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies that address strategic cross boundary issues.

- 1.8 Recent changes in national data collection and reporting has meant that information for a number of contextual indicators is no longer available on an annual basis. To help reduce the monitoring burden and provide a more concise and easy to use report, the 2017/18 AMR only presents information for those indicators where data is readily available.

Why is monitoring important?

- 1.9 Monitoring is an important element of the plan making process. It reports on what is happening now and considers how this may influence what occurs in the future. Existing planning policies are assessed against past trends and targets to determine whether they are performing as expected and whether they need to be changed in any way to ensure that they make a positive contribution to sustainable development and growth in Pendle.
- 1.10 The indicators in this report have been selected to monitor the effectiveness of policies in the Pendle Local Plan Part 1: Core Strategy ["LP1"] and other documents that form part of the statutory Development Plan for Pendle. The results help to demonstrate whether the strategic or local policy objectives set out in these documents are being achieved.
- 1.11 The indicators also incorporate the "significant effects indicators" identified through the Sustainability Appraisal process, a tool that considers the economic, environmental and social implications of policies to ensure that Local Plans help to promote sustainable development.

How is the report structured?

- 1.12 Consistent with previous monitoring reports the main body of the AMR is divided into eight chapters plus appendices:
- **Chapter 1** – an introduction to the AMR and monitoring.
 - **Chapter 2** – an up-to-date overview of the key issues affecting Pendle.
 - **Chapter 3** – a summary of activities to demonstrate compliance with the Duty to Cooperate.
 - **Chapter 4** – a look at the implementation of Local Plan policies.
 - **Chapter 5** – the results of the annual monitoring work presented by topic area:²
 - **Our spatial strategy:** Where and how we will deliver future development
 - **Environment:** Our foundation for a sustainable future
 - **Living:** Creating a vibrant housing market
 - **Working:** Creating a dynamic and competitive economy
 - **Supporting:** Creating healthy and confident communities
 - **Chapter 6** – an update on the preparation of Neighbourhood Plans in the borough.
 - **Chapter 7** – information on the Council's Self and Custom Housebuilding register.
 - **Chapter 8** – information on the Council's Brownfield Register.
 - **Appendices** – these contain the primary monitoring data; set out the current position with regard to the five-year supply of housing land and provide updates for the key evidence base documents that underpin the Local Plan – e.g. Strategic Housing Land Availability Assessment ["SHLAA"], Employment Land Review ["ELR"] and Retail Capacity Study ["RCS"].

² These reflect the layout of the chapters in the Pendle Local Plan Part 1: Core Strategy.

1.13 In this edition of the AMR the purpose and origin of each monitoring indicator has been addressed within the main body of the report (Chapter 5). The comprehensive summary of indicators and data sources is no longer included as an appendix, but can still be viewed in previous editions of the AMR, which are available on the Pendle Council website at:

- www.pendle.gov.uk/amr

Future Reports

1.14 The monitoring of plans and policies is an ongoing process. Monitoring requirements are constantly evolving over time and the format of the AMR must evolve to reflect this.

1.15 As new planning documents are prepared (e.g. Neighbourhood Plans), it may be necessary to include additional monitoring indicators to help assess their performance. In contrast, the streamlining of data collection at the national level and a desire to reduce the monitoring burden on local authorities has led to the elimination of many established sources of information. Where alternative sources of data are available, new indicators will be identified, but where this is not possible there is no alternative but to remove them altogether.

1.16 In this edition of AMR we have increased the use of charts and graphs to provide a more visual representation of the complex information that is being presented. Each indicator starts on a new page to allow for easy referencing and the detailed data tables have been moved to the appendices.

1.17 We are always open to new ideas about how the information in this report can be made more user-friendly and would welcome any comments you may have.

This page has been left blank intentionally.

2. Spatial Portrait

Where is Pendle?

- 2.1 Pendle (population 90,588) is situated in north-west England and covers an area of 169.4 km² on the border between Lancashire and Yorkshire. The borough takes its name from the imposing hill, which dominates the skyline for miles around. It is one of twelve district councils in the county of Lancashire. Together with Blackburn-with-Darwen, Burnley, Hyndburn, Ribble Valley and Rossendale it forms part of the East Lancashire sub-region.

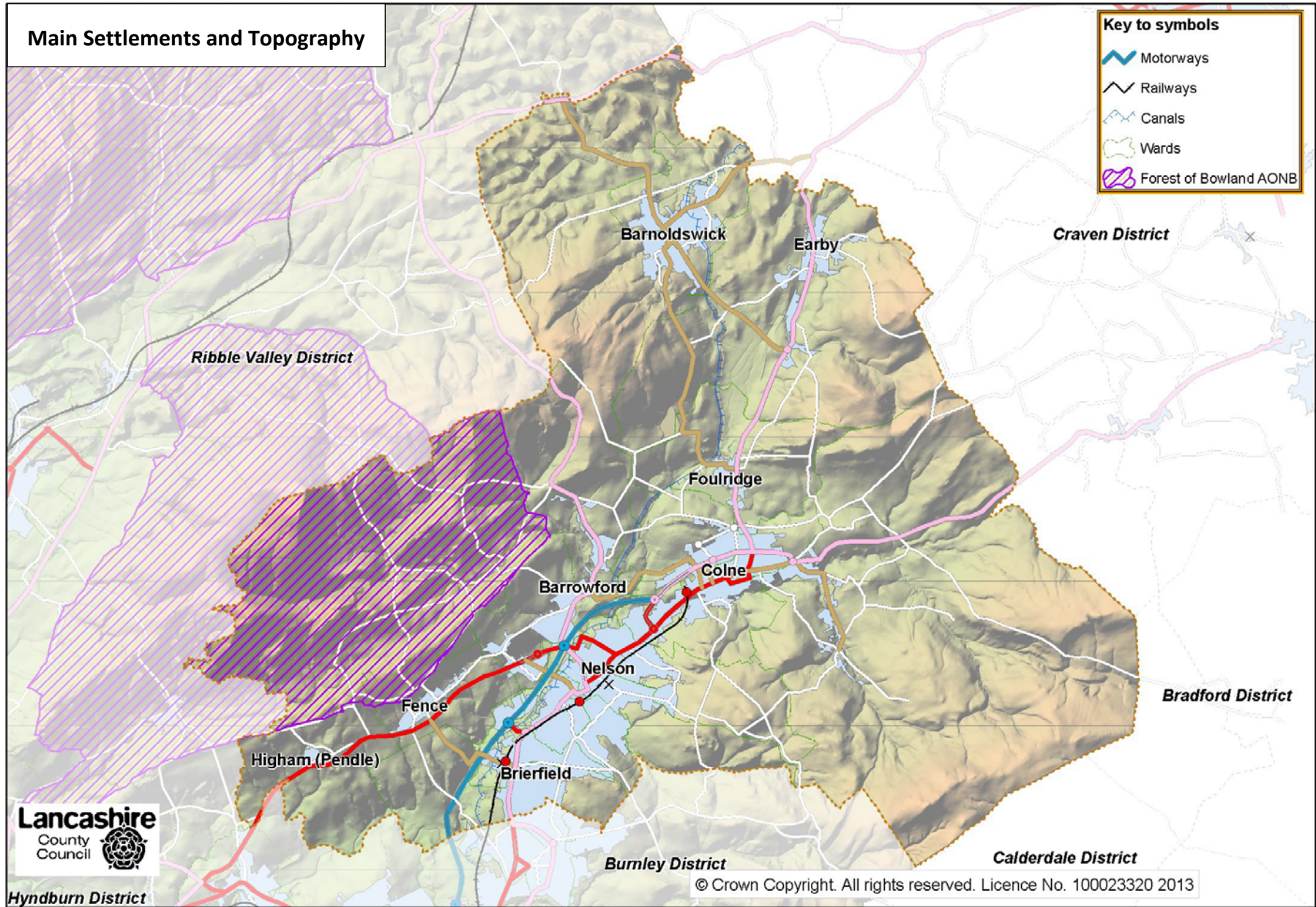


- 2.2 Pendle Council is a product of local government reorganisation in 1974. It combines the former municipal boroughs of Colne and Nelson and the former urban districts of Barnoldswick, Barrowford, Brierfield, Earby and Trawden, with various parishes previously administered by Burnley Rural District and Skipton Rural District. Within its boundaries there are 15 parish councils and four town councils, with 49 local councillors representing the 20 electoral wards.

Main Settlements and Topography

Key to symbols

-  Motorways
-  Railways
-  Canals
-  Wards
-  Forest of Bowland AONB

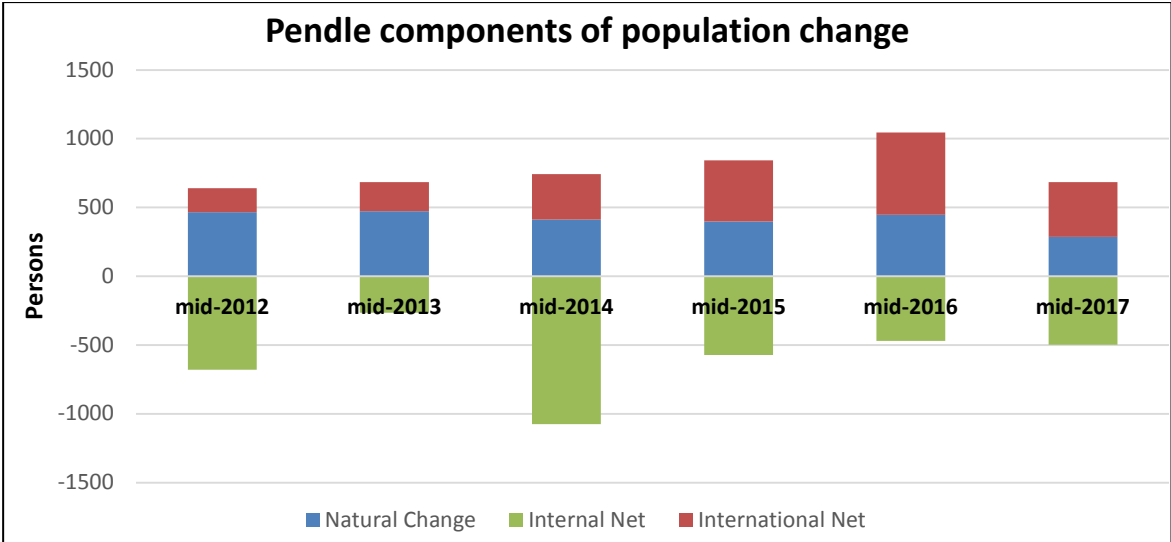


2.3 For planning purposes three spatial areas, each with its own locally distinctive character, can be clearly distinguished:

- 1. **M65 Corridor** Nelson, Colne, Brierfield and Barrowford
- 2. **West Craven Towns** Barnoldswick and Earby
- 3. **Rural Pendle** Open countryside containing 16 widely dispersed villages and hamlets

Population Change

2.4 The Mid-year Population Estimates (MYPE) published by the Office for National Statistics (ONS) show that since 2011/12 the population of the borough has increased steadily from 89,500 to 90,700. The main components of this growth have been an increase in births over deaths (natural change) and net international migration, balanced by a net increase in the number of people resident in Pendle moving to live in other parts of the country (see chart below).



Source: MYPE Analysis of Population Estimates Tool (ONS)

2.5 The latest Sub-national Population Projections (SNPP), published by the ONS in May 2018, suggest that the population of the borough will continue to increase reaching a high of 91,000 in 2021. After three years of stability the population of the borough is then expected to fall after 2024, reaching 90,400 by the end of the plan period in 2030.

What is Pendle like?

2.6 Pendle is an area of sharp contrasts. Approximately two-thirds of the population live in the densely populated former mill towns found in the low-lying "Calder Valley" in the south of the borough. Beyond on the hills are some of the most attractive and unspoilt rural landscapes in northern England.

2.7 In the shadow of Pendle Hill to the west picturesque villages, beautiful countryside and dark tales of witchcraft attract tourists to the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

2.8 To the north-east, Weets Hill overlooks rural west Craven and the attractive market town of Barnoldswick. Once part of the West Riding of Yorkshire, the area offers one of the lowest crossings of the Pennine hills, which form the backbone of England.

Electoral Wards and Area Committees



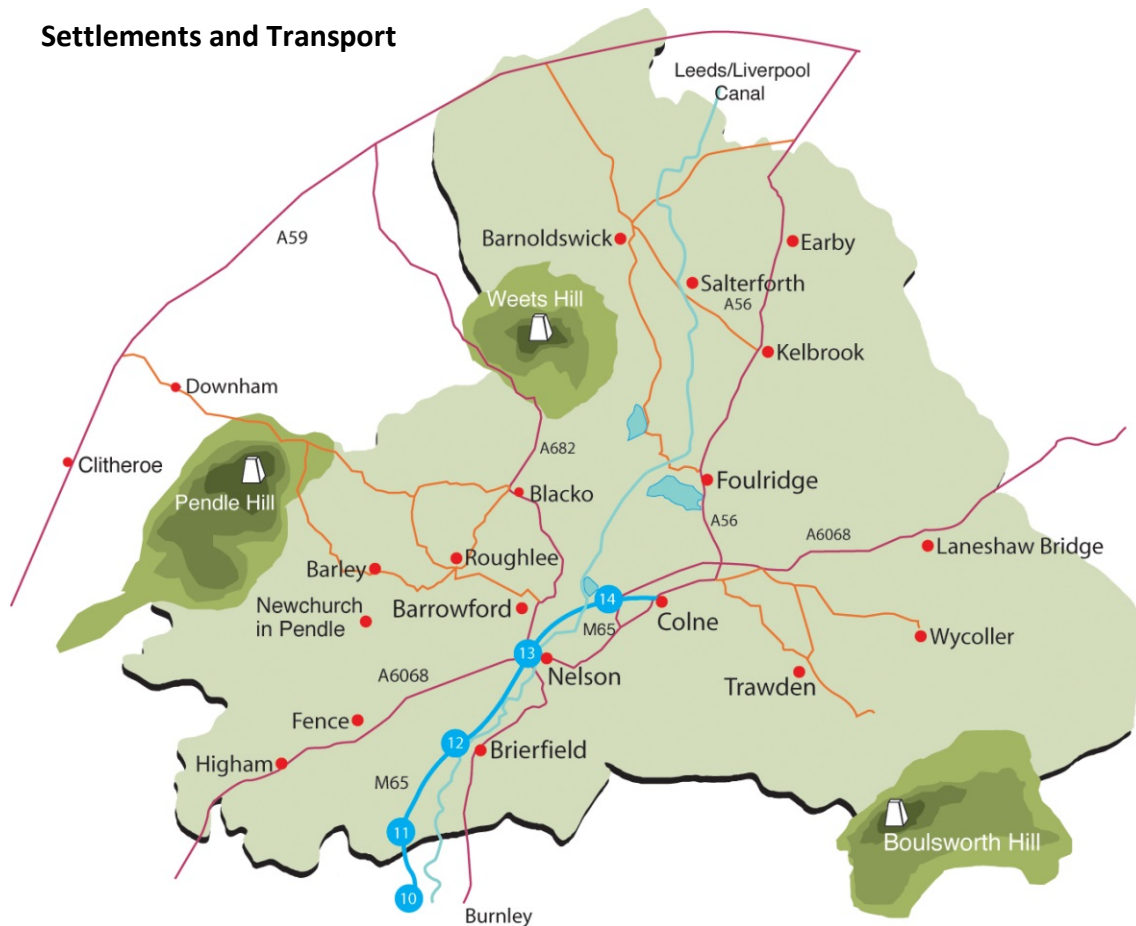
- 2.9 To the south-west, the heather clad South Pennine Moors, once the inspiration for the famous novels written by the Brontë sisters, are designated as a Site of Special Scientific Interest (SSSI). Boulsworth Hill hosts a mosaic of wildlife habitats, which support internationally important breeding colonies of upland birds.
- 2.10 Pendle has been an important gateway between Lancashire and Yorkshire for several generations. In the late 18th century the Leeds and Liverpool Canal carved its way through an unspoilt landscape, followed closely by the turnpike roads and railways. Excellent communication links, together with the availability of natural resources, in the form of coal and water, were the catalyst for a period of rapid industrial and urban growth in the late 19th century. Almost overnight the area was transformed as once quiet villages evolved into industrial towns. The local populace increased from just 10,000 to over 70,000, giving rise to the great cultural diversity still found within the local community to this day.
- 2.11 The arrival of the M65 motorway in the mid-1980s ensured that Pendle remains open for both business and tourism. The borough retains a significant manufacturing role, although this is no longer based solely on the textile industry. Today a network of advanced engineering businesses supports one of the largest aerospace clusters in Europe. Barnoldswick, where Frank Whittle produced the first turbojet engines in 1940, is often described as the “cradle of the modern jet engine”. The large Rolls-Royce facility has led on the development and manufacture of the wide chord fan blades used in the RB211 and Trent engines, which have powered commercial aircraft throughout the world since the early 1970s – the “B” in RB211 is a reference to Barnoldswick.

- 2.12 The move towards more sustainable modes of transport and the adoption of healthier lifestyles has seen Science in Sport (SiS) and Hope Technology become leading companies in the field of cycling, but for very different reasons. The former, based at Lomeshaye, is a leader in sports nutrition, whilst the latter manufactures high tech components in West Craven. The growth of service based employment is exemplified by the success of several relatively new businesses. Daisy Communications is amongst the fastest growing companies in its field, whilst Boundary Mill Stores, founded in 1983, is now the borough's largest employer.
- 2.13 Pendle Council has been pro-active in is helping to transform both the appearance and fortunes of the area. Recognising that public funding for economic regeneration was unlikely to be sustained in the future Pendle Enterprise and Regeneration Limited (PEARL) was established in 2007. At the time this joint venture between Pendle Council and local developer Barnfield Construction represented an innovative approach to unlocking the potential of land and property assets in the Borough and helped to maintain development momentum in the post-recession years.
- 2.14 Local residents are proud of the important role Pendle played in the growth of our nation. You can travel back in time by visiting the magnificent [Pendle Heritage Centre](#), a collection of Grade II Listed farm buildings and historic gardens in Barrowford, or [Bancroft Mill](#) in Barnoldswick, which recalls the significant role that the textile industry played in the development of the area. But it is the magnificent unspoilt countryside, traditional villages and historic hamlets, promoted through the [Visit Pendle](#) website, that are the area's major attraction.
- 2.15 All this is within easy reach. The international airports serving Manchester, Leeds and Liverpool welcome flights from destinations across the world, are just a short distance away. Hourly train services to Preston, operated by Northern, connect with regular inter-city services to London; the Scottish cities of Glasgow and Edinburgh; and many other destinations. Local residents attracted by the bright lights of the big city can change train at Rose Grove, or hop aboard the Witch Way bus service, to reach the heart of Manchester within the hour.

What makes Pendle unique?

- 2.16 The area's natural and built heritage are a major draw for tourists, who come to explore some of England's finest countryside; take part in the award-winning walking and cycling festivals; or visit the biggest Blues Festival in Britain.
- 2.17 Shoppers seek out designer clothing outlets in the village of Barrowford, which count well-known footballers from across the North of England amongst their regular clients. Barnoldswick won the High Street of the Year title in 2014 and Colne was a finalist for Market Town of the year in 2015. And the large Boundary Mill Stores outlet, at the end of the M65 motorway, attracts discerning shoppers in large numbers all year round.
- 2.18 Our historic towns and villages are also great places to visit for leisure, sports, culture and good food. The ACE Centre in Nelson; The Muni, Hippodrome and Little theatres in Colne and the Rainhall Centre in Barnoldswick all host a wide range of events. The Wavelengths leisure pool in Nelson is just one of several modern and award winning facilities for sports and recreation. Colne has established an excellent reputation for good food with specialist shops, restaurants and cafes lining the high street; but good quality dining and accommodation can be found throughout the borough.

Settlements and Transport



- 2.19 The number of young people living in Pendle is significantly higher than the national average, with almost one in five residents aged between 0 and 15. Recent investment in new community colleges has seen levels of educational attainment improve significantly in recent years and levels of absence have fallen. However, the number of working-age people in the borough with qualifications remains below the county and national averages.
- 2.20 Whilst the overall number of job seekers is quite low, for those aged 18-24 it is higher than the national average. Issues of youth unemployment are further highlighted by the large number of 16-18 year olds not in education, employment or training (NEET). In particular job density is an issue, with just 66 jobs for every 100 people compared to 78 in Lancashire and 82 nationally (ONS, 2014).
- 2.21 The continued strength of the local economy derives enormous benefit from the aerospace sector, which is a source of high value employment. Average earnings in Pendle remain below comparable county and national figures, but the positive effects from commuter flows mean that wage rates in the authority are higher by place of residence in comparison to place of work.
- 2.22 A legacy of the area’s rapid growth in the late 19th century is a local housing stock where over half of all dwellings continue to be terraced properties (ONS, 2011). This subdues average house prices and contributes to high rates of unfit housing. It also masks more positive aspects of the local housing market. For example, in 2012 the Halifax Quality of Rural Life survey recognised Pendle as the most affordable rural location to buy a home in Britain.

- 2.23 Of the 39,750 dwellings in Pendle, 88% are owner occupied or private rented. The UK House Price Index (April 2016) reveals that the average house price (mean) in Pendle was £86,796, equivalent to just 41.6% of the UK average (£208,705). As in many other Pennine Lancashire authorities, where terraced housing predominates, Pendle has a very high proportion of its housing stock in the lowest council tax band (Category A).
- 2.24 Whilst some of the most affluent locations in the North West are to be found in rural Pendle, small pockets of urban deprivation are to be found in the former Lancashire mill towns. The borough's most deprived wards are densely populated, characterised by large tracts of poor quality terraced housing, much of it within the private rented sector. The percentage of vacant dwellings continues to fall, but at 4.8% in 2016 is almost double the national average. Targeted action has seen the number of long-term vacant dwellings fall dramatically in recent years.
- 2.25 Safe and healthy environments helps to maximise the positive contribution people can make to society. Poor housing conditions in the inner urban areas mean that Pendle's health records are generally worse than their national equivalent, as are levels of worklessness and educational attainment. Life expectancy for both males and females is slightly below the national average and almost 21% of adults have a long-term illness or disability. But, at a time when obesity in young people is recognised as being a global problem there are relatively few obese children in our primary schools. However, low birth weights are common and infant mortality is high when compared to similar areas.
- 2.26 Published figures show that crime rates in Pendle continue to be relatively low. In the last five years reported incidents of anti-social behaviour have fallen year-on-year, with levels of burglary, robbery and violent crime also remaining at low levels.
- 2.27 Around 73% of households have access to a car and 60% of the economically active population use the car as a way of getting to work (Census 2011). This is higher than the national average, with the number of residents using public transport correspondingly lower.
- 2.28 The fastest broadband available in Pendle has an average speed of 362Mbps. The exchanges owned and maintained by Openreach in Nelson, Colne and Burnley are all enabled for fibre broadband, with 96.7% of homes in the borough able to access Superfast EU broadband and speeds over 30Mbps. Generally speaking, broadband speeds are highest in the urban areas. ADSL broadband is widely available, with its maximum headline speed of 11 Mbps. Just 10% of households do not receive broadband speeds of at least 2Mbps.
- 2.29 Pendle Borough Council and its partners envisage a bright future for the borough, where quality of life continues to improve, and everyone has the opportunity to realise their full potential. In the years to come we believe that Pendle will become widely recognised as a great place to live, learn, work, play and visit.

This page has been left blank intentionally.

3. Duty to Co-operate

Legislation

- 3.1 Section 33A of the Planning & Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) places a legal duty on local planning authorities *“to engage constructively, actively and on an ongoing basis”* in the preparation of their Local Plan. At paragraph 179, the National Planning Policy Framework (NPPF) also refers to the need for local planning authorities to *“work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans.”*

Consultation and engagement

- 3.2 The Duty to Co-operate is not a duty to agree, but to make sure that every effort has been made to secure cooperation on strategic cross boundary matters before a Local Plan is submitted for examination. The table that follows provides a summary of the activities Pendle Council participated in during the 2016/17 monitoring period, to help fulfil its obligations under the Duty.

- 3.3 In addition, all of the local planning authorities listed are kept up-to-date with work on the Local Plan and other planning policy issues in Pendle via the Framework newsletter, which won a commendation for public engagement at the North West Royal Town Planning Institute Awards in 2009. Four issues of Framework were published during the 2016/17 monitoring period.

- 3.4 To avoid unnecessary repetition the regular meetings listed below, which are normally attended by a representative from each of the 12 district authorities in Lancashire; the unitary authorities for Blackburn-with-Darwen and Blackpool; Lancashire County Council and the Lancashire Enterprise Partnership, are not included in the table.

| | | |
|----|---|----------------|
| 1. | Lancashire Development Plan Officer Group (DPOG) | Four per annum |
| 2. | Lancashire Development Control Officer Group (DCOG) | Four per annum |
| 3. | Lancashire Conservation Officer Group (LCOG) | Four per annum |
| 4. | Planning Policy for Gypsies and Travellers: Lancashire Officers Group | One per annum |
| 5. | Pennine Lancashire Planning Officer Group (PL-POG) | Four per annum |

- 3.5 Also excluded are the following groups, which convene on a quarterly basis to consider strategic cross boundary issues affecting two areas of high landscape and ecological value that straddle the boundary between Pendle and its neighbours.

| | | |
|----|--|----------------|
| 1. | Forest of Bowland Management Group | Four per annum |
| | <i>Attended by representatives from the County Council’s for Lancashire and North Yorkshire, the district councils of Pendle, Ribble Valley, Wyre and Lancaster and Craven and key stakeholders (e.g. United Utilities).</i> | |
| 2. | South Pennine Moors Local Authority Group | Four per annum |
| | <i>Attended by representatives from the County Council’s for Lancashire and North Yorkshire, and the district councils of Pendle, Blackburn-with-Darwen, Burnley, Hyndburn and Rossendale (Lancashire), Barnsley, Bradford, Calderdale, Craven, Kirklees (Yorkshire), Rochdale, Oldham, Bury (Greater Manchester) and High Peak and Staffordshire Moorlands.</i> | |

| Body | Action | Outcome |
|--|--|--|
| 1. Neighbouring Local Authorities and County Councils | | |
| Burnley BC | <ul style="list-style-type: none"> • Duty to Cooperate Meeting (25.04.16) | <p>Discussions focussed on the following:</p> <p>Pendle</p> <ul style="list-style-type: none"> • Adoption of Pendle Local Plan (Part 1): Core Strategy in December 2015. • Timescales for Pendle Local Plan (Part 2): Site Allocations & Development Policies • New evidence base studies for Local Plan (Part 2) • Neighbourhood plan proposals in Barrowford and Colne. • Compilation of a Brownfield Register in Pendle. <p>Burnley</p> <ul style="list-style-type: none"> • Outcome of CLG visit to Burnley BC and timescales for publication of their Local Plan. • Review of Gypsy & Traveller Assessment in Burnley. <p>Cross Boundary</p> <ul style="list-style-type: none"> • Green Belt Assessments in Burnley and Pendle. • Viability and CIL across the HMA. • LCC Schools Planning Team requirements • Burnley & Pendle Growth Corridor transport improvements • Lancashire Combined Authority |
| Bradford MBC | <ul style="list-style-type: none"> • N/A | <ul style="list-style-type: none"> • N/A |
| Craven DC | <ul style="list-style-type: none"> • Duty to Cooperate Meeting (16.05.16) | <p>Discussions focussed on the following:</p> <p>Pendle</p> <ul style="list-style-type: none"> • Adoption of Pendle Local Plan (Part 1): Core Strategy in December 2015. • Timescales for Pendle Local Plan (Part 2): Site Allocations & Development Policies • New evidence base studies for Local Plan (Part 2) • Neighbourhood plan proposals in Barrowford and Colne. • Compilation of a Brownfield Register in Pendle. <p>Craven</p> <ul style="list-style-type: none"> • Draft Craven Local Plan – public consultation • Evidence base updates <p>Cross Boundary</p> <ul style="list-style-type: none"> • Road / rail links in the A56 corridor • Commuting patterns • Housing markets • Employment – possible expansion of West Craven Business Park, Earby • Retail – new proposal for Aldi in Barnoldswick • Renewable energy – AECOM Study, no allocations proposed |

| Body | Action | Outcome |
|---|--|---|
| | | <ul style="list-style-type: none"> • Environment – Earby/Broughton Beck • Broadband |
| Calderdale MBC | <ul style="list-style-type: none"> • N/A | <ul style="list-style-type: none"> • N/A |
| Ribble Valley BC | <ul style="list-style-type: none"> • Duty to Cooperate Meeting (15.03.17) | Discussions focussed on the proposals for the Ribble Valley Housing & Economic Development DPD: <ul style="list-style-type: none"> • Public consultation (Autumn 2016) • Allocations and key issues • Sustainability Appraisal • Infrastructure Delivery Plan • Strategic Cross Boundary Issues (AONB and A682 for Pendle) |
| Lancashire CC | <ul style="list-style-type: none"> • N/A | <ul style="list-style-type: none"> • N/A |
| North Yorkshire CC | <ul style="list-style-type: none"> • N/A | <ul style="list-style-type: none"> • N/A |
| 2. Other Pennine Lancashire Local Planning Authorities | | |
| Blackburn-with Darwen BC | <ul style="list-style-type: none"> • N/A | <ul style="list-style-type: none"> • N/A |
| Hyndburn BC | <ul style="list-style-type: none"> • N/A | <ul style="list-style-type: none"> • N/A |
| Rosendale BC | <ul style="list-style-type: none"> • N/A | <ul style="list-style-type: none"> • N/A |

3.6 Public consultations are only highlighted in the table where they have been initiated by Pendle Council, or where Pendle Council has submitted a formal written representation.

3.7 Early preparatory work on the emerging Pendle Local Plan (Part 2): Site Allocations and Development Policies started in the previous monitoring year, so a significant amount of the early engagement that was carried out is detailed in the 2016/17 AMR. In the 2017/18 monitoring period the focus has been on “in house” plan writing and site assessment work. This is reflected in the fact that Pendle Council was not a partner in any new joint evidence base studies commissioned during the 2017/18 monitoring period.

This page has been left blank intentionally.

4. Plan Making Update

The Development Plan

- 4.1 The National Planning Policy Framework [“NPPF”] published on 27 March 2012 states that in accordance with planning law, applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 Development plan is the term used to describe the collection of documents that set out the policies, proposals and site specific allocations that are used to guide the nature and location of development in a particular area. These documents provide the basis for determining planning applications in the borough
- 4.3 In 2017/18, the development plan for Pendle comprised the documents listed in Table 4.1.

Table 4.1 – The Development Plan for Pendle, 31 March 2018

| Source | Development Plan Document |
|-----------------------------------|--|
| Pendle Local Plan | Replacement Pendle Local Plan 2001-2016* |
| | Bradley Area Action Plan ¹ |
| | Pendle Local Plan Part 1: Core Strategy |
| Joint Minerals & Waste Local Plan | Core Strategy ¹ |
| | Site Allocation & Development Management Policies (Part One) |
| | Site Allocation & Development Management Policies (Part Two) |

* Insofar as these are compatible with the National Planning Policy Framework (DCLG, March 2012).

Local Development Scheme

- 4.4 Government legislation requires Pendle Council to prepare and maintain a Local Plan for the area, to establish the strategic vision for future development and growth in the borough.
- 4.5 As part of this ongoing responsibility the Council is required to prepare and maintain a [Local Development Scheme](#) [“LDS”]. The LDS is a three year project plan setting out details of the individual documents to be included in the statutory³ development plan and a timetable for their preparation or review.
- 4.6 As required by Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, this section considers progress on the preparation of documents to be included in the Pendle Local Plan. It also includes a review of current planning policy and the usage of individual policies for decisions on planning applications in the borough.
- 4.7 The LDS for Pendle has been revised on a number of occasions since the Planning and Compulsory Purchase Act 2004, came into force. The Fifth Revision LDS was brought into effect following the meeting of the Council’s Executive committee on Thursday 26th June 2014. The full LDS timetable is set out in in Appendix A, but a summary of the Local Plan documents that have been adopted to date is provided in Table 4.2.



³ Statutory law is written law, set down by a legislature and may originate with national or local government.

Table 4.2 – Summary of completed Local Plan documents

| Document | Date of Adoption |
|--|------------------|
| Development Plan Documents | |
| Replacement Pendle Local Plan (2001-2016) ¹ | May 2006 |
| Bradley Area Action Plan | June 2011 |
| Local Plan Part 1: Core Strategy | December 2015 |
| Supplementary Planning Documents | |
| Brierfield Canal Corridor (Housing) Brief | October 2005 |
| Conservation Area Design and Development Guidance | August 2008 |
| Design Principles | December 2009 |
| Railway Street Neighbourhood (Brierfield) | December 2010 |
| Process Documents | |
| Statement of Community Involvement (First Review) | March 2016 |
| Local Development Scheme | June 2014 |
| Authority Monitoring Report | December 2017 |

¹The “saved polices” insofar as they are compatible with the NPPF, remain part of the development plan until replaced (Appendix B).

Table 4.3 – Review of progress on document preparation against current LDS Timetable

| Document | Progress at 31 March 2017 | | | Comment |
|--|--|--|---|---|
| | LDS target stage and date | Actual stage and date | On target? | |
| Local Plan Part 2: Site Allocations and Development Policies DPD | Submission to the Secretary of State (Reg. 22) March 2017 | Scoping Report & Site Assessment Methodology prepared. Call for Sites consultation carried out. (Reg. 18) |  | <ul style="list-style-type: none"> The Council has missed a number of key targets set in the LDS in relation to the preparation of the Local Plan Part 2. The need to prepare and update a number of evidence base documents, including the Green Belt Assessment, Green Infrastructure Strategy, Strategic Flood Risk Assessment and Development Viability Study, has delayed work on the Local Plan. Work is now underway on drafting the policies and carrying out the assessment of sites. In view of the above the Council will review and publish a revised LDS new timetable. Appendix A includes a draft of the revised LDS timetable. |
| Development in the Open Countryside and AONB SPD | N/A | N/A |  | <ul style="list-style-type: none"> Work on this document is not timetabled to begin during this monitoring period. |

Note: References to specific regulations relate to The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

Key to symbols  On target  Out of step  Missed target

- 4.8 No neighbourhood plans had been 'made' (adopted) prior to the end the 2017/18 monitoring period, but the following neighbourhood areas had been designated:
- 4.9 An update on the progress being made on new Local Plan documents is set out in Table 4.3. This is measured against the target dates established in the Fifth Revision LDS, which came into effect in June 2014, as this was the version in force during the monitoring period being reported on in this AMR. A brief comment is provided to explain any slippage and this is used to determine whether the LDS timetable needs to be revised.

This page has been left blank intentionally.

5. Plan and Policy Performance

Policy Usage

- 5.1 The NPPF states that due weight must be given to policies in plans according to their degree of consistency with the NPPF (i.e. those policies most closely aligned with the policies in the NPPF carry greater weight when taking decisions on planning applications). Policies that are in conflict with the NPPF will be accorded no weight.
- 5.2 In accordance with the Planning and Compulsory Purchase Act 2004, the Replacement Pendle Local Plan 2001-2016 [“RPLP”] was saved for a period of three years from the date of adoption (18 May 2006). The Council then requested a further extension to the life of these policies to ensure that there was not a policy vacuum between the end of the saved period (18 May 2009) and the adoption of the new Pendle Local Plan. In a letter dated 21 April 2009, the Secretary of State issued a direction under paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004, saving all the policies in the RPLP until such a time that they are replaced in an adopted development plan document. Pendle Council is currently in the process of preparing the Pendle Local Plan Part 2: Site Allocations and Development Policies, which will replace any remaining (extant) policies from the RPLP.
- 5.3 A total of 65 policies, covering a wide range of topic areas, form the basis of the Pendle Local Plan and are currently used in decision making (Table 4.1).

Table 5.1 – Pendle Local Plan Policies

| Development Plan Document | Number of Policies |
|---|--------------------|
| Replacement Pendle Local Plan 2001-2016 | 30 |
| Bradley Area Action Plan | 7 |
| Pendle Local Plan Part 1: Core Strategy | 28 |

- 5.4 To help assess the relative value of each policy, the Council monitors how they have been used in the determination of planning applications during the preceding year. This helps to highlight whether it is necessary to review or replace the policies, or remove them from the development plan. Tables 4.2 to 4.4 inclusive show the number of times each policy has been used in determining a planning application during the 2017/18 and for comparison the 2016/17 monitoring periods.
- 5.5 The usage of planning policies is heavily dependent on the types of planning application that are submitted to the Council. The low usage of a policy does not necessarily mean that it is no longer of value, but may reflect the fact that few applications required its use in the decision making process during the current monitoring period.
- 5.6 Although there was an increase in the use of policies in the RPLP in 2016/17, its usage has reduced significantly since the adoption of the Pendle Local Plan Part 1: Core Strategy [“LP1”] during the 2015/16 monitoring period (Table 5.2).
- 5.7 When the Local Plan Part 2: Site Allocations & Development Policies is adopted the remaining RPLP policies will be superseded.

Table 5.2 – Usage of policies in the Replacement Pendle Local Plan 2001-2016¹

| Policy | Title | Number of times used | |
|--------|--|----------------------|---------|
| | | 2016/17 | 2017/18 |
| 1 | Development in the Open Countryside | 1 | 0 |
| 2 | Area of Outstanding Natural Beauty | 0 | 1 |
| 3 | Green Belt | 2 | 0 |
| 3A | Protected Areas | 1 | 1 |
| 4A | Natural Heritage – International Sites | 0 | 0 |
| 4B | Natural Heritage – National Sites | 0 | 0 |
| 4C | Natural Heritage – County and District Designated Sites | 1 | 0 |
| 4D | Natural Heritage – Wildlife Corridors, Species Protection & Biodiversity | 0 | 15 |
| 8 | Contamination and Pollution | 3 | 0 |
| 9 | Buildings of Special Architectural or Historic Interest | 0 | 0 |
| 10 | Areas of Special Architectural or Historic Interest | 3 | 0 |
| 11 | Archaeology | 0 | 0 |
| 12 | Maintaining Settlement Character | 0 | 0 |
| 13 | Quality and Design in New Development | 4 | 4 |
| 14 | Trees, Woodland and Hedgerows | 4 | 20 |
| 16 | Landscaping in New Developments | 25 | 19 |
| 17 | Location of New Housing Development | 0 | 0 |
| 22 | Protected Employment Areas | 2 | 7 |
| 23 | Location of New Employment Development | 1 | 3 |
| 25 | Location of Service and Retail Development | 8 | 3 |
| 26 | Non-shopping Uses in Town Centres and Local Shopping Areas | 4 | 7 |
| 27 | Retail and Service Land Provision | 0 | 0 |
| 29 | Creating an Improved Transport Network | 0 | 0 |
| 31 | Parking | 87 | 196 |
| 32 | New Community Facilities | 1 | 0 |
| 33 | Existing Open Space | 1 | 0 |
| 34 | Improved Open Space Provision | 0 | 0 |
| 35 | Countryside Access | 0 | 0 |
| 38 | Telecommunications | 2 | 4 |
| 39 | Equestrian Development | 4 | 6 |
| 40 | Tourism | 3 | 3 |

¹ RPLP policies which no longer form part of the development plan are omitted from this table

Table 5.3– Usage of policies in the Pendle Local Plan Part 1: Core Strategy

| Policy | Title | Number of times used | |
|--------|--|----------------------|---------|
| | | 2016/17 | 2017/18 |
| SDP1 | Presumption in Favour of Sustainable Development | 20 | 41 |
| SDP2 | Spatial Development Principles | 16 | 27 |
| SDP3 | Housing Distribution | 12 | 15 |
| SDP4 | Employment Distribution | 2 | 1 |
| SDP5 | Retail Distribution | 3 | 4 |
| SDP6 | Future Infrastructure Requirements | 0 | 0 |
| ENV1 | Protecting and Enhancing Our Natural and Historic Environments | 195 | 242 |
| ENV2 | Achieving Quality in Design and Conservation | 328 | 426 |
| ENV3 | Renewable and Low Carbon Energy Generation | 1 | 2 |
| ENV4 | Promoting Sustainable Travel | 13 | 25 |
| ENV5 | Pollution and Unstable Land | 10 | 10 |
| ENV6 | Waste Management | 0 | 0 |
| ENV7 | Water Management | 15 | 19 |
| LIV1 | Housing Provision and Delivery | 39 | 41 |
| LIV2 | Strategic Housing Site: Trough Laithe | 1 | 0 |
| LIV3 | Housing Needs | 13 | 15 |
| LIV4 | Affordable Housing | 12 | 14 |
| LIV5 | Designing Better Places to Live | 40 | 61 |
| WRK1 | Strengthening the Local Economy | 6 | 1 |
| WRK2 | Employment Land Supply | 7 | 8 |
| WRK3 | Strategic Employment Site: Lomeshaye | 0 | 1 |
| WRK4 | Retailing and Town Centres | 10 | 20 |
| WRK5 | Tourism, Leisure and Culture | 4 | 8 |
| WRK6 | Designing Better Places to Work | 1 | 4 |
| SUP1 | Community Facilities | 5 | 3 |
| SUP2 | Health and Well-being | 3 | 2 |
| SUP3 | Education and Training | 1 | 3 |
| SUP4 | Designing Better Public Places | 1 | 11 |

5.8 Table 5.3 shows that only two policies in LP1 were not used at least once during the 2017/18 monitoring period. For the second year running there has been an increase in the usage of policies associated with protection of the environment (Policy ENV1) and design (Policy ENV2).

5.9 Whilst the use of policies in the Bradley Area Action Plan has increased (Table 5.4), its usage is less than envisaged when adopted in 2011. This reflects the loss of Government funding to deliver projects in what was previously a Housing Market Renewal Area.

Table 5.4 – Usage of policies in the Bradley Area Action Plan

| Policy | Title | Number of times used | |
|--------|---|----------------------|---------|
| | | 2016/17 | 2017/18 |
| BAAP1 | New Housing Site | 0 | 1 |
| BAAP2 | Flood Risk | 0 | 0 |
| BAAP3 | Property Improvement | 0 | 1 |
| BAAP4 | Areas of Environmental Improvement | 0 | 0 |
| BAAP5 | New and Existing Employment Sites and Retailing | 0 | 1 |
| BAAP6 | Design Quality | 1 | 1 |
| BAAP7 | Movement and Safety | 0 | 0 |

5.10 Table 5.5 illustrates the usage of policies in Supplementary Planning Documents [“SPD”] and extant Supplementary Planning Guidance [“SPG”]. These policies provide additional detail and guidance to assist in the interpretation of parent policies in a development plan document.

Table 5.5 – Usage of policies in Supplementary Planning Documents or Guidance

| Document | Number of times used | |
|---|----------------------|---------|
| | 2016/17 | 2017/18 |
| Brierfield Canal Corridor (Housing) Brief SPD | 0 | 0 |
| Conservation Area Design and Development Guidance SPD | 22 | 49 |
| Control of Telecom Equipment SPG | 0 | 1 |
| Design Principles SPD | 109 | 177 |
| Development in the Open Countryside SPG | 5 | 27 |
| Railway Street Neighbourhood – Brierfield SPD | 0 | 1 |

5.11 By far the most frequently used SPD is that concerned with Design Principles, which includes details on householder developments, shopfronts and advertisements. This SPD was used 177 times in the 2017/18 monitoring period, an increase of over 60% over the previous year. Its parent policy in LP1 (Policy ENV2) was used 426 times, just a 30% increase on 2016/17.

5.12 The SPG on Development in the Open Countryside, adopted as long ago as September 2002, continues to be used in conjunction with RPLP Policy 1 (Development in the Open Countryside) and Core Strategy Policy ENV1 (Protecting and Enhancing Our Natural Environment). Although its usage more than doubled from 22 to 49 times in the last year, its usage has reduced significantly since the adoption of LP1. Its parent policies Policy 1 (RPLP) and Policy ENV1 (LP1) were used 0 and 242 times respectively.

5.13 The usage of policies in SPDs and SPGs is always lower than their parent policies in the Local Plan, as many planning applications do not require consideration against the additional detailed information in these documents. This is particularly true for the Design Principles SPD, which is focussed on specific areas of design such as householder developments, shopfronts and advertisements, whereas Policy ENV2 considers all aspects of design in new development.

5.14 In addition to usage, measurement of performance against specific targets and indicators can help to assess the effects of Local Plan policies. Section 5 considers those policies that can be measured and monitored on a regular basis by topic area.

Spatial Development and Infrastructure

- 5.15 To help determine whether development is occurring in accordance with the settlement hierarchy set out in Pendle Local Plan Part 1: Core Strategy [“LP1”] and follows the policy approach to site selection set out in that document, a number of monitoring indicators are used to record the geographical spread of development throughout the borough (commonly referred to as spatial development) and the provision of any new infrastructure associated with this development.
- 5.16 The purpose of monitoring this information is to help ensure that growth and development is happening in a sustainable manner.
- 5.17 The targets and trigger points used to help measure the performance of planning policies in LP1, which address spatial development principles are set out in Table 5.6.
- 5.18 The commentary for each indicator will provide details of whether the appropriate targets are being met, or whether any management actions need to be taken if the data reveals that the appropriate triggers have been reached.

Table 5.6 – Spatial development targets and triggers

| Policy | Targets | Triggers |
|--------|--|---|
| SDP2 | <ul style="list-style-type: none"> • Deliver development in accordance with the Settlement Hierarchy. • Increase the amount of development on previously developed land (PDL). | <ul style="list-style-type: none"> • 70% or less of new housing development has occurred in the M65 Corridor and West Craven Towns (combined) by 2020 and 2025. • 80% or less of new employment development has occurred in the M65 Corridor and West Craven Towns (combined) by 2020 and 2025. • 50% or less of new development has occurred on PDL by 2020 and 2025. |
| SDP5 | <ul style="list-style-type: none"> • Deliver retail provision in accordance with the retail hierarchy. | <ul style="list-style-type: none"> • 40% or more of approved major retail developments are located outside the three main town centres by 2020 and 2025. |
| SDP6 | <ul style="list-style-type: none"> • To deliver the necessary infrastructure to support proposed development. | <ul style="list-style-type: none"> • Schemes essential to plan delivery, as identified in the Infrastructure Delivery Schedule, are not progressing in line with the proposed timetable. |

- 5.19 Table 5.7 provides details of the indicators included within this topic area and whether they are being reported in the current monitoring year.

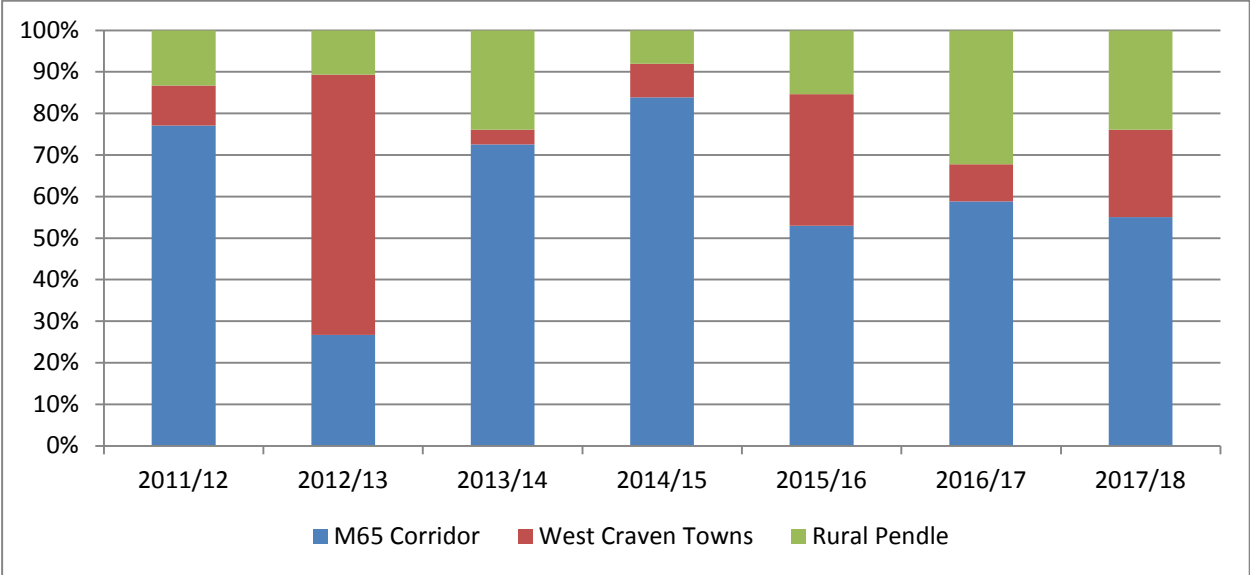
Table 5.7 – Monitoring spatial development

| Indicator | | Comments | Reported |
|-----------|--|--|----------|
| SD01 | Amount of new development completed by spatial area | Data collected as part of the annual monitoring process. | ✓ |
| SD02 | Amount of new development completed in specified locations | Data collected as part of the annual monitoring process. | ✓ |
| SD03 | Amount of new development completed on Greenfield and Previously Developed Land (PDL) | Data collected as part of the annual monitoring process. | ✓ |
| SD04 | Progress against the Infrastructure Strategy | Information is contextual and collected from a wide range of different sources. At the end of 2017/18 monitoring period the Infrastructure Delivery Schedule required updating. | ✓ |
| SD05 | Number of times the Design Principles SPD has been used as a reason for refusal of a development | Due to the overlap with Indicator EN11, from 2017/18 this data is now reported under that indicator (see section on the Environment). | ✗ |

This page has been left blank intentionally.

| | |
|---------------------|---|
| Indicator | SD01 Amount of new development completed by spatial area |
| Policy Links | SDP2 |

Data:



Commentary:

About the indicator

This is a Local Plan indicator. Its main purpose is to show whether the development profile established in Policy SDP2 (LP1) is being met.

The data for this indicator is taken from the Council’s annual monitoring of housing, employment, retail and leisure developments in Pendle, which records the area developed for new build schemes, premises conversions and changes of use. The results are expressed in hectares.

Current monitoring period

The results reveal that over half of all development in the 2017/18 monitoring period took place in the M65 Corridor (55%). Although this is slightly less than the corresponding figure from the previous monitoring period (59%), the proportion of development in the M65 Corridor has remained between 50% and 60% since 2014/15. The proportion of development in the West Craven Towns in 2017/18 (21%) is higher than the figure recorded for the previous monitoring period, but reflects the expected levels set out in Policy SDP2. For the second consecutive year the proportion of development completed in Rural Pendle is higher than that proposed in Policy SDP2. This can be attributed to housing development on two large windfall sites at Spring Mill in Fence and at the former Silentnight site in Salterforth. Development at these locations reflects the positive levels of development viability to be found in the rural areas of Pendle, which will hopefully help to fuel an upturn in the local housing market.

Longer-term trends

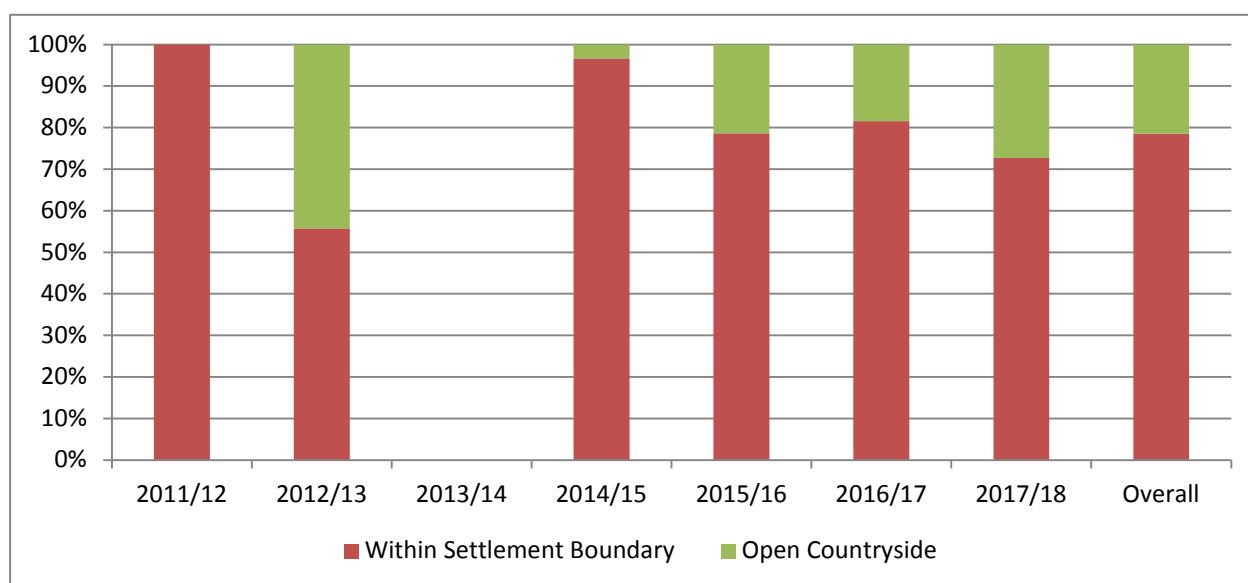
There has understandably been an element of fluctuation in the proportion of development recorded for each spatial area over time. What is clearly evident is that the majority of development since the start of the plan period has taken place in the M65 Corridor. Four of the borough’s six principal settlements are situated within this spatial area giving it the highest levels of sustainability. Since 2011/12, 59% of all

development has taken place in the M65 Corridor, 22% in the West Craven Towns and 19% in Rural Pendle. When taken as a whole, development in Pendle is roughly in accordance with the settlement hierarchy and spatial development principles set out in Policies SDP1-SDP6 (LP1).

| | |
|---------------------|--|
| Indicator | SD02 Amount of new development completed within a settlement boundary |
| Policy Links | SDP2 |

Data:

| Development | Within Settlement Boundary | | Open Countryside | Total |
|-------------|----------------------------|-------------|------------------|--------|
| | Town Centre | Other Urban | | |
| Area (ha) | 0.322 | 8.220 | 3.210 | 11.752 |
| Percentage | 2.74 | 69.94 | 27.31 | 100 |



*Data not available for the 2013/14 monitoring period.

Commentary:

About the indicator

This is a local output indicator for the AMR. Its main purpose is to show whether Policy 1 (RPLP) and Policy SDP2 (LP1) are being successfully implemented. Both policies require new development to be located within a settlement boundary, unless specific circumstances can be demonstrated by the applicant.

The data for this indicator is taken from the Council’s annual monitoring of housing, employment, retail and leisure developments in Pendle, which records the area developed for new build schemes, premises conversions and changes of use.

Current monitoring period

Almost 79% of all development completed in the 2017/18 monitoring period was within a defined settlement boundary. This represents an increase of 6% when compared with the previous monitoring year (73%).

Longer-term trends

With the exception of 2012/13, when a large scale leisure development at Thornton Hall Farm distorted the figures, the majority of development in each monitoring period has taken place within a designated settlement boundary.

The increase in development in the open countryside experienced after 2014/15 can, in part, be attributed to the introduction of the NPPF in March 2012, which relaxed the rules on barn conversions. In addition, the introduction of The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014, allowed barns to be converted into dwellings under permitted development rights. In Pendle, barn conversions have accounted for much of the development in the open countryside. Annual monitoring will determine whether this trend is sustained in the long-term, or whether new development pressures emerge elsewhere.

| | |
|---------------------|---|
| Indicator | SD03 Amount of new development completed on Greenfield and Previously Developed Land (PDL) |
| Policy Links | SDP2 |

Data:

| Development | M65 | West Craven Towns | Rural Pendle | Pendle |
|-----------------|-------|-------------------|--------------|--------|
| Brownfield (ha) | 2.733 | 2.183 | 2.229 | 7.145 |
| Greenfield (ha) | 3.738 | 0.287 | 0.582 | 4.607 |
| Total (ha) | 6.471 | 2.470 | 2.811 | 11.752 |



Commentary:

About the indicator

This is a significant effects indicator for the Sustainability Appraisal. Its main purpose is to provide an indication of the progress being made to regenerate and recycle urban land in Pendle.

Brownfield land includes figures for development on previously developed land (PDL) together with the conversion of existing buildings and change of use applications. Greenfield land has not previously been developed, or has reverted back to a natural state prior to development. To reflect the NPPF definition of PDL, barn conversions and development on garden land are classified as Greenfield development.

The data for this indicator is taken from the Council’s annual monitoring of housing, employment, retail and leisure developments in Pendle, which records the area developed for new build schemes, premises conversions and changes of use.

Current monitoring period

This year the presentation of the data has been changed to better reflect the amount of development that is taking place on PDL throughout the borough, since the start of the plan period in 2011/12.

Although new development in Pendle during the 2017/18 monitoring period (11.752ha) was the highest recorded during the plan period, the amount completed on Brownfield sites (61%) was significantly below the borough average for the plan period (70.4%). The main reason for this was the high number of

housing completions recorded at two sites in Colne. Deerwood Park is a new development by Persimmon Homes off Knotts Lane, whilst the PEARL 2 joint venture between Pendle Council and Barnfield Construction has built social housing bungalows for the Peter Birtwistle Trust at Carry Lane, with funding from Homes England. These represent the first phase of housing on this site with the second phase (Greenfields View) now being developed for Barnfield Homes.

Also contributing to the unusually high level of Greenfield development in the M65 Corridor was the creation of a BMX pump track on land between Swinden and Bull Holme Playing fields on the boundary between Nelson and Barrowford.

Development activity in the West Craven Towns was centred on Barnoldswick, with the redevelopment of the former Crownest Mill site to accommodate a new Aldi Supermarket and a further extension at the large Rolls-Royce Aerospace facility at Bankfield.

In Rural Pendle the high level of completions on Brownfield land was largely fuelled by Seddon Homes, whose Southbeck development is on the site of the former headquarters for Silentnight Beds, which is in the centre of the small village of Salterforth.

Longer-term trends

In four of the seven monitoring periods, 75% or more of new development in Pendle has been achieved on Brownfield land. Policy SDP2 (LP1) sets a trigger for action to be taken if less than 50% of new development has occurred on previously developed land by 2020. Since the start of the plan period in 2011/12, over 70% of all new development has been completed on Brownfield sites.

Future monitoring will help to show whether this trend continues and identify if any management action needs to be taken in the unlikely event that this trigger is reached.

| | |
|---------------------|--|
| Indicator | SD04 Progress against the Infrastructure Strategy |
| Policy Links | SDP2 |

Data:

| Infrastructure type | Funding Secured | Explanation of progress |
|-----------------------|-----------------|--|
| Waste Water Treatment | ✓ | In Pendle, the treatment of waste water is a statutory duty performed by United Utilities and Yorkshire Water. These organisations have indicated that the existing waste water treatment works in the borough have sufficient capacity for the level of development proposed in the Core Strategy (LP1), with Earby earmarked for possible expansion in the current funding plans published by Yorkshire Water. |
| Highways | ✓ | Improvements to Junctions 12 and 13 on the M65 motorway were completed in the 2016/17 monitoring period. These works were carried out to ensure that these junctions have sufficient capacity to accommodate the additional traffic likely to be generated by development of the Strategic Employment Site (Lomeshaye) and the Strategic Housing Site (Trough Laithe). The works were funded through the Lancashire Local Enterprise Partnership (LEP) as part of the Hyndburn/ Burnley/Pendle Growth Corridor initiative. |
| Education | ✓ | In Pendle, the provision of school places is a statutory duty for Lancashire County Council. Unexpected large-scale housing development on ‘windfall’ sites could cause issues for forward planning as formula funding for the provision of school places is primarily based on census data dating back to 2011 (i.e. the anticipated level of births in an area). Whilst Pendle has sufficient secondary school places to accommodate projected growth up to 2031, there are parts of the borough where primary school places are close to their maximum. |
| Housing | ✓ | The provision of specialist housing is not a statutory duty. Providers of specialist housing are reliant on accessing funding from the Government, which is ‘ring-fenced’ for specific projects. There can be no guarantee that these bids will be successful, or that a particular scheme can be brought forward. That said evidence shows that this approach has successfully delivered a number of specialist housing schemes in Pendle over recent years. |

Commentary:

About the indicator

This is a Local Plan indicator. Its main purpose is to show whether the key infrastructure requirements required to support the levels of development and growth outlined in the Local Plan, are being successfully delivered.

The Pendle Infrastructure Strategy looks in detail at the key issues and any uncertainties concerning the delivery of infrastructure required to support development and growth in the borough. Specifically the Infrastructure Delivery Schedule (IDS) shows how key infrastructure requirements will be delivered, by whom and how they will be funded.

Current monitoring period

The table highlights those infrastructure projects that are considered to be important for the delivery of the strategic objectives set-out LP1 and indicates where funding has been secured for their delivery. A

full consideration of the boroughs infrastructure requirements is provided in the Pendle Infrastructure Strategy report. The Infrastructure Delivery Schedule, which forms part of this strategy, will be updated as part of the preparation of the Pendle Local Plan Part2.

This page has been left blank intentionally.

Environment: our foundation for a sustainable future (including renewable energy and transport)

- 5.20 This section takes a holistic look at aspects of development that may affect the natural and historic environment; including biodiversity, open space, green infrastructure, renewable energy and transport.

- 5.21 The targets and trigger points used to help measure the performance of planning policies in Pendle Local Plan Part 1: Core Strategy [“LP1”], which address matters associated with the natural and historic environment are set out in Table 5.8.

- 5.22 The commentary for each indicator will provide details of whether the appropriate targets are being met, or whether any management actions need to be taken if the data reveals that the appropriate triggers have been reached.

Table 5.8 – Spatial development targets and triggers

| Policy | Targets | Triggers |
|--------|--|---|
| ENV1 | <ul style="list-style-type: none"> • Increase the amount of locally designated sites. • Increase the amount of woodland planted in the borough. • No net loss of s41 Priority Habitat and an increase in the overall extent of land supporting s41 Priority Habitats and Species. • Increase the provision of open space in new developments. • Increase the quality of existing open space. • Resist the loss of heritage assets. | <ul style="list-style-type: none"> • No additional local sites identified and designated by 2025. • 5% or less increase in woodland cover by 2025. • 10% or less increase in open space provision associated with new development by 2025. • 5% reduction or less in the number of sites achieving a low quality score in each of the relevant open space typologies recorded in the Open Space Audit/Green Infrastructure Strategy by 2020 and 2025. • An increase in the number of designated heritage assets at risk by 2020. |
| ENV2 | <ul style="list-style-type: none"> • To achieve the highest possible standards of design and conservation in new developments. • To deliver developments which have a minimal impact on the environment and are resilient to climate change. | <ul style="list-style-type: none"> • 60% or less of new dwellings meet BfL standards by 2020 and 2025. |
| ENV3 | <ul style="list-style-type: none"> • Increase renewable and low carbon energy generation in the borough, towards the aspirational targets. | <ul style="list-style-type: none"> • Energy generation targets are not met by 2020. |

| Policy | Targets | Triggers |
|-------------|--|---|
| ENV4 | <ul style="list-style-type: none"> • Increase the amount of development built in accessible locations. • All developments to comply with parking standards. | <ul style="list-style-type: none"> • 75% or less of new employment development is within an accessible location. • 80% or less of new housing development is not within 30 minutes travel time of four out of six key services. • 90% or less of new developments do not comply with the parking standards. |
| ENV5 & ENV6 | <ul style="list-style-type: none"> • Reduce the levels of carbon emissions. • Improve water quality in waterways throughout Pendle. • Reduce number of planning permissions granted contrary to the advice of the Environment Agency on the grounds of flood risk and water quality. • Increase recycling rates. • Reduce the amount of waste sent to landfill. | <ul style="list-style-type: none"> • CO₂ emissions from all sources show an increase in two out of any three consecutive monitoring periods. • The amount of waste not recycled has failed to decrease by 2020 and 2025. • No improvement in the number of rivers achieving good or moderate overall status by 2021 or 2027. • Increase in the number of planning permissions granted contrary to the advice of the Environment Agency on the grounds of flood risk and water quality. |
| ENV7 | <ul style="list-style-type: none"> • Improve water quality in waterways throughout Pendle. • Reduce number of planning permissions granted contrary to the advice of the Environment Agency on the grounds of flood risk and water quality. • Increase the number of flood risk management plans. | <ul style="list-style-type: none"> • No improvement in the number of rivers achieving good or moderate overall status by 2021 or 2027. • Increase in the number of planning permissions granted contrary to the advice of the Environment Agency on the grounds of flood risk and water quality. |

5.23 Table 5.9 provides details of the indicators included within this topic area and whether they are being reported in the current monitoring year.

Table 5.9 – Monitoring spatial development

| Indicator | Comments | Reported |
|-----------|--|--|
| EN01 | Amount of energy generated (or potential to generate) by renewable sources for completed developments and those with planning permission | No longer reported in the AMR. Government changes to permitted development rights and planning policy relating to the development of wind turbines mean that accurate data is no longer available to show the amount of renewable energy generated in the borough. |

| Indicator | | Comments | Reported |
|-----------|---|---|----------|
| EN02 | Amount of CO ₂ emissions in Pendle by source | Data is updated annually by the Department for Business, Energy and Industrial Strategy. | ✓ |
| EN03 | Number of developments meeting the 10% renewable and low carbon generation requirements | No longer reported in the AMR. Data no longer available. | ✗ |
| EN04 | Average energy consumption of new buildings | No longer reported in the AMR. Data no longer available. | ✗ |
| EN05 | Amount of land designated for biodiversity / geodiversity importance and its condition | Data is obtained from Natural England, the Lancashire Environment Record Network (LERN) and Pendle Council. The data is not updated regularly and can be difficult to obtain. | ✓ |
| EN05a | Net change in area of land supporting s41 Priority Habitats and Species | Not reported in the 2017/18 AMR. It is unclear how accurate data can be obtained. The Lancashire Wildlife Trust and Lancashire Environment Record Network are to be contacted to consider if an alternative indicator can be identified. | ✗ |
| EN06 | Number of new developments completed which incorporate beneficial biodiversity features | Not reported in the 2017/18 AMR. It is unclear how accurate data can be obtained. Consideration to be given to what data should be recorded and whether it is readily available. | ✗ |
| EN07 | Quality of open space by location | Data is taken from the Pendle Open Space Audit, which was last updated in 2008. The Green Flag Award is the benchmark national standard for publicly accessible parks and green spaces in the United Kingdom and is awarded annually. | ✓ |
| EN08 | Provision of open space by type and by location | Data is taken from the Pendle Open Space Audit, which was last updated in 2008. | ✓ |
| EN09 | Number of properties within 400m of open space (Bradley AAP area) | No longer reported in the AMR. Target met. | ✗ |
| EN10 | Number and condition of designated heritage assets of location | Data is obtained from the Council's Conservation Officer and Historic England. | ✓ |

| Indicator | | Comments | Reported |
|-----------|--|--|----------|
| EN11 | Number of development schemes refused planning permission on the grounds of poor design | Data collected as part of the annual monitoring process. The Council's data management system, as currently configured, does not facilitate automatic collection of this data. As there was considerable overlap with Indicator SD05, the analysis has been combined under EN11. | ✓ |
| EN12 | Number of development schemes refused planning permission on the grounds of impact to a heritage asset | Data collected as part of the annual monitoring process. The Council's data management system, as currently configured, does not facilitate automatic collection of this data. | ✓ |
| EN13 | Total amount of waste collected per household and amount sent for recycling, energy generation, composting, landfill | Data is obtained from the .Gov website. | ✓ |
| EN14 | Quality of river and streams in Pendle | Data on operational catchments is obtained from the Environment Agency website. | ✓ |
| EN15 | Amount of vacant, derelict and contaminated land | No longer reported in the AMR. The Homes and Community Agency no longer maintain the National Land Use database (NLUD), which was the source of this data. | ✗ |
| EN16 | Number of buildings achieving a BREEAM rating | No longer reported in the AMR. The Council's data management system, as currently configured, does not facilitate automatic collection of this data. | ✗ |
| EN17 | Number of developments in a conservation area using natural stone and/or slate compared to the total number of developments in a conservation area | Not reported in 2017/18. The Council's data management system, as currently configured, makes collection and analysis of this data difficult. | ✗ |
| EN18 | Number of properties in flood zones 2 and 3 | Data is obtained from the Gazetteer in the Council's data management system. | ✓ |

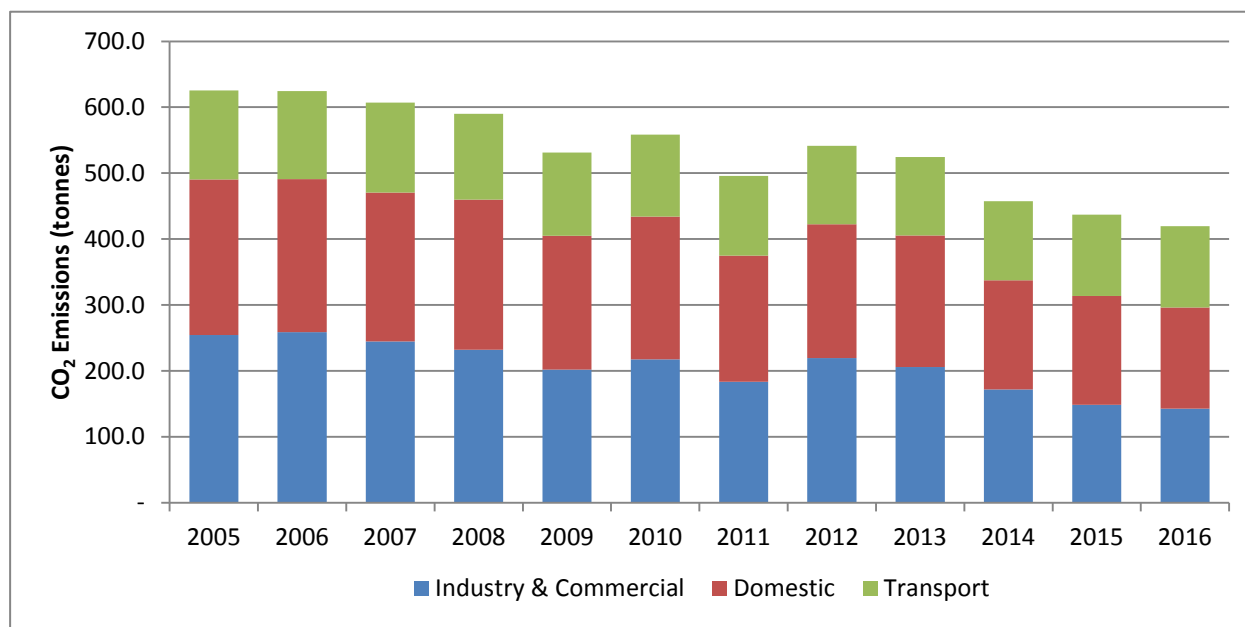
| Indicator | | Comments | Reported |
|-----------|--|--|----------|
| EN19 | Number of planning permissions granted contrary to advice from the Environment Agency on flooding and water quality grounds. | The Council's data management system, as currently configured, does not facilitate automatic collection of this data. | ✓ |
| EN20 | Number of developments incorporating flood risk management actions including the use of SuDS | The Council's data management system, as currently configured, does not facilitate automatic collection of this data. Whilst this is a useful indicator, it is particularly difficult to collect, as the use of SuDS is not recorded within a "searchable field" in the Council's database. | ✓ |
| EN21 | Length of the river corridor in the Bradley AAP area that has been improved | No longer reported in the AMR. Although the Bradley AAP is extant, the creation of a linear park and associated improvements to the river corridor will not be pursued due to the loss of funding. | ✗ |
| EN22 | Length of new footpaths created along rivers in the Bradley AAP area | No longer reported in the AMR. Although the Bradley AAP is extant, the creation of a linear park and associated improvements to the river corridor (including the provision of footpaths) will not be pursued due to the loss of funding. | ✗ |
| EN23 | Number of developments that fail to comply with car parking standards | The Council's data management system, as currently configured, does not facilitate automatic collection of this data. | ✗ |
| EN24 | Number of road accidents in the Bradley AAP area | No longer reported in the AMR. Safer Lancashire stopped reporting data on road safety at ward level during the 2017/18 monitoring period. | ✗ |
| EN25 | Number of bus passenger journeys | No longer reported in the AMR. Reliable data no longer available on a regular basis. | ✗ |
| EN26 | Method of travel to school | No longer reported in the AMR. Reliable data no longer available on a regular basis. | ✗ |
| EN27 | Annual mileage of buses in Pendle | No longer reported in the AMR. Reliable data no longer available on a regular basis. | ✗ |

| Indicator | | Comments | Reported |
|-----------|---------------------------------------|--|----------|
| EN28 | Number and total length of cycle ways | The information is not officially recorded. | ✓ |
| EN29 | Number of AQMAs declared | Data is obtained from the Council's Environmental Health team. | ✓ |

This page has been left blank intentionally.

| | |
|---------------------|--|
| Indicator | EN02 Estimated Amount of CO₂ emissions in Pendle by source |
| Policy Links | ENV5 |

Data:



Source: <https://data.gov.uk/dataset/723c243d-2f1a-4d27-8b61-cdb93e5b10ff/emissions-of-carbon-dioxide-for-local-authority-areas>

Commentary:

About the indicator

This is a Local Plan indicator and a significant effects indicator for the Sustainability Appraisal. Its main purpose is to demonstrate if harmful CO₂ emissions are being reduced.

Pendle Council is committed to reducing CO₂ emissions arising from industrial and commercial operations, domestic sources and local road transport.

The data for this indicator is collected by the Department for Business, Energy and Industrial Strategy and published in June each year on the data.gov.uk website.

Current monitoring period

The estimated amount of CO₂ emissions in Pendle continues to fall. Emissions from domestic sources fell by 11.3 tonnes to 153.8 tonnes between 2015 and 2016. Over the same period emissions from industrial and commercial sources fell by 6.3 tonnes to 142.6 tonnes. The exception was transport where the 123.1 tonnes of CO₂ emissions 0.2 tonnes higher than the previous year.

Emissions from land use, land use change and forestry (including CO₂ removals from the atmosphere) saw a further reduction in 2016 and are now making a positive contribution in Pendle (-2.9 tonnes).

Longer-term trends

Since 2005, overall CO₂ emissions for the borough have fallen from a high of 627.3 tonnes to just 416.6 tonnes in 2016. The trend of decreasing emissions is most obvious in the industrial and domestic sectors, indicating that energy efficiency measures are starting to have a positive impact. The small moves away from this downward trend experienced in the domestic sector in 2010, 2012 and 2015 reflect the

prevailing climatic conditions, with increased energy usage in periods of cold weather.

The modest rise in transport emissions since 2012 is believed to reflect an increase in vehicle movements post-recession. In Pendle, increased traffic levels have seen increased levels of congestion at peak times along North Valley Road in Colne, where the boroughs only Air Quality Management Area (AQMA) is located (see Indicator EN29). Recent improvements to junctions 12 and 13 on the M65 motorway should help to ensure that emissions from stationary vehicles at busy times in these locations are minimised.

In addition, Policy ENV2 (LP1) requires new developments to reduce carbon emissions and Policy ENV7 (LP1) promotes sustainable modes of transport. Future monitoring will show whether these new Local Plan policies help to further reduce CO₂ emissions in the borough.

| | |
|---------------------|---|
| Indicator | EN05 Amount of land designated for biodiversity importance and its condition |
| Policy Links | ENV1 |

Data:

| Site Status | | 2017/18 | | | | |
|--|---------------|-----------|--------------|----------|----------|----------|
| | | Sites | | Addition | Loss | Change |
| Designation | Level | No. | ha | ha | ha | ha |
| Special Area for Conservation (SAC) Special Protection Area (SPA) | International | 1 | 1,589 | 0 | 0 | 0 |
| Site of Special Scientific Interest (SSSI) | National | 1 | 1,589 | 0 | 0 | 0 |
| Biological Heritage Site (BHS) | Local | 62 | 1,287 | No data | No data | No data |
| Local Geological Site (LGS) | Local | 2 | 14 | No data | No data | No data |
| Site of Local Natural Importance (LNI) | Local | 7 | 231 | 0 | 0 | 0 |
| Local Nature Reserve (LNR) | Local | 4 | 18 | 0 | 0 | 0 |
| Totals | All | 77 | 3,139 | 0 | 0 | 0 |

Note: The SAC/SPA and SSSI cover the same area of land and are only counted once in the totals.

Sources: Natural England, Lancashire Environment Record Network and Pendle Council.

South Pennine Moors SSSI

| Unit ID | Size (ha) | Conditions | Last field visit | Condition Threat Risk | Habitat |
|---------|-----------|-------------------------|------------------|--------------------------------|---------------|
| 28 | 257.72 | Unfavourable Recovering | 03/12/2011 | No identified condition threat | BOGS - Upland |
| 35 | 183.61 | Unfavourable Recovering | 07/03/2013 | High | BOGS - Upland |
| 36 | 403.84 | Unfavourable Recovering | 12/03/2014 | High | BOGS - Upland |
| 37 | 268.52 | Unfavourable Recovering | 12/03/2014 | High | BOGS - Upland |
| 38 | 11.72 | Unfavourable Recovering | 01/01/2010 | No identified condition threat | BOGS - Upland |
| 39 | 7.25 | Unfavourable Recovering | 17/02/2010 | No identified condition threat | BOGS - Upland |
| 40 | 242.58 | Unfavourable Recovering | 12/03/2014 | High | BOGS - Upland |
| 52 | 127.61 | Unfavourable Recovering | 22/03/2013 | No identified condition threat | BOGS - Upland |
| 78 | 74.33 | Unfavourable Recovering | 28/12/2011 | No identified condition threat | BOGS - Upland |
| 79 | 11.74 | Unfavourable Recovering | 12/02/2009 | No identified condition threat | BOGS - Upland |

Source:

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1007196&SiteName=&countyCode=25&responsiblePerson=>

Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its main purpose is to show whether the implementation of an adaptive approach to ecosystem management, as set out in the Local Plan, is being implemented successfully.

The data helps to identify gains and losses of habitat; potential gaps in existing provision; and future priorities for species and habitat protection.

The data for this indicator is obtained from a number of disparate sources. Much of the data is not updated on a regular basis and due to cuts in local authority funding access is not always readily available.

Current monitoring period

A total of 77 sites in Pendle are designated for their contribution to biological or geological diversity. These sites cover a total area of 3,139ha.

The condition of these sites is not monitored on an annual basis. The figures reported are the most up to date available from the body responsible for their designation and/or management.

Natural England is responsible for the South Pennine Moors SSSI. This includes the SAC and SPA, which are European designations. The status of those parts of SSSI that are located in Pendle is shown above. Overall, the official condition of this part of the SSSI is one of “unfavourable but recovering”.⁴

The Lancashire Environment Record Network (LERN) operates a rolling programme of surveys for BHS and LGS across the county. Obtaining up-to-date data on the number and condition of these sites is becoming increasingly difficult with reduced budgets. The latest information available shows that 1,287ha of land in the borough is designated as a BHS and 14ha as LGS.

Pendle Council designates LNR and LNI sites. There is no requirement to monitor the quality of a LNR, although each site has a management plan which includes actions to improve its condition. No new LNR or LNI sites have been designated in 2017/18 and no extensions to existing sites have been recorded.

⁴ Often referred to simply as 'recovering' the units/features are not yet fully conserved, but all the necessary management mechanisms are in place ... (and) provided that the recovery work is sustained, the unit/feature will reach favourable condition in time.

| | |
|---------------------|---|
| Indicator | EN07 Quality of open space |
| Policy Links | ENV1 |

Data:

| Quality / Type | Parks | | Outdoor Sports | | Amenity Greenspace | | Play Areas | | Equipped Areas for Play | |
|----------------|-------|-------|----------------|--------|--------------------|-------|------------|------|-------------------------|------|
| | No. | ha | No. | ha | No. | ha | No. | ha | No. | ha |
| Low | 12 | 34.85 | 23 | 127.39 | 18 | 3.29 | 7 | 0.86 | 13 | 1.18 |
| Medium | 12 | 37.48 | 54 | 127.99 | 189 | 26.69 | 14 | 3.43 | 27 | 2.06 |
| High | 6 | 6.99 | 5 | 4.95 | 37 | 11.53 | 2 | 0.27 | 6 | 0.37 |

| Parks with Green Flag Awards | Town | ha |
|------------------------------|--------------|---------------|
| Alkincoats Park | Colne | 10.910 |
| Ball Grove Park | Colne | 4.731 |
| Barrowford Memorial Park | Barrowford | 4.261 |
| Heyhead Park | Brierfield | 2.073 |
| Marsden Park | Nelson | 10.520 |
| Valley Gardens | Barnoldswick | 2.174 |
| Victoria Park | Nelson | 8.101 |
| Walverden Park | Nelson | 5.084 |
| | Total | 47.854 |

Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its purpose is to show that the residents of have access to good quality open space, which has multiple benefits for local communities. In addition to benefits for the natural and historic environment, open space has the potential to increase levels of physical activity, and to have mental health benefits and reduce healthcare and other costs.

The natural environment provides the building blocks for life. It is important that valuable open spaces are protected from inappropriate development and wherever possible are enhanced. Policies ENV1, LIV5, WRK 6 and SUP2 of the Core Strategy are all concerned with the protection and provision of open space in new developments.

The data for this indicator is taken from the Pendle Open Space Audit, which was ten years old at the end of the 2017/18 monitoring period. The audit is currently being updated to inform the new Pendle Green Infrastructure (GI) Strategy, which is being prepared by consultants. Up-to-date data on open space in Pendle will be published in the 2018/19 AMR.

Current monitoring period

The results from the 2008 Audit show that very little open space was considered to be of a high quality.

Despite the constraints on budgets, since 2008 there has been a concerted effort to improve the quality of the Council’s parks ad equipped play areas. In addition to the setting up of Friends of Parks groups, funding has been obtained from new developments in the form of Section 106 agreements. A number of

sports pavilions have been refurbished or replaced by more modern structures.

The Green Flag Award Scheme represents the national standard for parks and green spaces. In 2017/18 Pendle eight of the Council's eleven parks have achieved a Green Flag award, equivalent to 74% of the total parkland maintained by the Council (64.63ha). The responsibility for maintenance of many of the borough's parks is now being transferred to Parish and Town Councils.

| | |
|---------------------|---|
| Indicator | EN08 Provision of new open space |
| Policy Links | ENV1, LIV5, WRK6, SUP2 |

Data:

No data collected for this indicator.

Commentary:

About the indicator

This is a Local Plan indicator and significant effects indicator for the Sustainability Appraisal. Its purpose is to identify where new open space has been provided in the borough and demonstrate how this has helped to improve quality and/or accessibility.

Access to good quality open space is particularly important for the two-thirds of Pendle residents living in densely populated urban areas where terraced housing continues to predominate. New open space provision is encouraged in new development. This is particularly true where there is an identified deficiency or an opportunity to connect spaces together to form a more coherent green infrastructure network. Policies LIV5 and WRK6 (LP1) require open space to be provided as part of any new housing and commercial development, but where this is not feasible a planning contribution to fund the enhancement of existing spaces may be requested.

Current monitoring period

The monitoring regime for this indicator has yet to be established and no data has been collected during the 2016/17 monitoring period.

The Pendle Open Space Audit was adopted in November 2008 and is currently under review. The updated Open Space Audit will provide up-to-date information on the amount and quality of open space in the borough and highlight any new provision that has been made since 2008. This information will also inform the key objectives and actions in a new Pendle Green Infrastructure Strategy.

This page has been left blank intentionally.

| | |
|---------------------|--|
| Indicator | EN10 Number and condition of designated heritage assets |
| Policy Links | ENV1 |

Data:

| Settlement (Parish) | Listed Buildings | | | | | Conservation Areas | | Scheduled Ancient Monuments | |
|------------------------------|------------------|----------|-----------|------------|----------|--------------------|----------|-----------------------------|----------|
| | No. | I | II* | II | At Risk | No. | At Risk | No. | At Risk |
| Barley-with-Wheatley Booth | 8 | 0 | 0 | 8 | 0 | 1 | 0 | 0 | 0 |
| Barnoldswick | 27 | 1 | 2 | 24 | 0 | 3 | 0 | 0 | 0 |
| Barrowford | 34 | 0 | 2 | 32 | 0 | 4 | 0 | 1 | 0 |
| Blacko | 12 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 |
| Bracewell and Brogden | 11 | 1 | 0 | 10 | 0 | 0 | 0 | 2 | 0 |
| Brierfield | 7 | 0 | 0 | 7 | 0 | 1 | 1 | 0 | 0 |
| Colne | 45 | 1 | 2 | 42 | 0 | 4 | 0 | 0 | 0 |
| Earby | 5 | 0 | 1 | 4 | 0 | 1 | 0 | 2 | 0 |
| Foulridge | 18 | 0 | 2 | 16 | 0 | 0 | 0 | 0 | 0 |
| Goldshaw Booth | 14 | 0 | 2 | 12 | 0 | 2 | 0 | 0 | 0 |
| Higham-with-West Close Booth | 15 | 0 | 1 | 14 | 0 | 1 | 0 | 0 | 0 |
| Kelbrook and Sough | 8 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 |
| Laneshaw Bridge | 9 | 0 | 0 | 9 | 0 | 0 | 0 | 1 | 0 |
| Nelson | 36 | 0 | 1 | 35 | 0 | 5 | 0 | 1 | 0 |
| Old Laund Booth | 17 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 |
| Reedley Hallows | 3 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 |
| Roughlee Booth | 9 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 |
| Salterforth | 11 | 0 | 1 | 10 | 0 | 0 | 0 | 0 | 0 |
| Trawden Forest | 39 | 0 | 6 | 33 | 0 | 1 | 0 | 4 | 0 |
| Totals | 328 | 3 | 21 | 304 | 0 | 23 | 1 | 11 | 0 |

Commentary:

About the indicator

This is a Local Plan indicator and significant effects indicator for the Sustainability Appraisal. Its purpose is to provide comprehensive and up-to-date information on the extent, nature and condition of heritage assets in the borough to help review the effectiveness of heritage management policies and practice.

Policy ENV1 (LP1) is the strategic policy supporting conservation of the historic environment, with the Conservation Area Design Guidance SPD providing further detailed policy advice.

Information is maintained by the Council’s Conservation Officer and Historic England.

Current monitoring period

Heritage assets cannot be replaced and their loss may have cultural, environmental, economic and social implications. The table above provides a summary of the designated heritage assets within each of the borough's 19 parishes and identifies those that may be at risk from deterioration.

Historic England has made two new listings during 2017/18; these were for the war memorials in Higham and Blacko.

There are now 328 listed buildings or structures in Pendle. Of these, three are of "*exceptional interest*" and listed Grade I: the medieval churches of Bracewell, Colne and Barnoldswick. A further 21 buildings and structures are "*particularly important buildings of more than special interest*" and listed Grade II*. The majority of listed buildings in the borough are "*of special interest, warranting every effort to preserve them*" and listed Grade II (304). None of these buildings or structures is currently considered to be at risk.

Of the 23 conservation areas in the borough, one is considered to be at risk from deterioration. Pendle Council is currently working with a series of partners to improve and regenerate the Brierfield Mills complex and this will hopefully see the conservation area removed from the at risk register.

Of the 11 Scheduled Ancient Monuments, none are considered to be at risk.

Of the four Neighbourhood Plans currently being prepared in the borough, two have committed to identifying buildings and structures of local historic significance (Trawden Forest and Colne), whilst a third (Barrowford) intends to define a Historic Character Area. The non-designated heritage assets that are identified will form the basis of the emerging Pendle Local List.

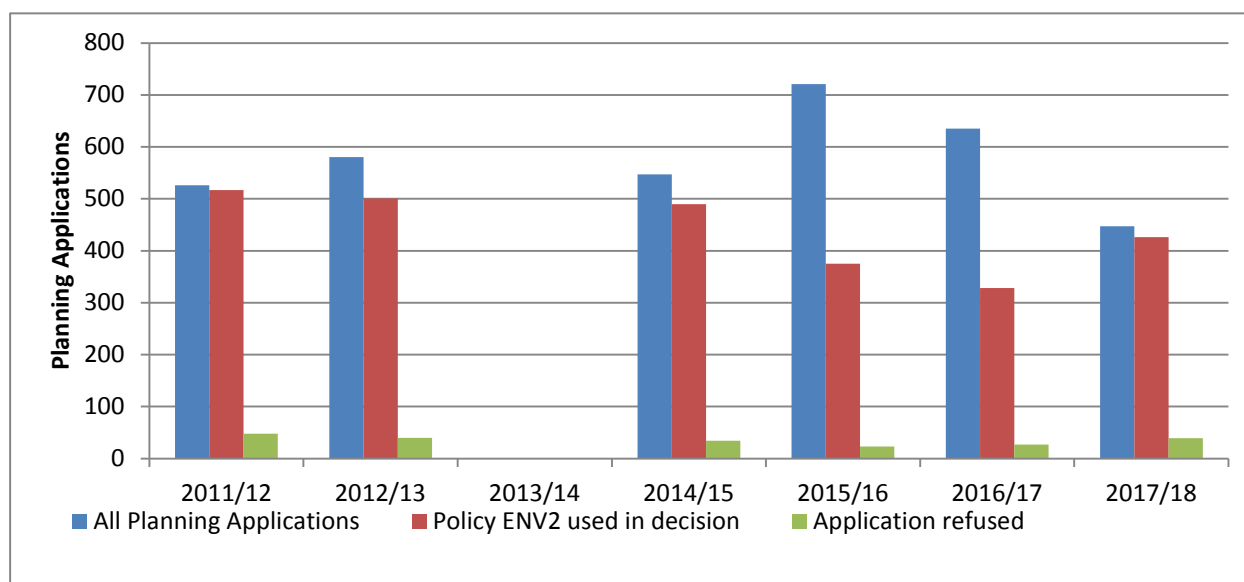
Longer-term trends

The number of listed buildings in Pendle considered to be at risk has fallen significantly in recent years, providing some reassurance that positive actions are being taken to protect the borough's most important heritage assets.

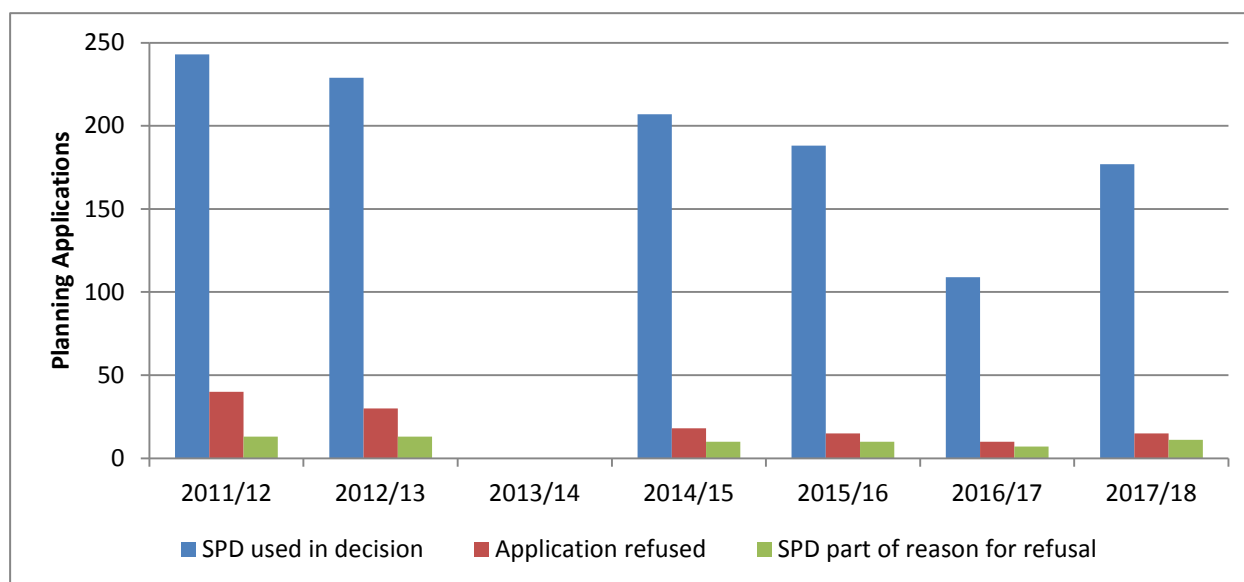
| | |
|---------------------|---|
| Indicator | EN11 Number of development schemes refused planning permission on the grounds of poor design |
| Policy Links | ENV2, LIV5, WRK6, SUP4, Design Principles SPD |

Data:

Use of Policy ENV2



Use of Design Principles SPD



Commentary:

About the indicator

This is a Local Plan indicator and significant effects indicator for the Sustainability Appraisal. Its purpose is to assess the extent to which adopted planning policy has been successfully used to ensure that new developments meet the design requirements set out in local planning policy. Where Policy ENV2 or the

Design Principles SPD has been used as a reason for refusal, the application is considered to have been of poor design.

Policy ENV2 (LP1) is the principal Local Plan policy concerned with the design of new development. It is the parent policy for the Design Principles SPD, which provides additional guidance on the design of householder developments, shopfronts and advertisements.⁵

The data for this indicator is taken from the Council's planning application records.

Current monitoring period

Policy ENV2 was a consideration in 426 of the 447 planning applications received during the 2017/18 monitoring period (95%). Of these 426 applications (9%) were refused (wholly or partly) on the grounds that the scheme was of poor design.

The Design Principles SPD (December 2009) was a consideration in 177 planning applications. Of these applications 15 were refused, but the SPD was only cited as a reason for refusal on 11 occasions.

Longer-term trends

The National Planning Policy Framework supports sustainable development, but also acknowledges that *"Good design is indivisible from good planning."*

The 9% of applications refused (wholly or partly) on the grounds that the scheme was of poor design is slightly higher than previous years when the corresponding figures were 8% (2016/17) and 6% (2015/16).

However, since the start of the plan period the number of applications where the SPD had been a consideration was reducing steadily until the 2017/18 monitoring period. This is primarily a consequence of fewer planning applications being received rather than design not being considered to be an issue in planning decisions.

When considered solely against the number of applications refused, usage of the SPD as one of the reasons for refusal has increased proportionately since 2012/13. This indicates that it adds value to parent Policy ENV2 (LP1).

Like many areas of the country, Pendle has received lower numbers of planning applications since the 2007/08 economic downturn. This means that the extent to which the SPD has been successful in helping to ensure higher standards of design remains unclear at this time. As the number of development proposals increases this should become more evident over time.

Monitoring reveals that planning officers continue to use Policy ENV2 (LP1) and the Design Principles SPD effectively to refuse applications which fall below the required standards of design.

⁵ Indicator SD05 previously assessed the number of times that the Design Principles SPD had been used as a reason for the refusal of a planning application. Due to the similarities between the reporting under Indicators SD05 and EN11, from 2017/18 onwards design considerations will be reported jointly under Indicator EN11.

| | |
|---------------------|--|
| Indicator | EN12 Number of development schemes refused planning permission on the grounds of impact to a heritage asset |
| Policy Links | ENV2 |

Data:

| Planning Applications Received | Applications assessed against Policy ENV1 or ENV2 | | |
|--------------------------------|---|--|--|
| | Total | Policy ENV1 or ENV2 not the reason for refusal | Policy ENV1 or ENV2 reason for refusal |
| 447 | 433 | 41 | 7 |

Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its purpose is to show that planning permission is being refused where a proposed development is likely to cause harm to a heritage asset or its setting.

Local Authorities have a statutory duty to protect designated heritage assets e.g. listed buildings and conservation areas. Policies ENV1 and Policy ENV2 (LP1) in combination seek to conserve and enhance the borough’s heritage assets and their settings in a manner appropriate to their significance – with particular regard being paid to the design of new development and its potential impact.

The data for this indicator is taken from the Council’s planning application records.

Current monitoring period

Of the 433 applications assessed against these policies, just seven were refused based on the likely adverse impact they would have to a designated heritage asset.

These findings indicate that the vast majority of planning applications assessed against these policies are considered to be acceptable and that where any potential for harm to a designated heritage asset has been identified that this can either be mitigated, or is outweighed by the need for the development. It also indicates that planning officers are using Policies ENV1 and ENV2 to refuse applications where the potential loss of a designated heritage asset is proposed, or it is has been determined that there is the potential for substantial harm to be caused to the significance of such an asset.

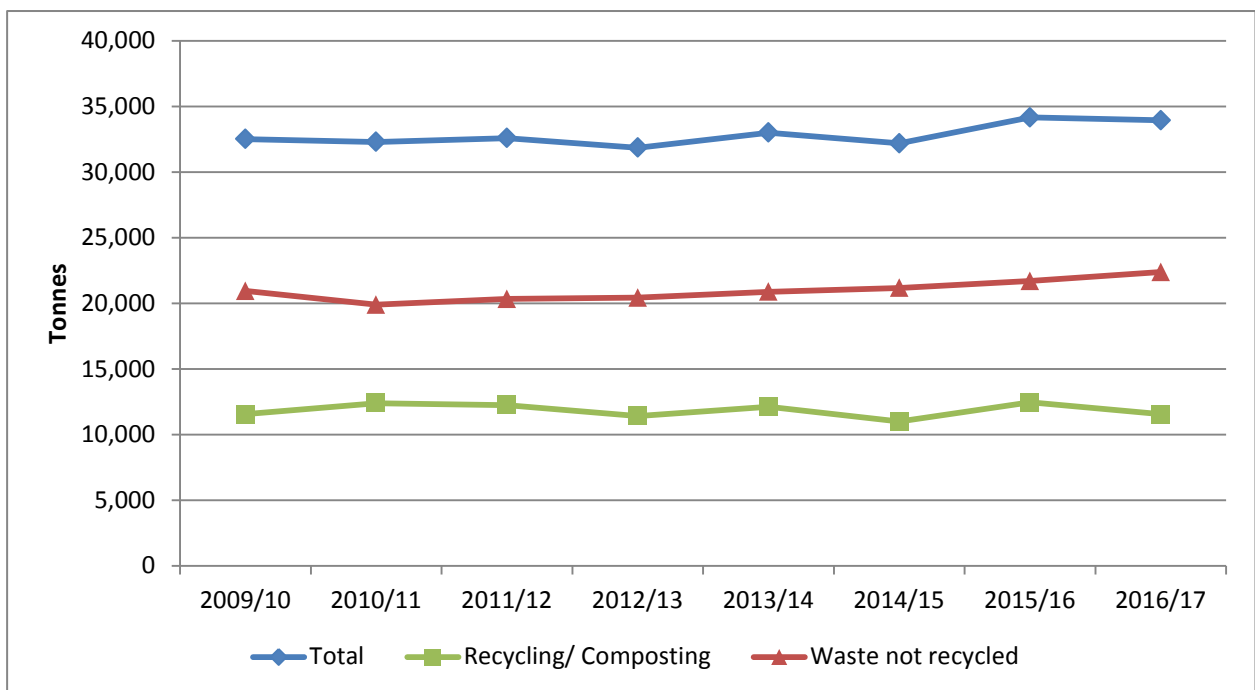
Longer-term trends

Almost 97% of all planning applications in the 2017/18 monitoring period were assessed against either Policy ENV1 or Policy ENV2. This is significantly higher than the figure of 54% recorded for the 2016/17 monitoring period.

This page has been left blank intentionally.

| | |
|---------------------|---|
| Indicator | EN13 Total amount of household waste collected and amount sent for recycling / composting |
| Policy Links | ENV6 |

Data:



Source: https://data.gov.uk/dataset/local_authority_collected_waste_management_statistics

Commentary:

About the indicator

This is a Local Plan indicator and a significant effects indicator for the Sustainability Appraisal. Its purpose is to help show how new development and growth is affecting waste generation and recycling rates.

Policy ENV6 (LP1) addresses waste management, but it is the Joint Lancashire Minerals & Waste Local Plan, prepared by Lancashire County Council, that provides detailed planning policy on this matter.

Statistics detailing waste collected and disposed of by local authorities are collected annually by the Department for Environment, Food and Rural Affairs and reported in December on the data.gov.uk website. The publication date means that the figures reported in the AMR (also published in December) usually refer to the previous monitoring year.

Current monitoring period

Over 33,940 tonnes of household waste was collected in Pendle during 2016/17, the latest period for which figures are available. Of this total 11,563 tonnes (34.1%) was sent for recycling or composting. This figure is significantly below the comparable rates for Lancashire (45.6%), the North West (45.9%) and England (43.7%).

Longer-term trends

Within a generation Lancashire has undergone a step change in how it deals with household waste. The amount of household waste either recycled or composted in 1990 was just 1.0%, but it stands above the national average at 45.6%.

There is an EU target for the UK to recycle 50% of waste generated by households by 2020. And with it becoming more and more expensive to send waste to landfill, it is vitally important to minimise the percentage that has to be disposed of via this method.

The total amount of household waste collected in Pendle in 2016/17 was 218 tonnes less than the preceding monitoring period. Unfortunately the amount sent for recycling and composting was 2.4% lower. In part this deterioration in the recycling rate can be attributed to Lancashire County Council's decision to mothball the waste recovery facilities at Farrington and Thornton in 2016.

| | | | | | | | | | | | | |
|---------------------|---|--|--|--|--|--|--|--|--|--|--|--|
| Indicator | EN14 Quality of rivers and streams in Pendle | | | | | | | | | | | |
| Policy Links | ENV7 | | | | | | | | | | | |

Data:

| Name of Watercourse | Overall | | | | Ecological | | | | Chemical | | | |
|---------------------|----------|----------|----------|----------|------------|----------|----------|----------|----------|------|------|------|
| | 2013 | 2014 | 2015 | 2016 | 2013 | 2014 | 2015 | 2016 | 2013 | 2014 | 2015 | 2016 |
| Sabden Brook | Good | Good | Good | Good | Good | Good | Good | Good | Good | Good | Good | Good |
| Pendle Water (1) | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Good | Good | Good | Good |
| Pendle Water (2) | Good | Moderate | Good | Good | Good | Moderate | Good | Good | Good | Good | Good | Good |
| Walverden Water | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Fail | Fail | Good | Good |
| Colne Water (1) | Poor | Poor | Poor | Poor | Poor | Poor | Poor | Poor | Good | Good | Good | Good |
| Colne Water (2) | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Good | Good | Good | Good |
| Colne Water (3) | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Good | Good | Good | Good |
| Trawden Brook | Good | Good | Moderate | Moderate | Good | Good | Moderate | Moderate | Good | Good | Good | Good |
| Wycoller Beck | Good | Good | Good | Good | Good | Good | Good | Good | Good | Good | Good | Good |
| Stock Beck | Moderate | Moderate | Poor | Poor | Moderate | Moderate | Poor | Poor | Good | Good | Good | Good |
| Earby Beck | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate | Good | Good | Good | Good |

Key: Good Moderate Poor Fail

Pendle Water
 (1) Colne Water to Walverden Water
 (2) Headwaters to Colne Water

Colne Water
 (1) Wanless Water to Pendle Water
 (2) Trawden Brook to Wanless Water
 (3) River Laneshaw to Trawden Brook

Commentary:

About the indicator

This is a Local Plan indicator and a significant effects indicator for the Sustainability Appraisal.

Water is a sensitive and scarce resource that needs to be carefully managed. Many human activities and their by-products have the potential to harm water quality.

The quality of water can be managed through a number of measures, some of which can be taken forward through the planning system. Policy ENV7 (LP1) establishes a presumption against development where there is the potential for contaminants to enter the water supply, with a requirement to install infiltration systems and other necessary mitigation measures where development is necessary.

Information is obtained from the Environment Agency’s Catchment Data Explorer and the latest data is for 2016.

Current monitoring period

The majority of watercourses in Pendle form part of the catchment for the River Calder (Lancashire). Like Stock Beck, which flows directly into the River Ribble near Gisburn, they form part of the wider Ribble catchment, with waters flowing west into the Irish Sea.

There are two exceptions. Earby Beck in the north east of the borough is part of the catchment for the River Aire. In the south east of the borough a number of small watercourses form part of the headwaters

for Hebden Water and the River Worth, which form part of the wider catchment for the River Calder (Yorkshire), whose waters flow east towards the Humber estuary and the North Sea.

In terms of the overall and ecological status of the borough's watercourses three were rated good, six moderate and two poor.

Longer-term trends

The data reveals that the overall, ecological and chemical status for each of the main watercourses in Pendle has remained unchanged between 2015 and 2016.

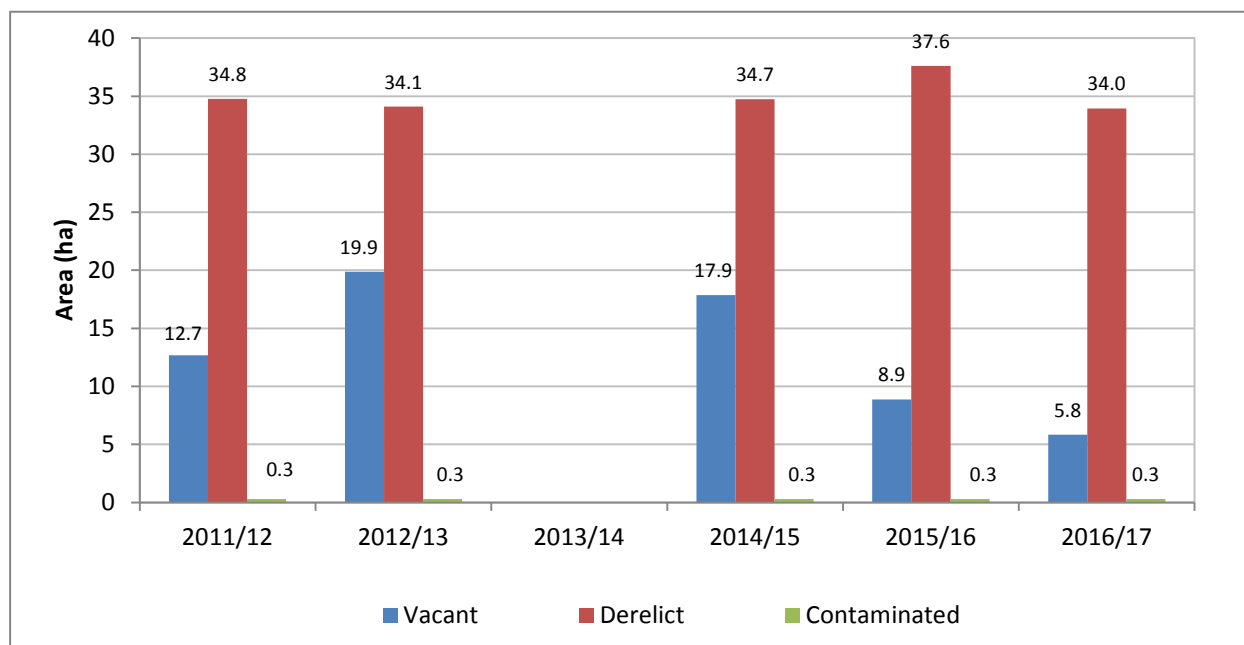
Only the section of Colne Water downstream of the wastewater treatment works east of Colne as far as the confluence with Pendle Water at Barrowford, and Stock Beck near Barnoldswick have poor overall and ecological status. United Utilities is investing in a programme of additional treatments to reduce the concentrations of nutrients entering Colne Water from the waste water treatment works. The overall and ecological quality of Trawden Brook has not recovered the "good" status that it enjoyed prior to 2015. These three stretches of watercourse are the current priorities for improving water quality in Pendle.

The chemical status of all watercourses in Pendle has been good since 2015 when the status of Walverden Water was upgraded.

The physical modification of many urban watercourses during the industrial revolution and the nature of the combined sewer system in parts of the borough, both contribute towards poor quality river environments.

| | |
|---------------------|---|
| Indicator: | EN15 Amount of vacant derelict and contaminated land |
| Policy Links | ENV5, ENV6 |

Data:



Commentary:

About the indicator

The National Land Use Database of Previously Developed Land (NLUD) was first published by the Office of National Statistics in 2004. The last data set was published by the Homes and Communities Agency (now Homes England) in October 2014 and will not be updated. As such this indicator will not be reported in future years.

Current monitoring period

This commentary provides a final summary of the position in Pendle.

Vacant land is defined as land that can be redeveloped without treatment, whilst derelict land requires some level of treatment (remediation) before development can take place. In Pendle, Nelson, which is the largest settlement, has the largest amounts of derelict land (10.35ha) and vacant land (1.91ha). Overall the amount of vacant land in the borough has fallen steadily since the start of the plan period, but the amount of derelict land has remained fairly constant.

The effective use of previously developed land (PDL) is particularly important in Pendle where past industrial and coal mining activity has left a legacy of contaminated and unstable land. The majority of vacant and derelict land in the borough is a legacy of the decline in the traditional manufacturing industries of textiles and engineering. Many former mill premises have fallen into disrepair, having proved unsuitable for modern business uses primarily due to low eaves heights in the former north-light weaving sheds and poor access to/from the strategic road network. Few have proved to be suitable or well located for conversion to tourism or residential use. In addition, a number of housing sites, cleared as part of the Housing Market Renewal (HMR) programme are still awaiting redevelopment following the withdrawal of Government funding in 2011.

Green Works (0.28ha) off Knotts Lane in Colne is the only site in Pendle that falls within the official definition of contaminated land.

In line with the NPPF, Policy SDP2 (LP1) encourages the reuse of PDL, but poor economic viability in the post-recession years has delayed sites coming forward for redevelopment.

| | |
|---------------------|---|
| Indicator: | EN18 Number of properties in flood zones 2 and 3 |
| Policy Links | ENV7 |

Data:

| Year | Number of properties only within Flood Zone 2 | Number of properties in Flood Zone 3* | Total Number of properties in Flood Zone 2 and 3 |
|---------|---|---------------------------------------|--|
| 2011/12 | 816 | 1,253 | 2,069 |
| 2012/13 | 804 | 1,257 | 2,061 |
| 2013/14 | 816 | 1,288 | 2,104 |
| 2014/15 | 816 | 1,288 | 2,104 |
| 2015/16 | 959 | 1,545 | 2,413 |
| 2016/17 | 1,174 | 1,561 | 2,735 |
| 2017/18 | 1,204 | 1,621 | 2,825 |

*These properties are also within Flood Zone 2

Note: From 2015/16 onwards, the address data has been taken from the Local Land and Property Gazetteer, which includes non-residential and non-commercial properties (e.g. substations). This provides more up-to-date and accurate data for the number of properties within a designated flood zone.

Commentary:

About the indicator

This is a significant effects indicator for the Sustainability Appraisal. Its purpose is to consider the number of properties in the borough that are at risk of flooding.

One of the likely impacts of climate change is an increase in the risk of flooding from watercourses. For planning purposes, the Environment Agency uses flood zones to indicate the probability of flooding from rivers and the sea:

- Flood Zone 1 = low probability (less than 1:1,00 annual probability of river flooding)
- Flood Zone 2 = medium probability (between 1:100 and 1:1,000 annual probability of river flooding)
- Flood Zone 3a = high probability (greater than 1:100 annual probability of river flooding)
- Flood Zone 3b = functional floodplain (land where water has to flow or be stored in times of flood)

The extent of these flood zones is identified on the Flood Map for Planning, which is published on the .Gov website. The Environment Agency provides updated map layers to local planning authorities throughout the country on a regular basis, to reflect updates arising from new modelling.

Policy ENV7 (LP1) sets out the approach to development and flood risk directing new development to the areas with the lowest probability of flooding.

The data for this indicator is taken from the Council’s Land and Property Gazetteer.

Current Monitoring period

In 2017/18 a total of 2,735 properties in Pendle lay within Flood Zone 2, which meant that they were at some risk of flooding from a river. Of these properties 55% were also within Flood Zone 3, areas which have a higher probability of flooding.

The reason for the relatively high number of properties at risk of flooding in Pendle is in part a legacy of

the industrial revolution. Textile mills drew water from rivers for both power and operational purposes. As a result many mills and the nearby housing for their workers were located close to the borough's main rivers and today lay within a designated flood zone.

Planning Practice Guidance classifies development in terms of its vulnerability to flooding, recognising that some development (e.g. infrastructure) may be essential within a flood zone, or that the development is water-compatible (e.g. water based recreation).

Where it is necessary to locate new development in a flood zone, suitable measure to manage and mitigate flood risk must be employed.

Longer-term trends

Since the use of new address point data was introduced in 2015/16 there has been an increase of 412 properties in Flood Zones 2 and 3 in Pendle, but only 90 of these were recorded in 2017/18. The vast majority of these were in Flood Zone 2, with only 5% in Flood Zone 3.

It is worth noting that aside from the granting of planning permission for new development, the number of properties considered to be at risk of flooding can also increase as a result of more refined modelling in the mapping of flood zones.

Future monitoring will highlight any significant changes in the number of properties within a flood zone.

| | |
|---------------------|--|
| Indicator: | EN19 Number of planning permission granted contrary to advice from the Environment Agency on flooding and water quality grounds |
| Policy Links | ENV7 |

Data:

| Total Planning Applications Received | Applications where the Environment Agency was consulted | | | | |
|--------------------------------------|---|-------------------|----------------------------|--------------------------------------|--------------------------------|
| | Total | Response provided | No comment or no objection | Specific recommendation or objection | Approved contrary to EA advice |
| 447 | 42 | 27 | 21 | 6 | 0 |

Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its purpose is to show whether any planning applications have been granted within a flood zone, contrary to advice provided by the Environment Agency.

Policy ENV7 (LP1) sets out the approach to development and flood risk directing new development to the areas with the lowest probability of flooding.

The data for this indicator is taken from the Council’s planning application records.

Current Monitoring period

A total of 42 planning applications were referred to the Environment Agency in 2017/18 and they provided a consultation response on 27 occasions.

The Environment Agency made specific recommendations on six applications. In five instances conditions were recommended to, and imposed by, Pendle Council.

The Environment Agency objected to one application. The proposal to convert the three-storey Black Carr Mill in Trawden to create offices (B1) at ground floor, eight apartments on the upper floors and seven dwellings on the site of the former north-light shed (17/0648/FUL) was subsequently withdrawn.

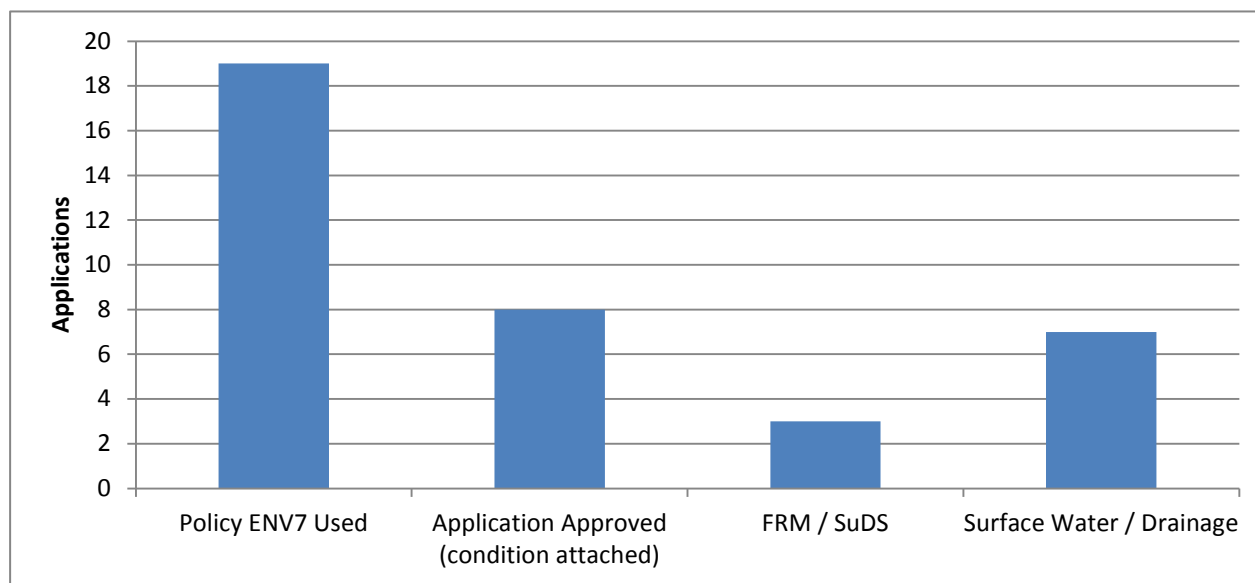
For the second consecutive year no applications were approved contrary to advice received from the Environment Agency on flooding and water quality grounds.

The results reveal that Policy ENV7 (LP1), together with the professional advice provided by the Environment Agency, are having a positive influence on the decision making process, thereby helping to improve the long term prospects for flooding and water quality in the borough.

This page has been left blank intentionally.

| | |
|---------------------|--|
| Indicator: | EN20 Number of developments incorporating flood risk management actions including the use of SuDS |
| Policy Links | ENV7 |

Data:



Commentary:

About the indicator

This is a Local Plan indicator and a significant effects indicator for the Sustainability Appraisal. Its purpose is to show whether any planning applications have been granted with a condition requiring them to incorporate flood risk management measures (including Sustainable Drainage Systems (SuDS)), a surface water or drainage condition.

SuDS make use of techniques, such as infiltration and retention, which mimic runoff from the site in its natural state, to provide drainage to a site rather than traditional piped drainage.

Policy ENV7 (LP1) sets out the approach to development and flood risk and incorporates a SuDS hierarchy to help reduce the burden on the sewer system and where appropriate to offer benefits for biodiversity, water quality and amenity.

Applications for change of use are associated with existing buildings and offer limited opportunities to incorporate SuDS. Where the premises concerned are not within a designated EA Flood Zone they cannot be required to incorporate flood risk management actions.

The reporting of this indicator has changed slightly from previous years, with the focus now being placed on the specific use of Policy ENV7 (LP1). All major developments are required to include the implementation of SuDS unless it can be demonstrated that this is not technically feasible, or viable.

The data for this indicator is taken from the Council’s planning application records.

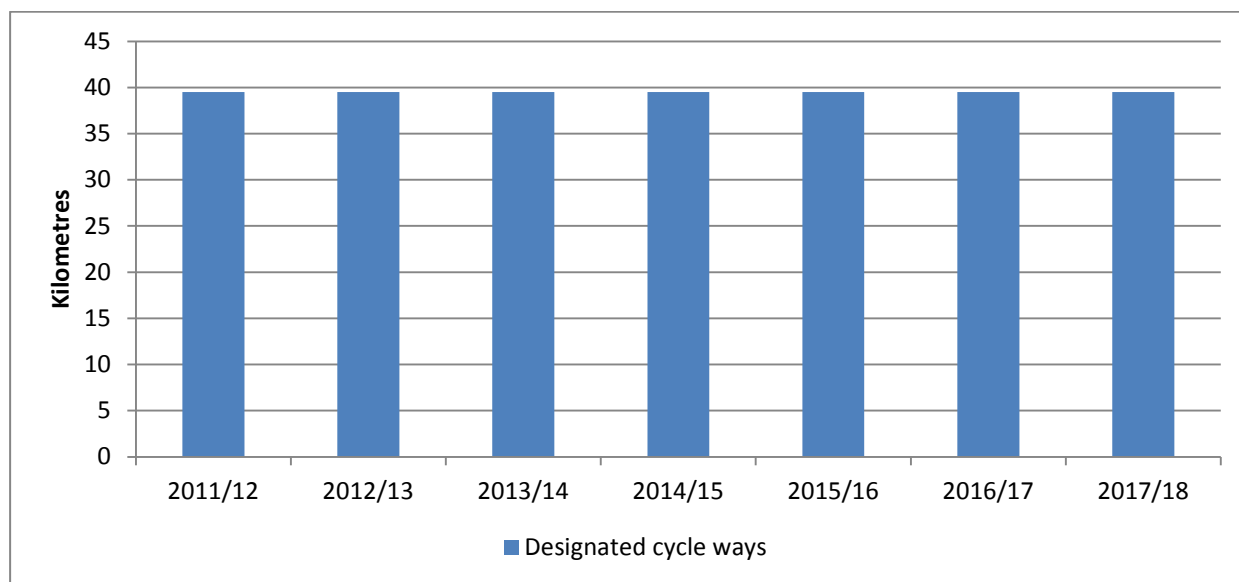
Current monitoring period

The data shows that Policy ENV7 was used on 19 occasions during the 2017/18 monitoring period. Of these applications two were refused and one was withdrawn.

Of the 16 applications that were approved the Lead Local Flood Authority (Lancashire County Council) and/or the Environment Agency raised concerns on eight occasions, requesting that a suitable condition be attached to the planning permission to ensure that drainage and flood risk issues were adequately addressed by the proposed development. Three applications required a flood risk management (FRM) action and/or SuDS scheme to be incorporated into the development, whilst seven applications required the preparation of a surface water or drainage scheme (N.B. two applications required both).

| | |
|---------------------|-------------------------------------|
| Indicator: | EN28 Cycle way provision |
| Policy Links | ENV4 |

Data:



Commentary:

About the indicator

This is a significant effects indicator for the Sustainability Appraisal. Its purpose is to show whether there has been an increase in the provision of designated cycle ways in Pendle.

Pendle Council is committed to promoting sustainable transport to help reduce the number of journeys undertaken by private car. The provision of dedicated cycle ways in the form of off-road traffic-free paths and quiet, on-road cycling lanes is seen as a key element of this objective.

Current monitoring period

In 2017/18 Lancashire County Council committed to carry out a review of cycling desire lines in Pendle. Bids have been submitted to help fund two projects that will increase the length of dedicated cycle ways in the borough.

Whilst no new cycle ways have been created in Pendle since the start of the plan period, two cycle tracks have been built at the new Steven Burke Cycle & Sports Hub, situated on the boundary between Barrowford and Nelson. These will hopefully help to increase the levels of interest in cycling.



The Sports Hub first opened in July 2014. It is situated alongside National Cycle Network Route 68 and acts as a base for local club Cycle Sport Pendle. The facilities on offer provide opportunities for adult and child cycle training; short beginners’ rides; and competitive cycle racing. The original cycle circuit is 1.1km long and open to the public in the early morning and when not booked out for events.

In 2017/18 a new BMX pump track (see picture) was developed in adjacent woodland. The 400 metre track is approved for competitions run by British Cycling. There is also an inner track for beginners and a small trials bike area with obstacles for cyclists to practice their tricks.

| | |
|---------------------|---|
| Indicator: | EN29 Number of Air Quality Management Areas (AQMAs) declared |
| Policy Links | ENV7 |

Data:

This is a contextual indicator.

Commentary:

About the indicator

This is a significant effects indicator for the Sustainability Appraisal. In conjunction with Indicator EN02, its purpose is to demonstrate whether there has been an improvement or deterioration in air quality across the borough.

Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. This involves measuring air pollution and trying to predict how it will change in the next few years. The aim of the review is to make sure that the national air quality objectives will be achieved throughout the UK by the relevant deadlines. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area (AQMA).

Policy ENV4 (LP1) promotes the use of sustainable modes of transport and encourages development in accessible locations than will help to reduce the number of journeys by private car. This approach seeks to ensure that pollution from road transport is kept to a minimum. Policy ENV5 (LP1) looks specifically at minimising pollutant emissions and public exposure to pollution.

The information for this indicator is supplied by the Council’s Environmental Health team.

Current monitoring period.

No additional AQMAs have been declared in Pendle during the 2016/17 monitoring period. The Council’s Environmental Health team continues to monitor air quality in key hotspots around the borough.

Analysis of this data shows that no new AQMAs need to be declared at the present time.

To date only one AQMA has been declared in Pendle. The Windsor Street and Temple Street AQMA, declared in 2011, relates to a short stretch of the A6068 in Colne where emissions from standing traffic are an issue. The A6068 carries a considerable amount of traffic travelling to/from Junction 14 on the M65 motorway (see picture).



The AQMA is situated close to the junction with the A56, where traffic travelling towards Skipton, Harrogate and the A1(M) diverges from the A6068, which continues east towards Keighley and Bradford via the A629.

This page has been left blank intentionally.

Living: creating a vibrant housing market

- 5.24 Pendle Council is required to ensure that sufficient new homes are built to meet the housing needs of the borough, as set out in Policy LIV1 of the Pendle Local Plan Part 1: Core Strategy [“LP1”]. The number of homes built each year (known as completions) is measured against the number of homes that need to be built (known as the housing requirement).
- 5.25 Providing sufficient good quality housing of the right types and mix; in the right places; which are attractive to, and meet the identified needs of, different groups in society; helps to create better balanced mixed communities.
- 5.26 This section provides a wide range of information relating to housing development in Pendle. It looks at the key housing indicators for the supply of housing land, the delivery of new dwellings, the provision of affordable housing, the number of empty homes, and adherence to sustainability and accessibility standards.
- 5.27 The targets and trigger points used to help measure the performance of planning policies in Pendle Local Plan Part 1: Core Strategy [“LP1”], which address matters associated with the housing are set out in Table 5.10.
- 5.28 The commentary for each indicator will provide details of whether the appropriate targets are being met, or whether any management actions need to be taken if the data reveals that the appropriate triggers have been reached.

Table 5.10 – Spatial development targets and triggers

| Policy | Targets | Triggers |
|--------|---|---|
| SDP3 | <ul style="list-style-type: none"> • Deliver housing provision in accordance with the spatial distribution by Spatial Area. | <ul style="list-style-type: none"> • 50% or less of new housing development has occurred in the M65 Corridor by 2020. • 60% or less of new housing development has occurred in the M65 Corridor by 2025. • 10% or less of new housing development has occurred in the West Craven Towns by 2020. • 15% or less of new housing development has occurred in the West Craven Towns by 2020. • 8% or less of new housing development has occurred in the Rural Areas by 2020 and 2025. |
| LIV1 | <ul style="list-style-type: none"> • Deliver a minimum of 5,662 new dwellings by 2030. • Deliver housing in accordance with the housing trajectory. • Maintain the proportion of long-term empty homes below the national targets. | <ul style="list-style-type: none"> • Less than 1,500 dwellings have been delivered by 2020. • Less than 2,800 dwellings have been delivered by 2025. • The long term vacancy rate is higher than the national average in 2020 and 2025. |

| Policy | Targets | Triggers |
|--------|--|---|
| LIV2 | <ul style="list-style-type: none"> Completion of 50 dwellings per annum. | <ul style="list-style-type: none"> 60% or less of the annual delivery rate of 50dpa. |
| LIV 3 | <ul style="list-style-type: none"> Meet the housing needs of people in Pendle. | <ul style="list-style-type: none"> New development does not provide the types, sizes and tenures or new housing to meet the needs of the population. |
| LIV 4 | <ul style="list-style-type: none"> Increase the number of affordable homes provided – work towards percentage targets set in the policy. Work towards the percentage tenure targets for new affordable housing development over the plan period. | <ul style="list-style-type: none"> Less than 200 affordable dwellings have been completed by 2020. Less than 500 affordable dwellings have been completed by 2025. 50% or less of new affordable housing completions are of an affordable/social rented tenure. |
| LIV 5 | <ul style="list-style-type: none"> Building new dwellings to BfL standards. Providing a range of house types and sizes. Providing lower density developments. Open space created in new developments. | <ul style="list-style-type: none"> 60% or less of new dwellings meet BfL standards by 2020 and 2025. The overall delivery of new dwellings in not meeting the profile for size and type as set out in the policy by 2020 and 2025. 60% or less of new residential development is built at a density of 30 dwellings per hectare or below by 2020 and 2025. 80% or less of new residential development provide a form of open space in their scheme or have made a contribution where appropriate. |

5.29 Table 5.11 provides details of the indicators included within this topic area and whether they are being reported in the current monitoring year.

Table 5.11 – Monitoring spatial development

| Indicator | Comments | Reported |
|-----------|---|--|
| HS01 | Number of new homes completed | Data collected as part of the annual monitoring process. ✓ |
| HS02 | Future predicted housing completions and revised delivery target | Data is taken from the Strategic Housing Land Availability Assessment (SHLAA). This is updated annually using data collected for indicators HS01 and HS03. ✓ |
| HS03 | Number of new dwellings granted planning permission and total number of dwellings with an extant planning consent | Data collected as part of the annual monitoring process. ✓ |

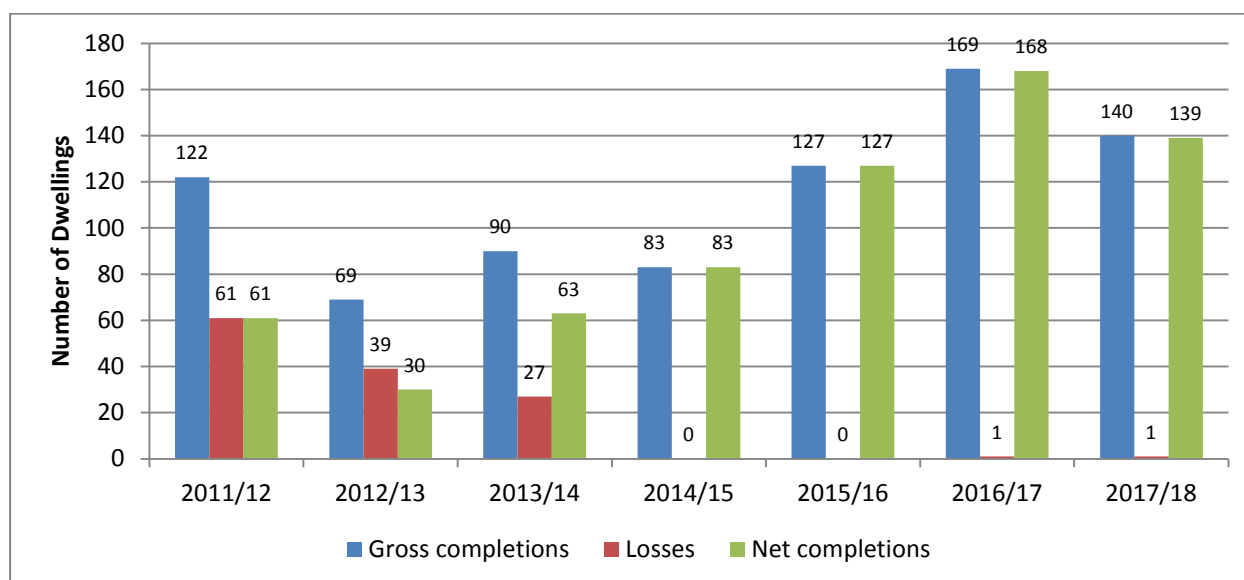
| Indicator | | Comments | Reported |
|-----------|---|---|----------|
| HS04 | Number of new dwellings completed on PDL | Data collected as part of the annual monitoring process. | ✓ |
| HS05 | Number of affordable homes completed | Data collected as part of the annual monitoring process. | ✓ |
| HS06 | Number of affordable homes granted planning permission | Data collected as part of the annual monitoring process. | ✓ |
| HS07 | Total number of and change in number of empty homes | Data is obtained from Council Tax Base form submitted by the Financial Services Manager in October each year for the New Homes Bonus. | ✓ |
| HS08 | Housing quality: New dwellings completed to BfL standards | Data collected as part of the annual monitoring process. The Council's data management system, as currently configured, does not facilitate automatic collection of this data. | ✗ |
| HS09 | Housing density of fully completed sites | Data collected as part of the annual monitoring process. | ✓ |
| HS10 | Amount of new housing with access to the following services within 30 minutes travel time by public transport: - GP, - Hospital, - Primary School, - Secondary School, - Employment Area, - Retail Centre | Accession data was previously obtained from Lancashire County Council, but this service is no longer available. | ✗ |
| HS11 (i) | Types, sizes and tenures of completed dwellings | Data collected as part of the annual monitoring process. | ✓ |
| HS11 (ii) | Types, sizes and tenures of available dwellings | Data collected as part of the annual monitoring process. | ✓ |
| HS12 | Number of new pitches for the Gypsy and Traveller community and the Travelling Showpeople community | Data collected as part of the annual monitoring process. | ✓ |
| HS13 | Number of new dwellings completed that addresses a specific housing need | Data collected as part of the annual monitoring process. The Council's data management system, as currently configured, does not facilitate automatic collection of this data. | |
| HS14 | Number of homes in Council Tax Band A in the Brierfield Canal Corridor area | Data is taken from the Valuation Office Agency website and Council Tax records. | ✓ |

| Indicator | | Comments | Reported |
|-----------|---|--|----------|
| HS15 | Average property price | Data is taken from the Median prices for administrative geographies table published by the Office for National Statistics (ONS). | ✓ |
| HS16 | Number of households suffering from overcrowding in the Bradley AAP area | 2011 Census | ✗ |
| HS17 | Number of movements in, out and within the Bradley AAP area (population turnover) | Data no longer available. | ✗ |

This page has been left blank intentionally.

| | |
|---------------------|---|
| Indicator: | HS01 Number of new homes completed |
| Policy Links | SDP3, LIV1, LIV2 |

Data:



Performance against the Local Plan Housing Requirement

| | |
|---|-------|
| Overall requirement (2011-2030) | 5,662 |
| Total net completions to date (up to 31 st March 2017) | 671 |
| Total reoccupied empty homes to date | 897 |
| Residual requirement | 4,094 |
| Existing commitments (extant planning permissions) | 2,305 |
| Remaining requirement to be allocated | 1,789 |

Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its main purpose is to show whether sufficient new homes are being built each year to meet the borough’s housing requirement.

Planning reforms introduced in the Localism Act 2011 require local council’s to establish a locally derived housing requirement. The figure of 298 new dwellings (net) per annum – equivalent to 5,662 new homes by the end of the plan period in 2030 – is established by Policy LIV1 (LP1) and was informed by evidence set out in the Burnley & Pendle Strategic Housing Market Assessment (SHMA) (Nathaniel Lichfield, 2014).

The data for this indicator is taken from the Council’s planning application records and recorded annually in the housing land monitoring database.

Current monitoring period

A total of 140 new dwellings were completed in the 2017/18 monitoring period, with the loss of one dwelling bringing the net figure down to 139. This is lower than the 173 net completions anticipated in the housing trajectory.

There have been no completions on the strategic housing site at Trough Laithe. An outline application was approved in the previous monitoring period, but a reserved matters application has not yet been received and no construction work has started on the site.

Longer-term trends

Since the start of the plan period, delivery rates have fluctuated from year to year, but had started to show a steady increase after 2012/13. The reduction in the number of completions for 2017/18 is the result of a combination of factors – notably viability issues and access to finance – demonstrating that there are issues beyond the control of planning that still need to be resolved before the delivery of new homes in the borough can be brought forward.

From 2014/15 onwards the loss of dwellings has been negligible. Demolitions have almost stopped following the end of a number of housing regeneration projects in Nelson, Colne and Brierfield. In 2018/19 the final few properties in the Bradley Area Action Plan are scheduled to be demolished.

In all years since the start of the plan period completions have been well below the annual requirement of 298 established in Policy LIV1 (LP1). Whilst the trigger point for management actions has not yet been reached, the general trend of rising completions will need to continue and accelerate if the overall housing requirement of 5,662 new homes by 2030 is to be achieved.

In terms of the geographical distribution of new dwellings, the M65 Corridor had the highest number of completions in 2017/18 with a total of 88 new dwellings, 68 of which were in Colne. The West Craven Towns saw 4 gross dwellings completed a much lower figure than in previous years. In Rural Pendle 47 dwellings were completed. These were mainly split between two sites: the Former Spring Mill site in Fence (18 completions) and the Former Silentnight site in Salterforth (17 completions). The take up of these sites shows that demand for new housing in the rural areas continues to grow.

Spatial distribution

Since the start of the plan period the four settlements in the M65 Corridor have seen significantly less development (53%) than the distribution suggested in Policy SDP3 (LP1). In part this reflects poor levels of viability, particularly in the inner urban areas of Nelson, Colne and Brierfield. Rural Pendle, which has much higher levels of viability, has also seen a number of large windfall sites become available in recent years, with the closure of mills in Higham, Fence and Salterforth. As result it has seen much higher levels of development (28%) than suggested in Policy SDP3 (10%). These redevelopment opportunities are unlikely to be repeated, so this figure is expected to reduce significantly by the end of the plan period (2031). The level of development in the West Craven Towns (19%) is in line with the 20% outlined in Policy SDP3 (LP1).

Future monitoring will show whether such trends continue and whether action needs to be taken to ensure housing development is occurring in those areas most in need.

Table HS01a provides details of the performance against the housing requirement set out in the Local Plan. It shows that since the start of the plan period 671 net dwellings have been completed. In addition, 897 long-term vacant dwellings have been reoccupied. This leaves a residual requirement of 4,094 dwellings to be provided over the plan period (see Indicator HS02).

Indicator HS03 shows that there are planning permissions in place on 198 sites which could provide 2,305 dwellings. If all these permissions are implemented the Council will need to allocate land to provide 1,789 dwellings in the Local Plan Part 2.

| | |
|---------------------|--|
| Indicator: | HS02 Future predicted housing completions and revised delivery target |
| Policy Links | LIV1, LIV2 |

Data:

For this indicator the tables and charts follow the commentary

Commentary:

About the indicator

This is a core output indicator for the AMR. Its main purpose is to show whether sufficient new homes are coming forward each year to meet the overall housing requirement for the borough.

The National Planning Policy Framework (NPPF) requires local planning authorities to provide information on housing policy and performance. This includes the preparation of a housing land supply trajectory to demonstrate that the Council can deliver its local housing requirement.

Policy LIV1 (LP1) establishes the housing requirement for the plan period. This figure is derived from the objectively assessed need (OAN) for housing established in the Burnley & Pendle Strategic Housing Market Assessment (SHMA) (Nathaniel Lichfield, 2014).⁶

The NPPF also requires local planning authorities to produce a Strategic Housing Land Availability Assessment (SHLAA). This technical study is an important part of the evidence base for the Local Plan. It pulls together information on potential housing sites ranging from those which already have planning permission to those that have been proposed on a speculative basis by landowners, developers or members of the public for future consideration. The inclusion of a site within the SHLAA does not guarantee that it will be granted planning permission and come forward for development in the future.

The main purpose of the SHLAA is to show how many new homes could potentially be delivered on the sites that are included and to establish whether there is a deliverable supply of land for five years’ worth of housing – known as the five year housing land supply (5YHLS) – see Appendix E.

The data used to compile the Housing Trajectory is obtained from two sources: the Council’s annual monitoring of new housing completions and the Council Tax Base (CTB) return submitted to the Government in October each year, which includes figures for the reoccupation of long-term empty homes.

Current monitoring period

The level of new completions is still low when compared to the pre-recession period. Until this monitoring period there had been a steady increase in completions in recent years (see Indicator EN01), showing that that confidence was returning to the local housing market. There has also been good progress on the reoccupation of long-term empty homes.

Housing trajectory

The number of housing completions up to 2030 is used to show projected performance against the housing requirement and to determine if there is likely to be a shortfall in the supply of housing land.

⁶ The calculations for the housing requirement and the OAN both hold the figure for empty homes as a constant; effectively disregarding any potential supply from their reoccupation.

The figures for projected completions used in the Housing Trajectory should be treated with a degree of caution, as they represent the total number of dwellings that could potentially be delivered on sites identified in the SHLAA. But, as noted above not all the sites included in the SHLAA will come forward for development.

Total housing provision since the start of the plan period in 2011/12 is equivalent to 1,568 new dwellings. Of this total 671 are actual completions and 897 can be attributed to the reoccupation of long-term empty homes, which also count towards achievement of the overall housing requirement. The corresponding plan target for this period is 2,086 net new dwellings, meaning that the borough is currently in a position of under-delivery, with a cumulative shortfall of 518 dwellings.

Although the number of new dwelling completions is starting to increase, the annual requirement of 298 new dwellings is not being met. Significant actions have been taken since the start of the plan period to bring long-term empty homes back into use, but a continued reliance on this source is not feasible. Without a significant increase in the number of new housing completions it is inevitable that this under-delivery will continue to worsen over time. It is essential that the Council continues to monitor this position closely and to seek to introduce management actions, or review those Local Plan policies that are relevant to housing delivery, if necessary.

An increase in the number of completions can only occur if there is sufficient housing land available that is capable of being brought forward for development.

The SHLAA has been updated as part of the annual monitoring process⁷. Appendix D provides details for each site in the SHLAA, including its potential capacity and the likely timescale for delivery of new homes. The findings from this update show that there are sufficient sites available to meet the housing requirement set out in Policy LIV1 (LP1).

Appendix E sets out the five year housing land supply calculation, which indicates that there is currently a 5.1 year supply of housing land in Pendle.

⁷ The SHLAA has been updated annually since 2013/14. Where new sites are identified and shown to be deliverable, they are included in the SHLAA. Sites with significant policy constraints (e.g. Green Belt sites which require a plan review before they can be brought forward for development) are also included in the SHLAA, but are categorised as longer-term additional sites. As it is not yet clear whether they can be brought forward for housing, even in the long-term, they do not form part of the figures used in the housing trajectory

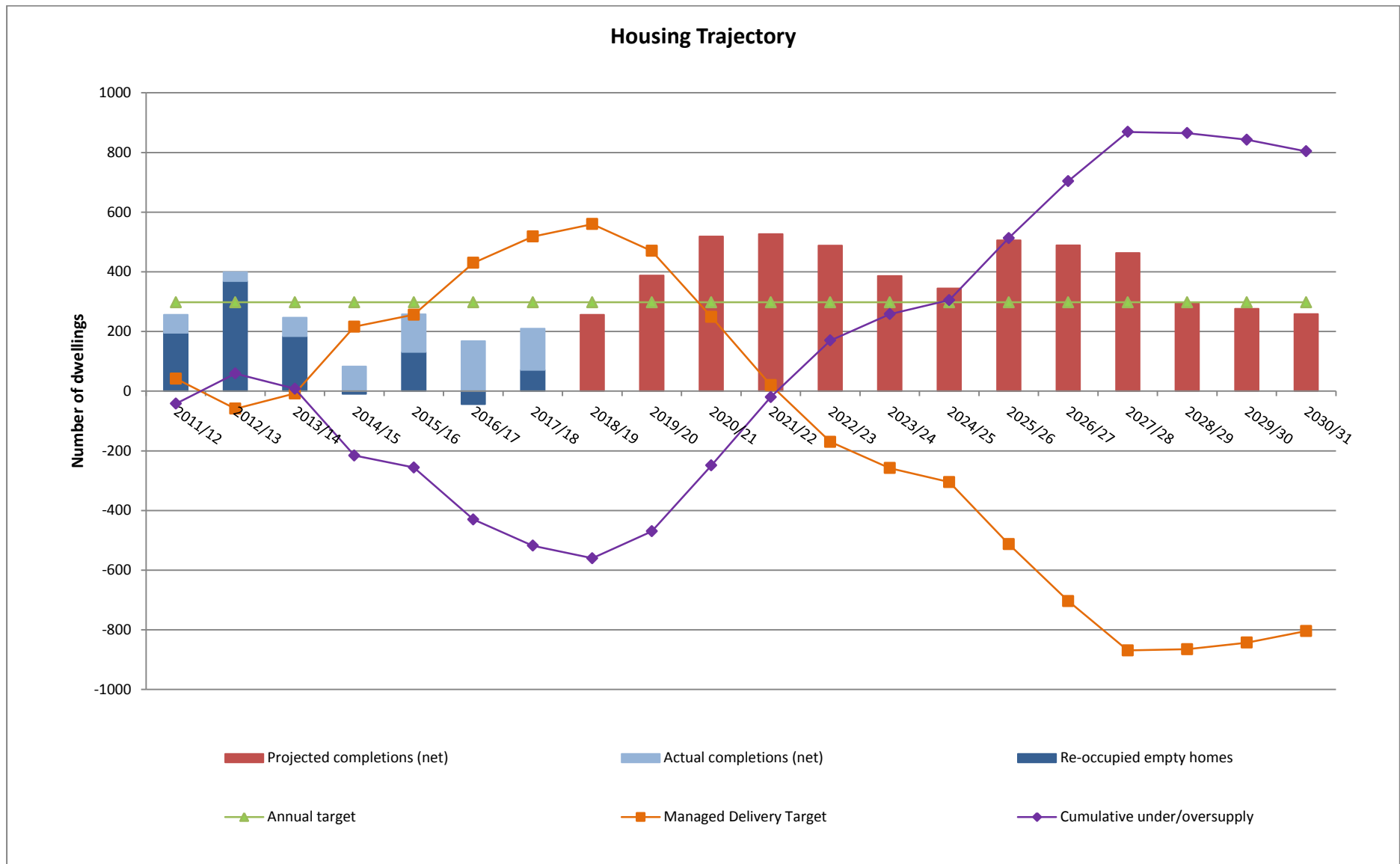
Past completions and future potential completions

| | 11-12 | 12-13 | 13-14 | 14-15 | 15-16 | 16-17 | 17-18 | 18-19 | 19-20 | 20-21 | 21-22 | 22-23 | 23-24 | 24-25 | 25-26 | 26-27 | 27-28 | 28-29 | 29-30 |
|---------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Actual Completions (Net) | 61 | 30 | 63 | 83 | 127 | 168 | 139 | | | | | | | | | | | | |
| Reoccupation of Long-term Empty Homes | 195 | 369 | 184 | -9 | 131 | -44 | 71 | | | | | | | | | | | | |
| Total Housing Provision | 256 | 399 | 247 | 74 | 258 | 124 | 210 | | | | | | | | | | | | |
| Projected Completions (Net) | | | | | | | | 256 | 388 | 519 | 527 | 488 | 386 | 345 | 506 | 489 | 463 | 294 | 276 |
| Plan Target | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | 298 |
| Cumulative Under/over supply | -42 | 59 | 8 | -216 | -256 | -430 | -518 | -816 | -1114 | -1412 | -1710 | -2008 | -2306 | -2604 | -2902 | -3200 | -3498 | -3796 | -4094 |

Performance against the housing requirement

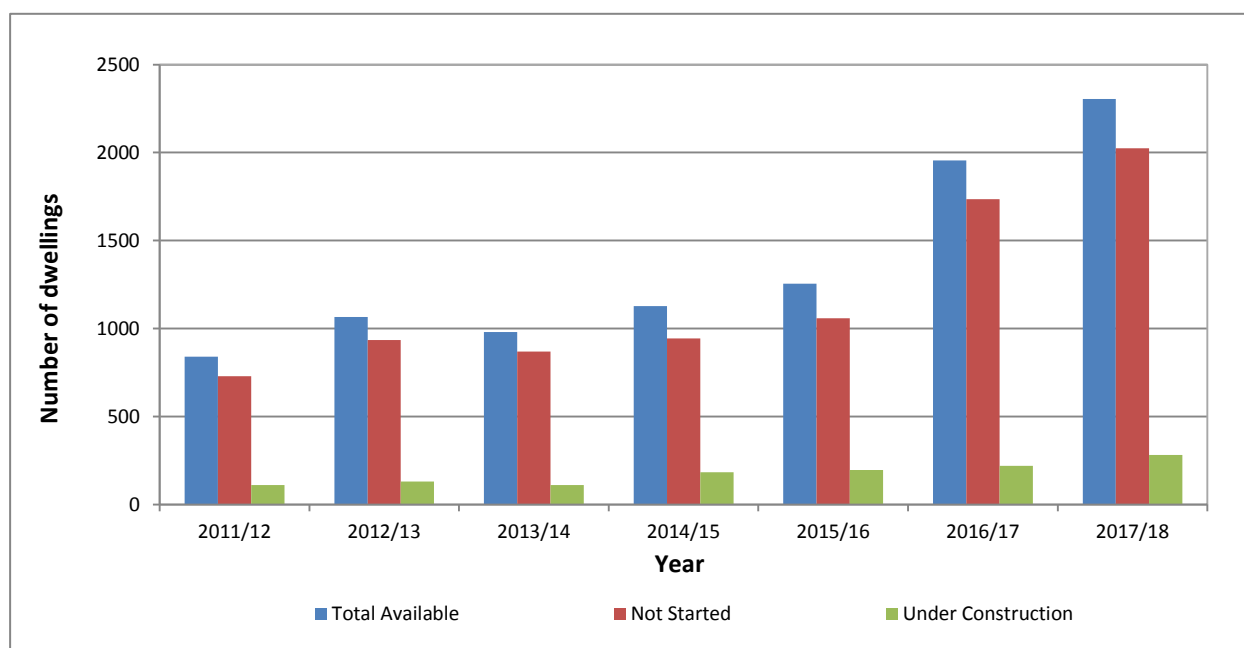
| Year | Annual Requirement | Net Completions* | Annual Deviation | Cumulative Requirement | Cumulative Deviation |
|---------|--------------------|------------------|------------------|------------------------|----------------------|
| 2011/12 | 298 | 256 | -42 | 298 | -42 |
| 2012/13 | 298 | 399 | +101 | 596 | +59 |
| 2013/14 | 298 | 247 | -51 | 894 | +8 |
| 2014/15 | 298 | 74 | -224 | 1,192 | -216 |
| 2015/16 | 298 | 258 | -40 | 1,490 | -256 |
| 2016/17 | 298 | 124 | -174 | 1,788 | -430 |
| 2017/18 | 298 | 210 | -88 | 2,086 | -518 |

* Including reoccupation of empty homes



| | |
|---------------------|--|
| Indicator: | HS03 Number of new dwellings granted planning permission and those with an extant planning permission |
| Policy Links | SDP3, LIV1, LIV2 |

Data:



Commentary:

About the indicator

This is a Local Plan indicator and a significant effects indicator for the Sustainability Appraisal. Its main purpose is to demonstrate that sufficient planning permissions for new dwellings are being granted each year to help meet the borough’s overall housing requirement.

Pendle Council is committed to supporting the government’s stated policy aim of boosting significantly the supply of housing, which is seen as the key to fixing a broken housing market.

The data for this indicator is taken from the Council’s planning application records.

Current monitoring period

Planning permission was granted for 522 new dwellings on 53 sites in 2017/18. There are currently 2,305 dwellings with an extant planning permission and classed as available (i.e. where work has not started or remains incomplete). Work has yet to commence on 2,024 of these units, with just 281 classed as under construction.

Longer-term trends

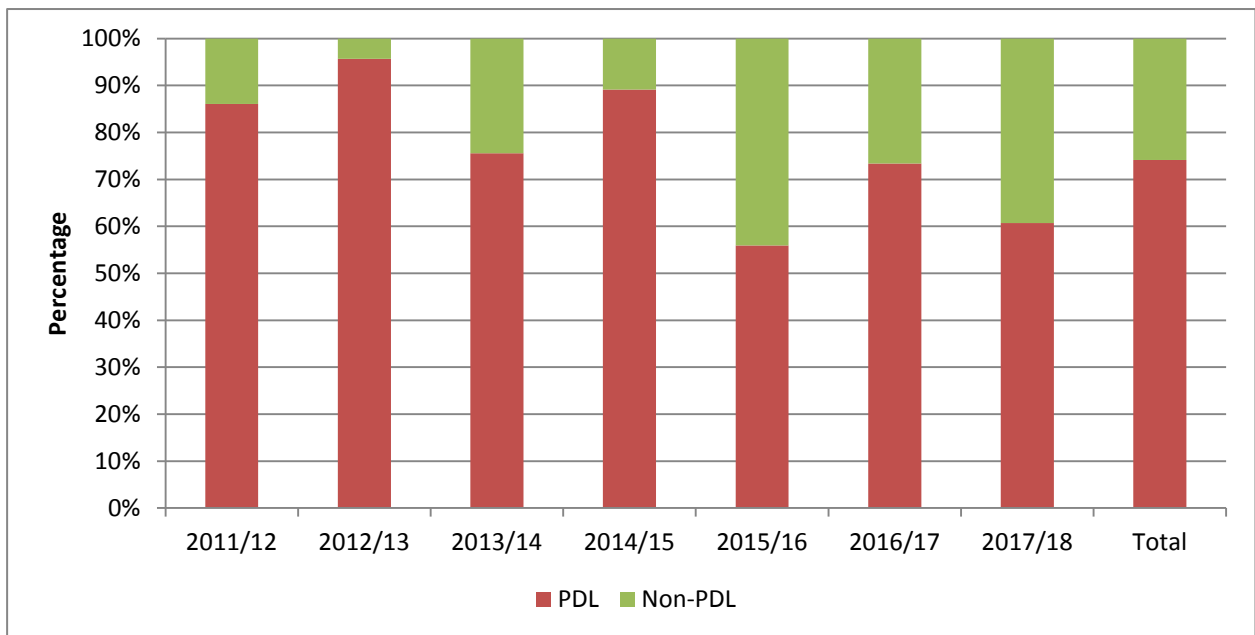
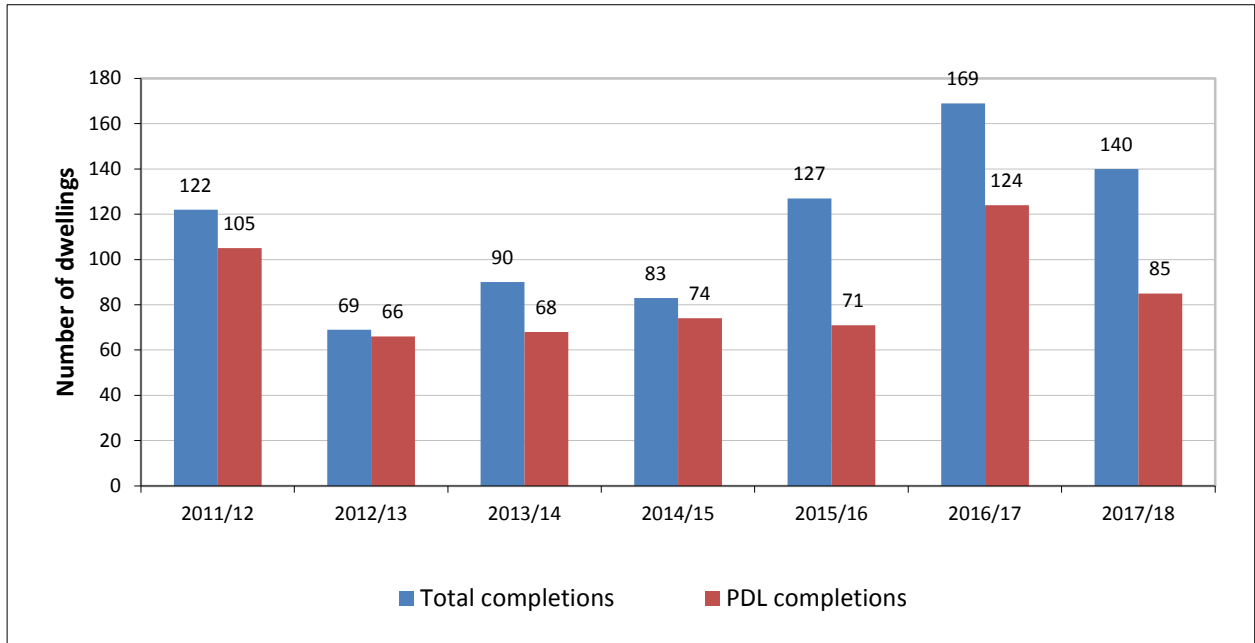
Although the number of new permissions granted in 2017/18 is lower than that for the previous monitoring period, that figure was skewed by the permission granted for the Strategic Housing Site at Trough Laithe (500 dwellings).

Since the start of the plan period there has been a growing stock of consents for new dwellings. Pendle currently has the highest number of available permissions since the start of the plan period, indicating that further progress is being made to increase the supply of land available for housing development in the borough.

The number of dwellings under construction is also increasing, albeit slowly, showing that progress is being made to deliver new housing in the borough. The rate of delivery will need to increase significantly if the borough is to make up the current shortfall in delivery and meet the housing requirement by the end of the plan period. In terms of the distribution of dwellings with an extant planning permission is in line with that set out in Policy SDP3 (LP1) – M65 Corridor (75%), West Craven Towns (18%) and Rural Pendle (8%).

| | |
|---------------------|--|
| Indicator: | HS04 Number of new dwellings completed on PDL |
| Policy Links | SDP2, LIV1 |

Data:



Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its main purpose is to demonstrate that previously developed land – also referred to as PDL or Brownfield land – is being recycled for new housing, thereby helping to regenerate the borough's urban areas.

Pendle Council is committed to promoting the regeneration of its urban areas and supporting sustainable development. The redevelopment of Brownfield sites for new housing is a key component in helping to achieve these objectives.

The data for this indicator is taken from the Council's planning application records and recorded annually in the housing land monitoring database.

Current monitoring period

Approximately 61% of all new dwellings (gross) completed in the 2017/18 monitoring period were constructed on Brownfield sites. This is a lower percentage than recorded the previous monitoring period, which is, in part, due to the Greenfield developments at Carry Lane and Knotts Lane in Colne.

However, the figure for 2017/18 still demonstrates that a large proportion of the housing development in the borough continues to take place on PDL. In particular, developments have been completed on the former sites of Spring Mill in Fence and the Silentnight headquarters in Salterforth.

Longer-term trends

The proportion of new housing development on PDL recorded in 2016/17 (61%) was the lowest figure recorded since the start of the plan period and 8% below the average since 2011/12.

The introduction of the National Planning Policy Framework in 2012, whilst continuing to promote the re-use of PDL removed the "Brownfield first" approach. Together with viability issues, this is seen as the main reason why the percentage of development on PDL, although fluctuating from year-to-year has shown a downward trend overall.

Planning permission has been granted on a number of large Greenfield sites in recent years and delivery on these sites is now starting to come forward, as they tend to be more attractive and viable than Brownfield sites.

Policies SDP2 and LIV1 (LP1) encourage the reuse of vacant buildings and PDL. However, there is no sequential approach and a balance has to be made between regenerating Brownfield sites and ensuring timely delivery against the housing requirement.

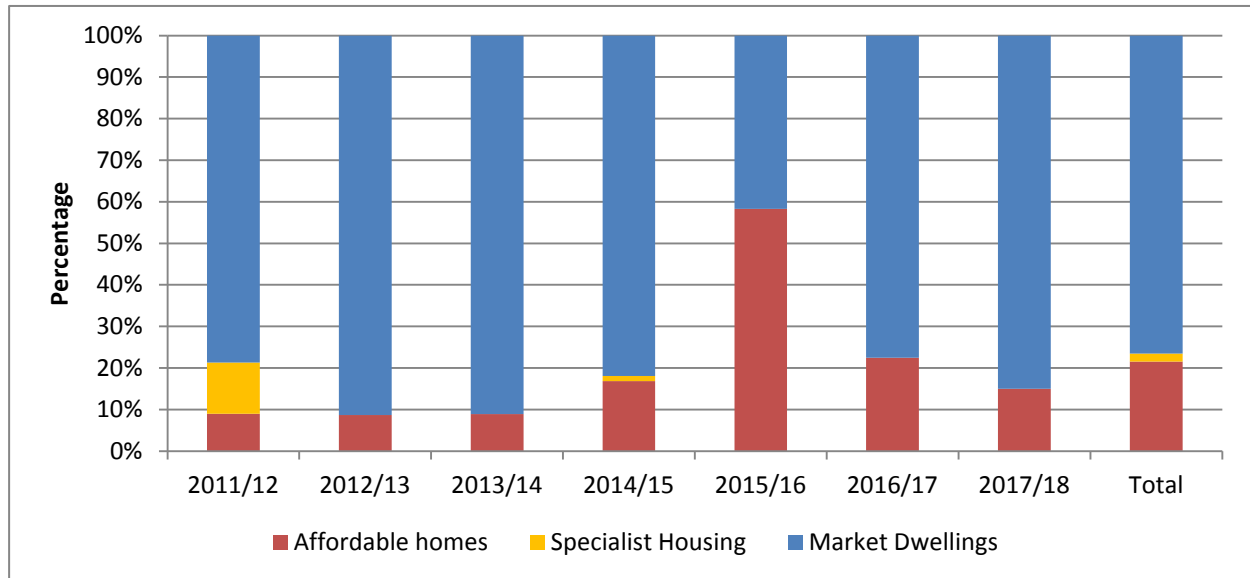
The relatively new Brownfield Land Register is intended to help promote the redevelopment of PDL by identifying those sites that are available for development (see Chapter 8).

Future monitoring will show whether the policy approach set out in the Local Plan is being implemented effectively and Brownfield sites are coming forward for development.

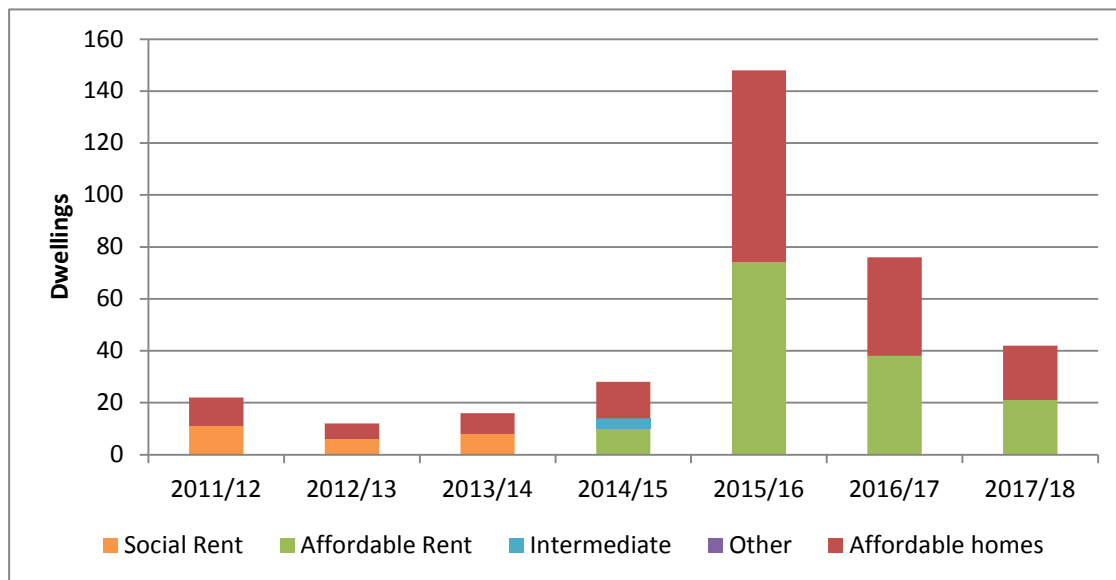
| | |
|---------------------|--|
| Indicator: | HS05 Number of affordable homes completed |
| Policy Links | LIV4 |

Data:

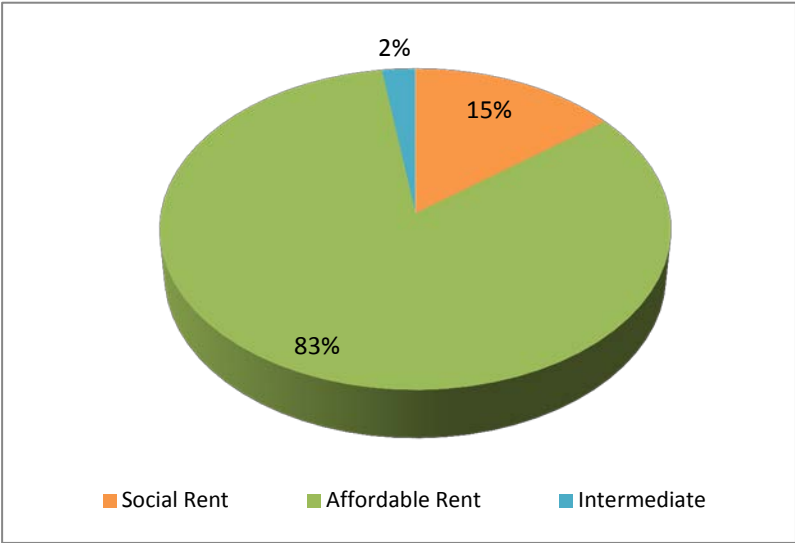
Percentage of new affordable dwellings completed 2011/12 to 2017/18



Breakdown of new affordable dwellings completed 2011/12 to 2017/18



Tenure split of affordable dwellings completed 2011/12 to 2017/18



Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its main purpose is to illustrate the number of affordable homes being built in Pendle and their tenure.

Policy LIV4 (LP1) promotes the provision of affordable housing. Specifically it establishes targets to help increase the number of affordable homes being provided in different parts of the borough.

The data for this indicator is taken from the Council’s planning application records.

Current monitoring period

Of the 140 homes completed in 2017/18, 119 (85%) were for market housing and 21 (15%) were of an affordable tenure. No specialist housing was provided.

The number and percentage of affordable homes delivered was lower than in each of the previous three monitoring periods. This may be a reflection of the reduced levels of funding available.

Completed developments at Carry Lane, Colne (Peter Birtwistle Trust) (12 dwellings), White Grove Garage site, Colne (6 dwellings) and Briercliffe Avenue, Colne (3 dwellings) made up the affordable housing completions during the period.

All of the affordable dwellings completed in the 2017/18 monitoring period have been for the affordable rent tenure.

Longer-term trends

As the viability of many sites in the borough was found to be poor and unlikely to be able to support any affordable housing, Policy LIV4 (LP1) does not set an overall affordable housing target for the borough. An aspirational target of 40% was identified through the Strategic Housing Market Assessment (SHMA). Performance to date indicates that progress is being made towards meeting this target.

Since the start of the plan period, 22% of all new housing completions (gross) have fallen within a category falling within the definition of affordable housing. Only a small proportion of these affordable dwellings have come forward as part of market housing schemes. The majority of new affordable homes have been provided on stand-alone developments constructed on behalf of a housing association using

funding from Homes England (formerly the Homes and Communities Agency).

With reduced levels of funding predicted for future years, continued monitoring will reveal whether the delivery of affordable housing can continue at the current rate.

There has been a significant change in the tenure of affordable housing delivered since the start of the plan period. This reflects changes in government policy, which affected affordable rented tenure housing rather than social rented tenure housing.

The overall tenure split since the start of the plan period shows that the majority of affordable dwellings were made available for affordable rent (83%); the remainder being for social rent (15%) and intermediate rent (2%).

These figures vary substantially from the tenure guide set out in Policy LIV4 (LP1), which indicates that 40% should be of an intermediate tenure. This suggests that a significant uplift in the number of homes to be made available for intermediate rent will be required if the projected needs of the borough's population are to be met.

The main providers of social housing have indicated that intermediate rent product has not proved to be particularly popular and that uptake has been poor. However, Indicator HS06 shows that there is a growing number of extant planning permissions for intermediate rent housing, which may indicate that the affordable housing market in Pendle is starting to change.

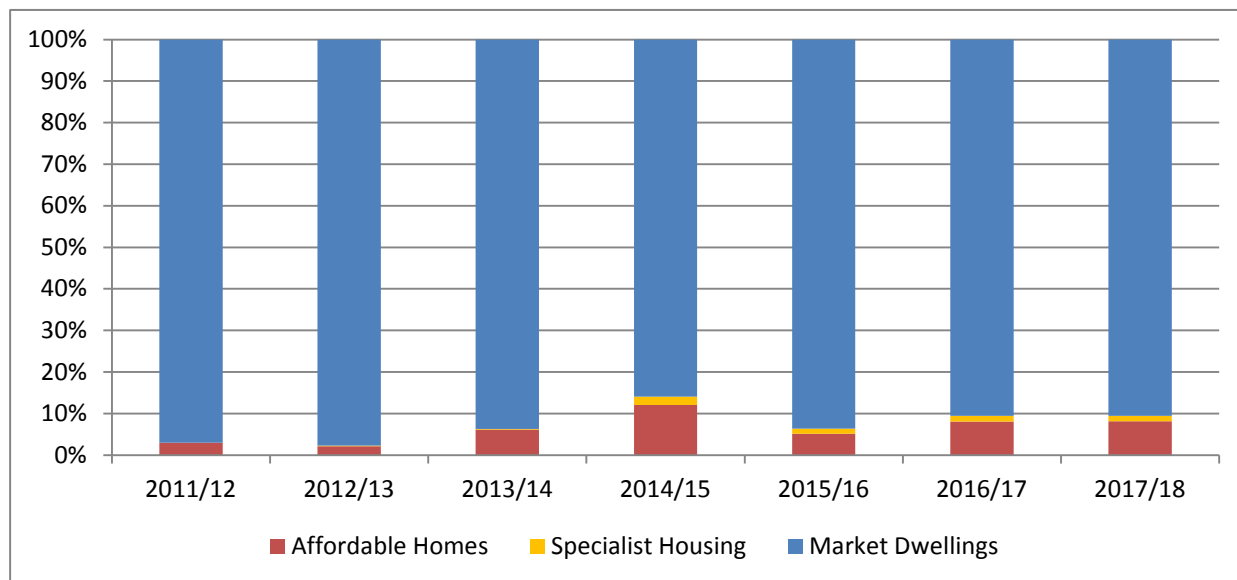
The publication of the new National Planning Policy Framework (NPPF) in July 2018 has seen a change in the definition of affordable housing. This change may affect how affordable housing provision is monitored in future years.

This page has been left blank intentionally.

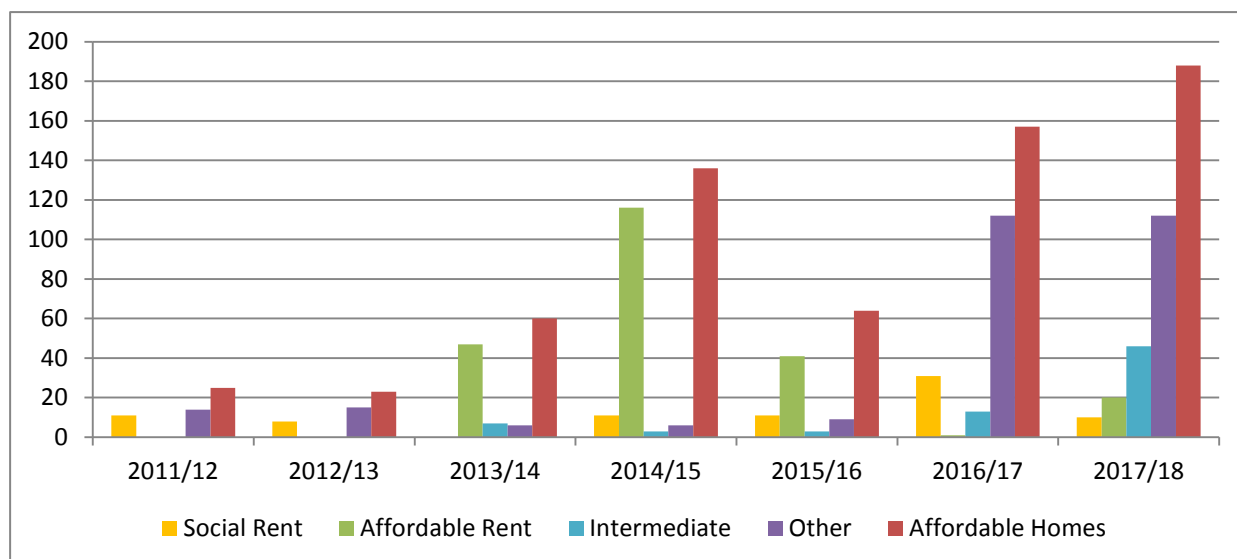
| | |
|---------------------|--|
| Indicator: | HS06 Number of affordable homes granted planning permission |
| Policy Links | LIV4 |

Data:

Percentage of affordable homes with an extant planning permission 2011/12 to 2017/18



Number of affordable homes with an extant planning permission 2011/12 to 2017/18



Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal. Its main purpose is to show that progress is being made towards the achievement of the affordable housing targets set out in Policy LiIV4 (LP1) by revealing the number of affordable homes with an extant planning permission.

The data for this indicator is taken from the Council’s planning application records.

Current monitoring period

Policy LIV4 (LP1) requires the provision of affordable housing on developments above a certain site size threshold, in those areas of the borough where evidence suggests that this is viable. The policy establishes different targets for different areas of the borough. These targets are influenced by the economic viability and market attractiveness of the area concerned. The policy also acknowledges that the provision of affordable housing can sometimes threaten the viability of a development. Where suitable evidence is submitted alongside the planning application the Council may enter into negotiations with the applicant to explore the need to lower or remove the affordable housing requirement.

The stock of planning permissions at the end of the 2017/18 monitoring period will deliver 188 affordable units, which represents just 8% of the total stock of extant planning consents. This proportion is much lower than the 40% aspirational target set out in Policy LIV4 (LP1).

The majority of these affordable units are to be provided within the M65 Corridor (147 dwellings). The need for new affordable homes is greatest in this area, but the viability of sites is generally poor. Unless the market improves significantly, it is a concern that not all of these affordable homes will be delivered.

Only one of the additional affordable dwellings granted planning permission in the 2017/18 monitoring period was part of a market housing development. This affordable dwelling is part of a development at land off Greenberfield Lane/Gisburn Road in Barnoldswick. This is much lower than in previous years and reflects the reduction in funding and the poor viability of sites, both of which undermine the delivery of affordable housing.

In 2017/18 a site granted planning permission in a previous monitoring period was taken on by a Registered Provider and will provide 33 intermediate tenure dwellings.

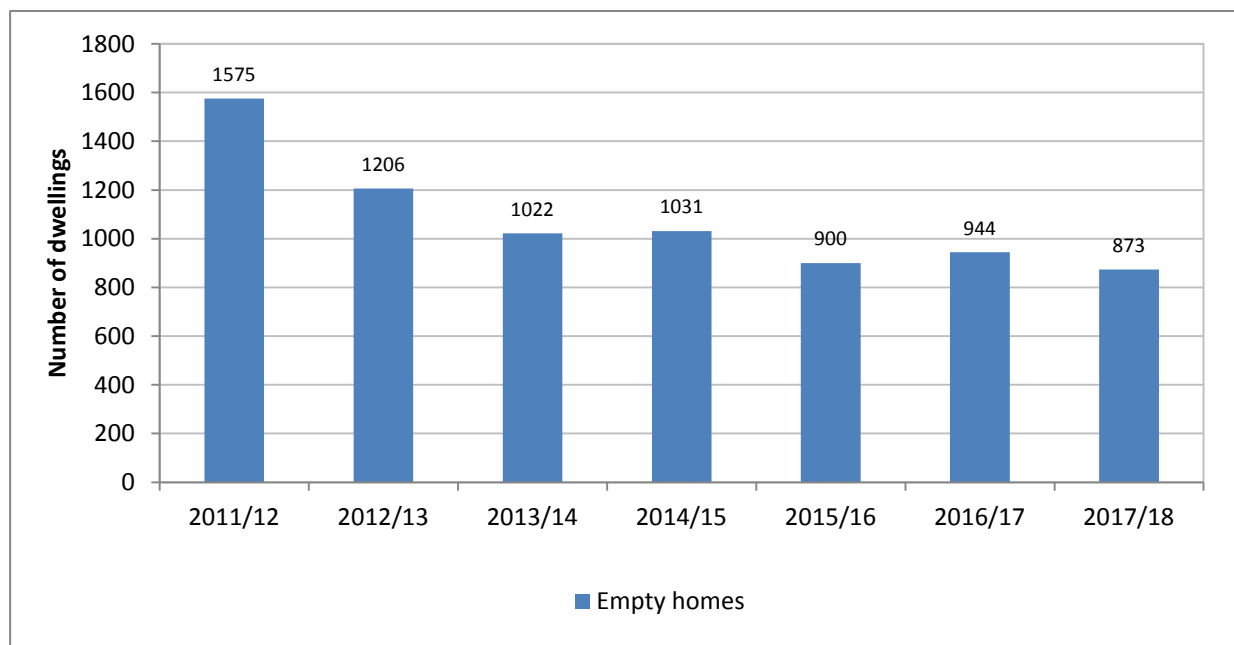
Longer-term trends

The total stock of planning permissions for affordable housing in 2017/18 indicates that the number of permissions for affordable housing remains significantly lower than those for market housing. However, the number is the highest it has been since the start of the plan period.

The viability of development sites is an issue that continues to adversely affect the delivery of affordable housing. Developers continue to apply to the Council seeking to vary, or remove, a condition on their planning application requiring the on-site provision of affordable housing, or financial contributions towards off-site provision.

| | |
|---------------------|---|
| Indicator: | HS07 Total number of, and change in number of, empty homes |
| Policy Links | LIV1 |

Data:



Commentary:

About the indicator

This is a Local Plan indicator and a significant effects indicator for the Sustainability Appraisal. Its main purpose is to record the number of long-term empty homes and show how many have been brought back into use since the previous monitoring period.

Policy LIV1 (LP1) establishes that the reoccupation of long-term empty homes can make a significant contribution to meeting the overall housing requirement for the borough (see Indicator HS01), thereby helping to reduce the pressure to develop new housing on Greenfield sites.

The data for this indicator is obtained from the Council Tax Base record. This is submitted to the Government by the Financial Services Manager in October each year as part of the Council’s claim for the New Homes Bonus.

Current monitoring period

The latest data shows that a total of 873 dwellings have been vacant for six months or more as of October 2018. This represents around 2.2% of the borough’s housing stock.

Longer-term trends

The graph clearly shows that since the start of the plan period the number of long-term empty homes in the borough has been falling steadily. This is largely due to the success of the Empty Homes Strategy and associated Action Plan, which focussed on targeted intervention to bring properties back into use.

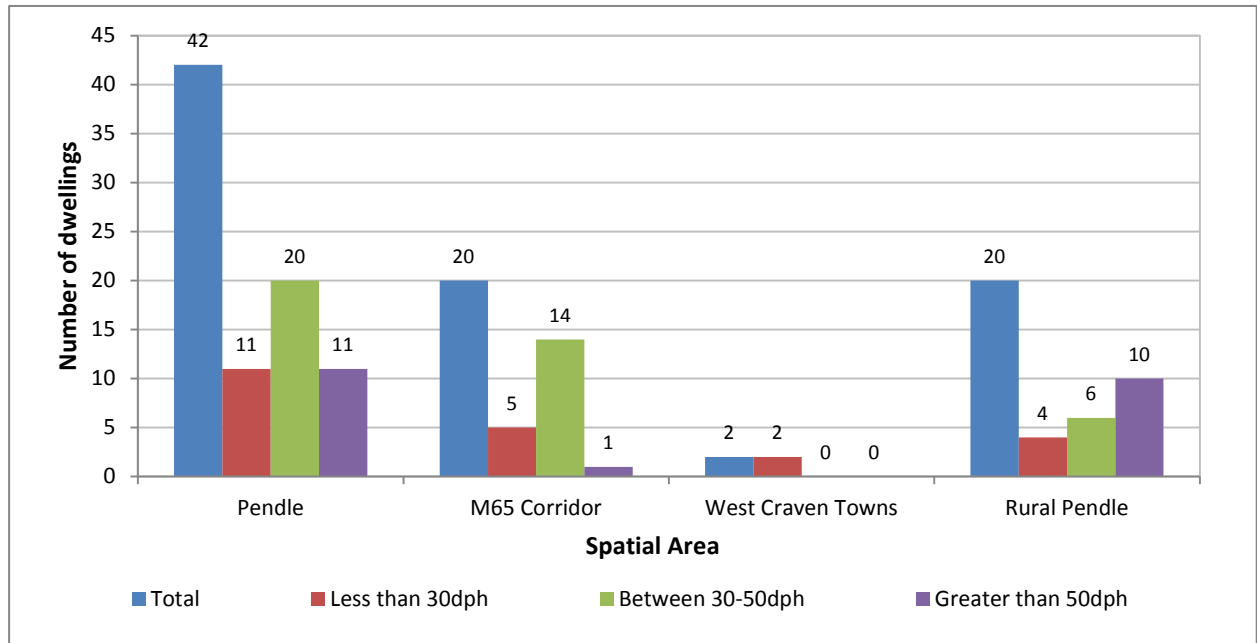
If this trend can be continued, the reoccupation of long-term empty homes will make an important contribution to meeting the borough's housing requirement and reduce the amount of new land that needs to be found for housing. However, the percentage of empty homes in Pendle is now below the national average and it is questionable whether significant inroads can continue to be made in the long term.

Where the number of empty homes increases (e.g. 2016/17) Policy LIV1 (LP1) is clear that these dwellings must be added onto the requirement for the period (see indicator HS02).

| | |
|---------------------|--|
| Indicator: | HS09 Housing density of fully completed sites |
| Policy Links | LIV5 |

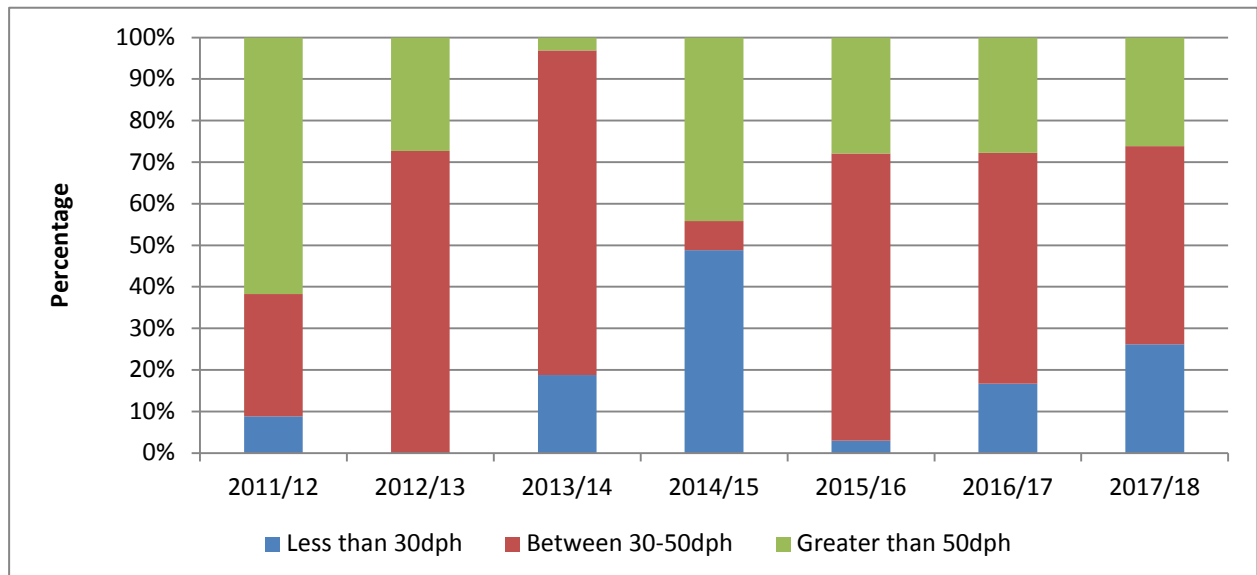
Data:

Density of new housing by Spatial Area 2017/18



Note: Only considers new-build dwellings on fully completed sites and does not look at conversions.

Density of new housing developments by year



Note: Only considers new-build dwellings on fully completed sites and does not look at conversions.

Commentary:

About the indicator

This is a Local Plan indicator and a core output indicator for the AMR. Its main purpose is to help demonstrate that the best use of land is being made by reporting on the housing densities that have been achieved on sites that are fully completed during the monitoring period.

Policy LIV5 (LP1) indicates that new housing should make the most efficient use of land and be built at a density appropriate to its location, taking account of townscape and landscape character. It suggests that developments should normally seek to achieve a density of between 30 and 50dph.

The data for this indicator is taken from the Council's planning application records, with follow-up site visits conducted as necessary.

Current monitoring period

Of the new-build housing sites that were fully completed in 2017/18, approximately half were built at a density of between 30 and 50dph. The remaining 50% was split evenly between housing sites where the density was either below 30dph or above 50dph. The majority of dwellings completed at a density of over 50dph were on a single site in the village of Fence, which had an overall site density of 66dph.

Longer-term trends

In five of the seven years since the start of the plan period, the majority of new housing has been built at a density of between 30 and 50dph. This is in line with the approach set out in Policy LIV5 (LP1). A divergence from this trend was recorded in 2011/12 and 2014/15, with greater numbers of new homes in those years being built at a higher density (2011/12) or lower density (2014/15). For individual developments, where the density was not within the 30-50dph range, the chosen density was considered appropriate to its immediate surroundings – i.e. higher density development in urban locations well served by public transport and lower density development in edge-of settlement locations.

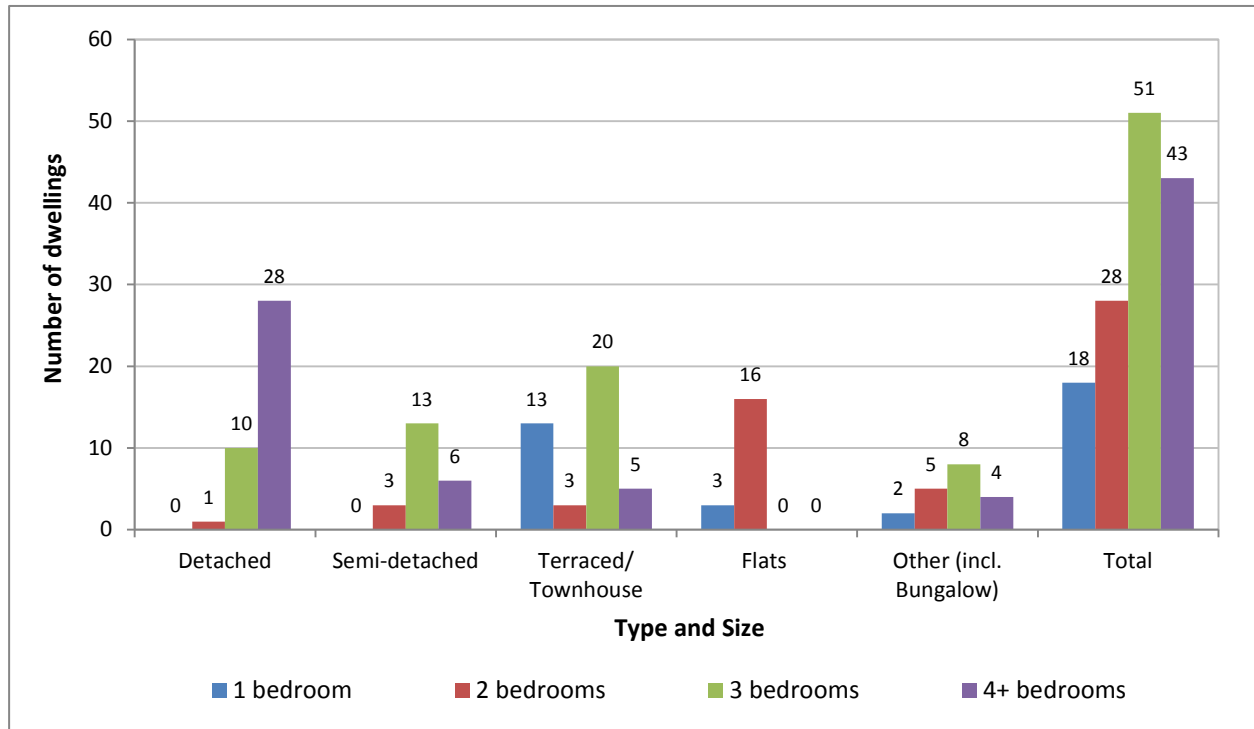
Overall these findings confirm that new housing development in the borough is achieving the required development densities.

Indicator: HS11 (i)
Types, sizes and tenures of completed dwellings

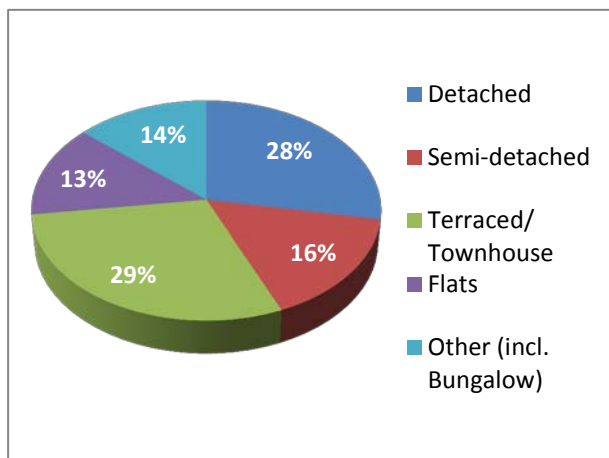
Policy Links LIV3, LIV4, LIV5

Data:

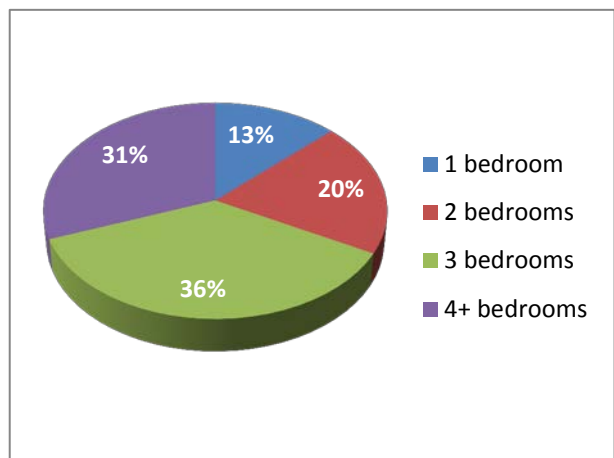
Type and size of dwellings completed in 2017/18



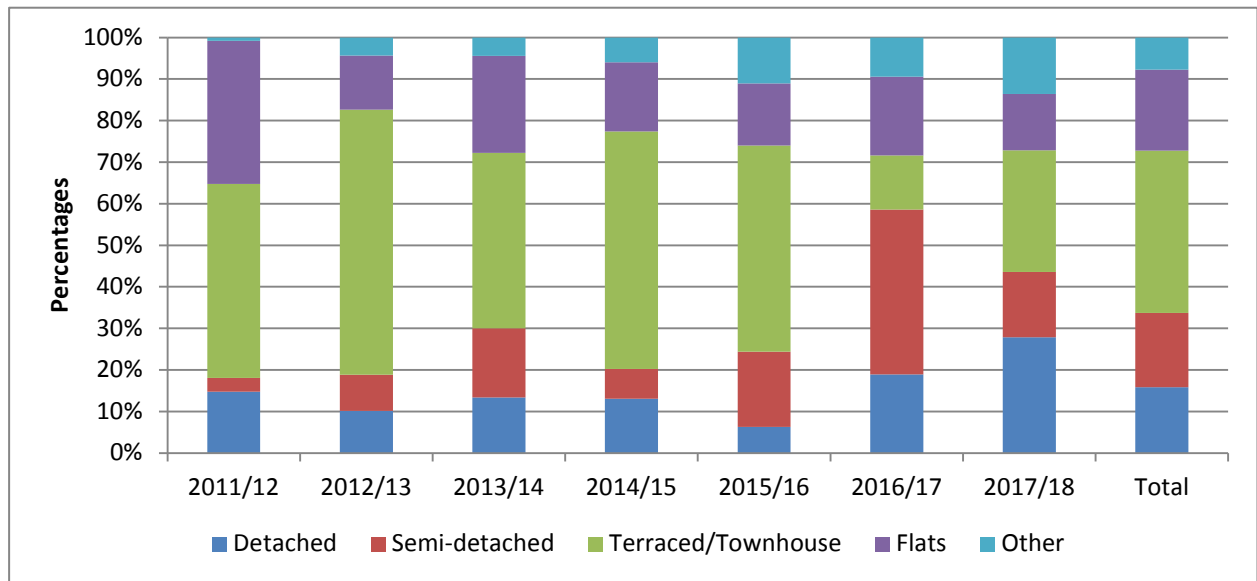
Types of dwellings completed 2017/18



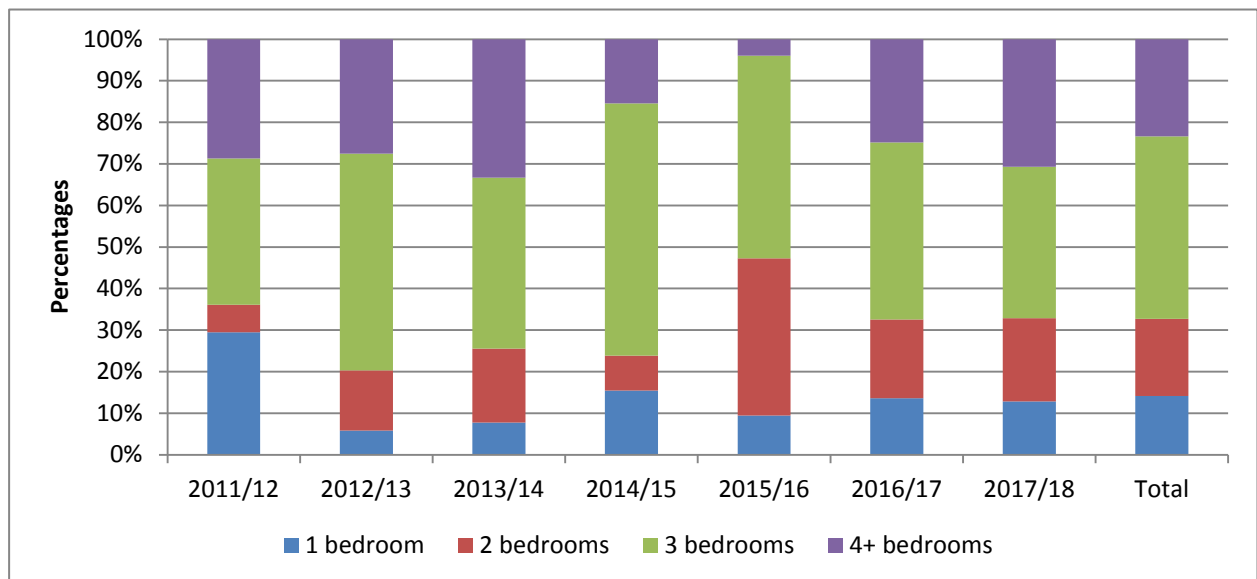
Size of dwellings completed 2017/18



Percentage of different dwelling types completed by year



Percentage of different dwelling sizes completed by year



Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its main purpose is to record the size and types of dwellings being completed in the borough in order to indicate whether they are helping to address the boroughs housing needs.

Policy LIV3 (LP1) uses information from the Strategic Housing Market Assessment (SHMA) to set out a desired profile for the delivery of new homes, which would help to achieve a more balanced stock of homes in Pendle, in terms of type and size, by the end of the plan period (2030). This indicator helps to assess whether the suggested profile is being achieved.

The data for this indicator is taken from the Council’s planning application records, with follow-up site visits conducted as necessary.

Current monitoring period

For the 2017/18 monitoring period the data reveals that 3-bed semi-detached properties were the most prevalent house type delivered. The 52 examples constructed was equivalent to 36% of all completions.

In terms of property types, 29% of all completions were terraced or townhouses, which are typically found in high density inner urban areas. A similar percentage were detached (28%) – helping to address the borough’s needs for larger “executive homes” – with lower proportions of semi-detached (16%) and flats (13%).

Longer-term trends

The size/type profile outlined in the Local Plan suggests that high proportions of detached (25%) and semi-detached (35%) properties are required to help rebalance the housing stock. It also indicates that less terraced housing needs to be delivered (10%).

The proportion of terraced homes completed in 2017/18 was almost three times figure set out in the Local Plan. Whilst the percentage of semi-detached properties completed was lower than the suggested profile, the proportion of detached properties completed was once again higher than the previous monitoring period. Overall housing delivery since the start of the plan period is becoming more closely aligned with the desired profile set out in Policy LIV5.

Planning Officers working in the Council’s Development Management team have an important role to play in providing advice to developers regarding the types and sizes of dwellings to be provided in new housing schemes. However, new national planning policy addressing density means that it seems likely that the significant reduction in the terraced stock envisaged in Policy LIV5, is unlikely to be achieved by the end of the plan period.

In terms of the size of properties, 3 bed dwellings have been the most dominant, helping to meet the need for family housing. At 44% of all homes completed since the start of the plan period, the overall percentage continues to be higher than that set out in the Local Plan (35%). Again monitoring will help to show whether future delivery helps to bring this figure back towards the desired profile.

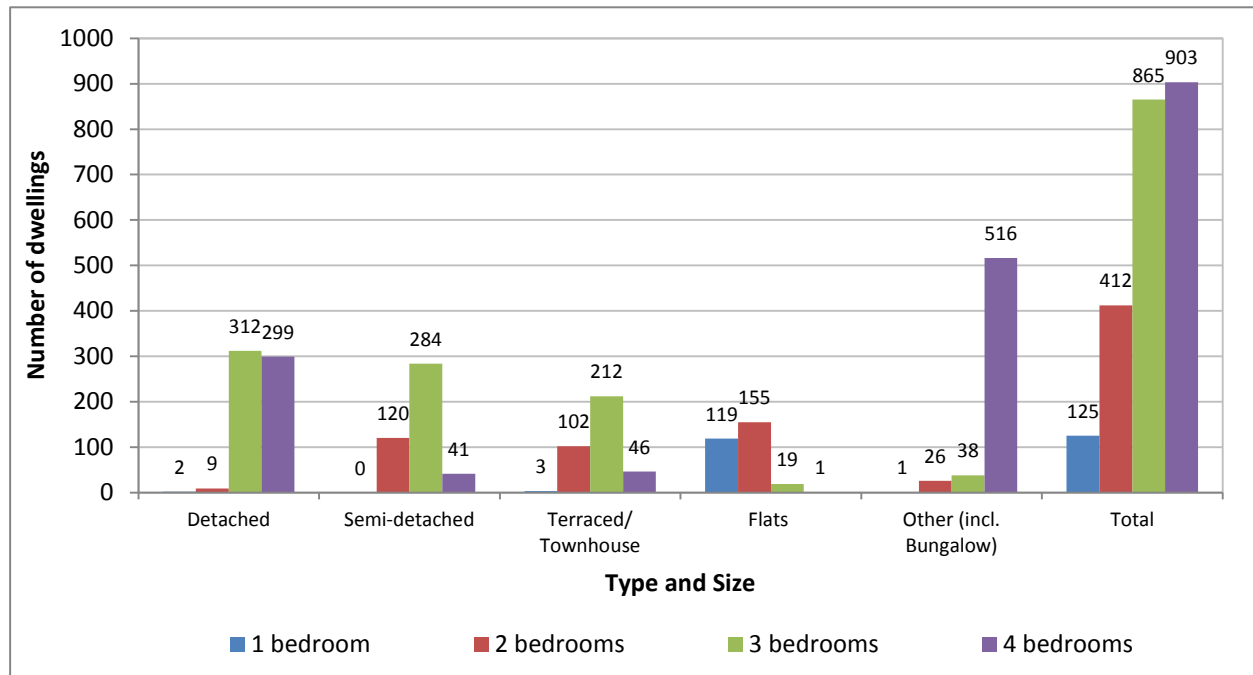
Continued monitoring will help to demonstrate whether the encouraging trends in terms of the types and sizes of the homes being delivered continue.

This page has been left blank intentionally.

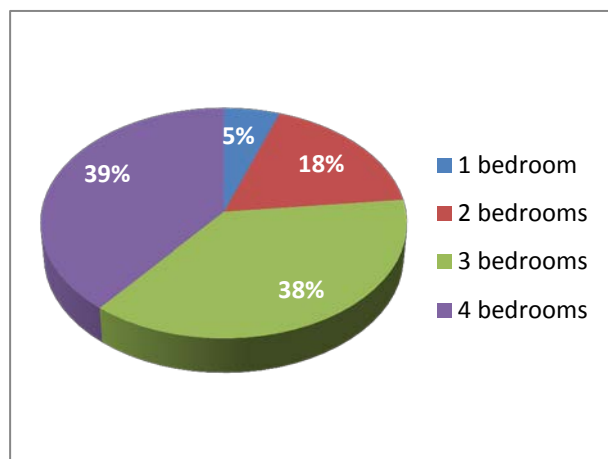
| | |
|---------------------|--|
| Indicator: | HS11 (ii) Types, sizes and tenures of available dwellings |
| Policy Links | LIV3, LIV4, LIV5 |

Data:

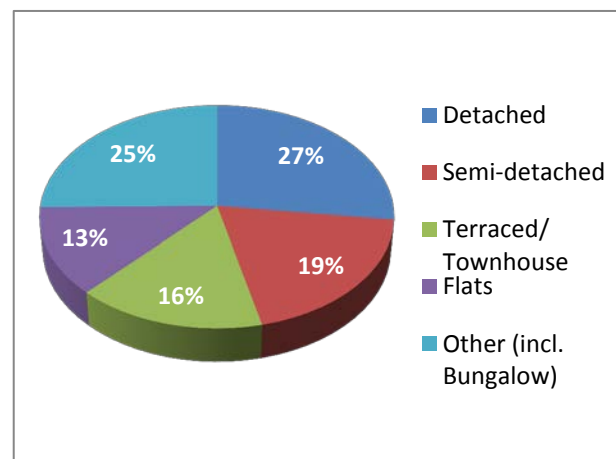
Type and size of dwellings with planning permission (31 March 2018)



Size of dwellings with planning permission



Types of dwelling with planning permission



Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its main purpose is to record the size and types of dwellings granted planning permission in order to indicate whether these are helping to address the boroughs housing needs.

Policy LIV3 (LP1) uses information from the Strategic Housing Market Assessment (SHMA) to set out a desired profile for the delivery of new homes, which would help to achieve a more balanced stock of homes in Pendle, in terms of type and size, by the end of the plan period (2030). This indicator helps to assess whether the suggested profile is being achieved.

The data for this indicator is taken from the Council's planning application records.

Current monitoring period

Meaningful analysis of extant planning permissions is made difficult by the outline planning permission for 500 new homes at Trough Laithe Farm, which does not specify the type and size of homes to be provided on the site(13/15/0327P). Situated close to Junction 13 on the M65 motorway between Barrowford and Nelson this strategic housing site is important for addressing housing needs in the M65 corridor.

For monitoring purposes the dwellings at Trough Laithe have been allocated to Barrowford and are currently all included within the 4+ bedroom category. It is likely that this development will predominantly deliver a mix of detached and semi-detached homes in the 3 and 4+ bed categories, with some smaller terraced properties also forming part of the overall housing mix.

Taking this into account, it is evident from the figures that the trend since the start of the plan period has been to provide larger detached and semi-detached family homes with 3 and 4+ bedrooms.

The figures are influenced by the granting planning permission for several larger housing schemes in recent years namely: The Hallows in Brierfield (Barnfield Homes); Deerwood Park, Knotts Lane, Colne (Persimmon Homes); Windermere Avenue, Colne (McDermott Homes) and Southbeck in Salterforth (Seddon Homes). All of these developments include a high proportion of family homes.

Each year, the supply of planning permissions is slowly moving closer to the profile for house types set out in Policy LIV5, which recommends the provision of a high proportion of detached and semi-detached homes (60%), to help address the current imbalance in the local housing stock, which is dominated by terraced housing. The current stock of permissions appears to be significantly out-of-step with the requirements of Policy LIV5. However, whether there is any need for concern will only become apparent once the homes to be built at Trough Laithe Farm are re-assigned from "Other" to the correct typologies.

In terms of size, Policy LIV5 recommends that 45% of new housing should be two bedroom properties and 47.5% should have 3 or more bedrooms. Once again the current stock of permissions is out-of-step with the desired profile, but to what extent will only become apparent when the Reserved Matters application for Trough Laithe Farm is submitted by the developer.

| | |
|---------------------|---|
| Indicator: | HS12 Number of new pitches for the Gypsy and Traveller community and the Travelling Showpeople community |
| Policy Links | LIV4 |

Data:

| 2017/18 | Pitches with Planning Consent | | Pitches Completed | |
|---------------------------------|-------------------------------|---------|-------------------|---------|
| | Permanent | Transit | Permanent | Transit |
| Gypsy and Traveller Community | 0 | 0 | 0 | 0 |
| Travelling Showpeople Community | 0 | 0 | 0 | 0 |

| Overall | Pitches with Planning Consent | | Pitches Completed | |
|---------------------------------|-------------------------------|---------|-------------------|---------|
| | Permanent | Transit | Permanent | Transit |
| Gypsy and Traveller Community | 0 | 0 | 0 | 0 |
| Travelling Showpeople Community | 0 | 0 | 0 | 0 |

Commentary:

About the indicator

This is a core output indicator for the AMR. Its main purpose is to record the number of sites that have been developed and the number planning permissions that have been granted to address the accommodation requirements of the Gypsy and Traveller and Travelling Showpeople communities.

Both the Lancashire Sub Regional Gypsy & Traveller Accommodation and Related Services Assessment (2007) and the Burnley & Pendle Gypsy & Traveller Accommodation Assessment (2012) revealed that there was no unmet demand for accommodation for the Gypsy and Traveller or Travelling Showpeople communities in Pendle. Should demand arise in the future, Policy LIV3 (LP1) sets out the criteria to be followed when determining the suitability of a potential site for permanent and/or transit pitches.

The data for this indicator is taken from the Council’s planning application records.

Current monitoring period

In addition to delivering the required number of homes for the settled population, the Council must also meet the housing needs of the Gypsy and Traveller and Travelling Showpeople communities.

No applications for the provision of pitches were submitted or approved during the 2017/18 monitoring period.

There are currently no Gypsy and Traveller or Travelling Showpeople sites with an extant planning permission, and no pitches have been developed during the plan period.

This reflects the low level of demand in the borough, as highlighted in the Lancashire Sub-Regional Gypsy and Traveller Accommodation and Related Services Assessment Report (University of Salford, 2007) and the more recent Burnley & Pendle Gypsy and Traveller Accommodation Assessment (University of Salford, 2012). The latter document indicates that there is no overall need for the provision of permanent pitches for the Gypsy and Traveller community in Pendle.

Future housing needs assessments and monitoring will help to indicate if the demand for permanent or transit pitches increases and whether there is a need to update this assessment.

| | |
|---------------------|--|
| Indicator: | HS13 Number of new dwellings completed that address a specific housing need |
| Policy Links | LIV3 |

Data:

| Type of need | Specialist Housing Provision (units) | |
|---|--------------------------------------|-----------|
| | With planning permission | Completed |
| Agricultural and forestry workers | 2 | 0 |
| Supported living | 27 | 0 |
| Live/work units | 0 | 0 |
| Care Home (C2 uses) | * | * |
| Houses in Multiple Occupation (HMOs) (C4 use class) | * | * |

*Data not currently available.

Commentary:

About the indicator

This is a Local Plan indicator. Its main purpose is to record the provision of new dwellings that meet specific housing needs.

Policy LIV3 (LP1) uses data from the Strategic Housing Market Assessment (SHMA) to identify the specific household types in Pendle that require new housing provision. This need is not expressed as a numerical requirement, but as a priority in terms of the level of need (i.e. high, medium, low).

Monitoring the number of dwellings that meet the needs of different groups within the local community is not a straightforward task, as many new homes that meet an identified housing need have not been specifically built to do so. It is therefore useful to also refer to Indicators HS05 and HS11.

Specific housing needs are often associated with the type and size of the dwelling. For example there is a need to provide larger homes for families, particularly within the black and minority ethnic (BME) community. Indicator HS11 provides data on the size and type of dwellings and this information provides the basis for highlighting whether a specific housing need is being met.

The data for this indicator is taken from the Council’s planning application records. Dwellings for the use of agricultural and forestry workers are recorded as part of the annual monitoring of housing completions.

Current monitoring period

During the 2017/18 monitoring period no dwellings were completed specifically for occupation by agricultural or forestry workers. From the information available it is not possible to identify any applications in Pendle, with an extant planning permission, where the specific housing need being addressed by the dwellings has been identified. Data collection for Care Homes (C2 use class) and Houses in Multiple Occupation (HMOs) will be finalised prior to the publication of the next AMR.

Longer-term trends

Future monitoring will help to build up time series data to show whether the housing needs of the borough are being met.

| | |
|---------------------|---|
| Indicator: | HS14 Number of homes in Council tax band A in the Brierfield Canal Corridor area |
| Policy Links | LIV3 |

Data:

| Council Tax Band | 2005 | | 2017/18 | |
|------------------|---------------------|------------------------------|---------------------|------------------------------|
| | Number of dwellings | % of total dwellings in area | Number of dwellings | % of total dwellings in area |
| A | 136 | 100% | 0 | 0% |
| B | 0 | 0% | 0 | 0% |
| C | 0 | 0% | 3 | 25% |
| D | 0 | 0% | 8 | 67% |
| E | 0 | 0% | 0 | 0% |
| F | 0 | 0% | 1 | 8% |
| G | 0 | 0% | 0 | 0% |
| H | 0 | 0% | 0 | 0% |
| Unknown* | 0 | 0% | 0 | 0% |
| Total | 136 | 100% | 12 | 100% |

* Recently completed dwellings where the Council Tax information is not yet available.

Source: <http://cti.voa.gov.uk/cti/inits.asp>

Commentary:**About the indicator**

This is a significant effects indicator for the Sustainability Appraisal. Its main purpose is to record the number of new dwellings within each Council Tax band to help show that regeneration activity in the borough is helping to provide a more diversified stock of housing.

This indicator was devised to help monitor the effectiveness of the Brierfield Canal Corridor Supplementary Planning Document (SPD), which was adopted in 2005 to help support delivery of the Housing Market Renewal (HMR) programme in an area to the west of Brierfield town centre.

The HMR programme was a scheme of demolition, refurbishment and new-build, which ran from 2002 until funds were withdrawn in 2011. Its aim was "to renew failing housing markets and reconnect them to regional markets."

The data for this indicator is taken from the VOA website and Council Tax records held by Pendle Council.

Current monitoring period

The area covered by the Brierfield Canal Corridor SPD contained two former textile mills – Lob Lane Shed and the large Brierfield Mills complex – together with street-upon-street of terraced housing originally constructed for occupation by their workers. Much of this housing was vacant and had fallen into disrepair and a programme of selective demolition ensued.

The scheme on the Lob Lane Mill site was a mix of refurbishment and new build. The new homes developed at this canalside location have introduced different types and sizes of dwellings to the area. This regeneration activity has helped to improve the choice of housing in the area and consequentially reinvigorate the local housing market.

The data reveals that since the SPD was adopted in 2005, there has been a significant change in the Council Tax profile of properties within the area boundary. The results show that there are now no dwellings in Council Tax Band A within the area boundary, the majority (67%) now falling within Council Tax Band D and the balance within Council Tax Band C (25%) and F (8%).

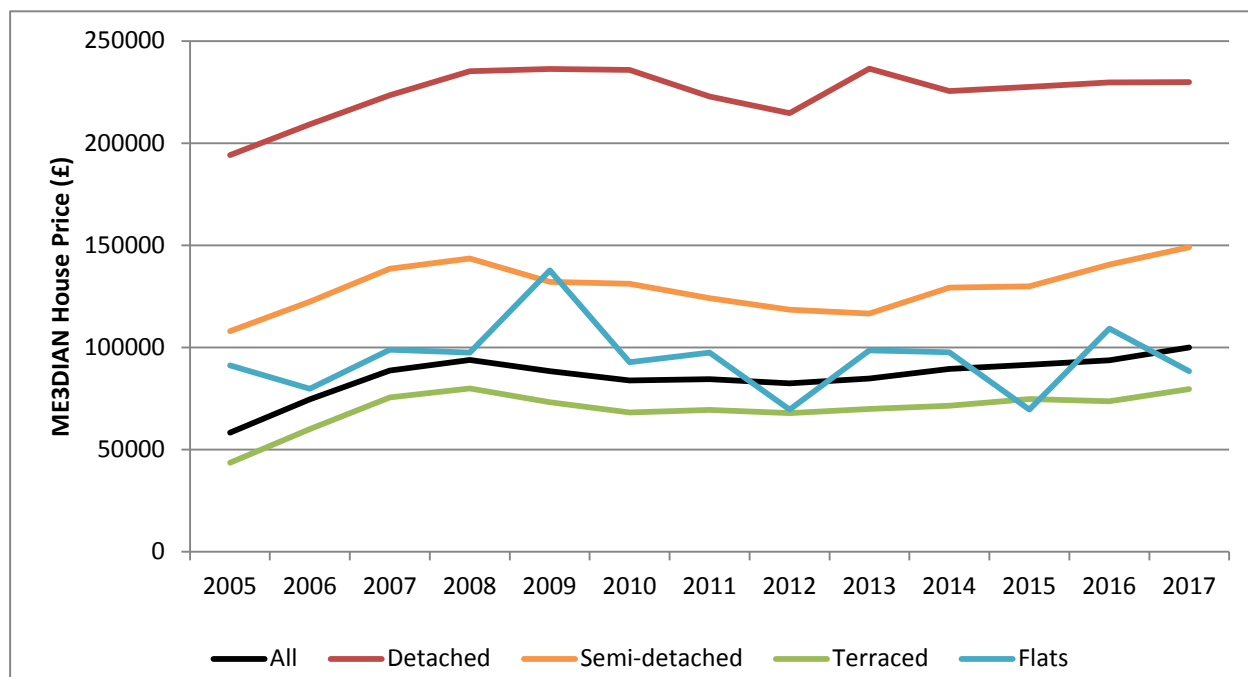
Although few new dwellings were completed during the 2017/18 monitoring period, there is still further regeneration work to be carried out in the Brierfield Canal Corridor area. The new Foxhills development (Barnfield Construction) is now underway on a cleared site north of Clitheroe Road, complementing the relatively new Quakers View and Wood Clough Platts housing estates immediately to the south.

Future monitoring will help to show how this new development will affect the Council Tax profile for the area and if it helps to further diversify the housing choice on offer in this part of Brierfield.

| | |
|---------------------|--|
| Indicator: | HS15 Average (median) property prices |
| Policy Links | None |

Data:

Median House Prices in Pendle 2005-2017



Source: [Office for National Statistics \(HPSSA dataset 9\)](#)

Commentary:

About the indicator

This is a significant effects indicator for the Sustainability Appraisal. Its main purpose is to record the average price of new homes in the borough.

The median house price⁸ provides a useful indicator to help illustrate the current state of the local housing market. Monitoring long-term trends in house prices can also help to show whether there is growing demand for housing in a particular area or whether the market is under performing or failing. Price data in conjunction with other datasets can also be used to show whether there is a growing affordability issue in the borough.

The data for this indicator is taken from the Office for National Statistics HPSSA Data Set 9: Median house prices for administrative geographies.⁹

⁸ The median is the middle value in a data set.

⁹ HPSSA = Housing Prices Statistics for Small Areas

Current monitoring period

At the end of the 2016/17 monitoring period the median house price in Pendle was £100,000. For terraced housing which still accounts for the largest proportion of the local housing stock, the median house price increased from £73,760 in 2017 to £79,925 in 2018 reversing the slight fall experienced in the preceding monitoring period. The median house price for detached and semi-detached homes also increased, but the small and volatile market for flats and apartments saw the median price paid fall from £109,250 to £88,498.

Longer-term trends

Between 2005 and 2017 the median house price in Pendle has showed a degree of variation from year-to-year, but particularly within different property types and most notably flats. Overall there was a strong upward trend between 2005 and 2008, but after the global economic recession started to take effect the following year, the median house price fell to just £82,000 in 2012. Since then the general trend has once again been upwards. This may indicate that the housing market in Pendle is starting to return to a more buoyant position, with the median house price for the borough now exceeding the figure recorded at the peak of the market in 2008.

The price of terraced housing in Pendle has followed a similar trend to the overall average, reflecting the fact that a large proportion of the housing stock is made up of terraced properties. The average price of a terraced property in 2017 is now nearly as high as it was in 2008. The prices of semi-detached and detached dwellings have also followed similar trends. The price of semi-detached properties has significantly increased in the last two years and this may indicate that there is a shortage of supply and a growing demand for this type of property.

The average price of flats has varied much more notably over the last 12 years with considerable peaks and troughs. This in part reflects the limited number of flats available in the borough and the wide variety in the types of flats/apartments that are on the market. Over the last three years the average price of flats has fluctuated from £69,000 in 2015 to £109,000 in 2016 and down to £88,000 in 2017.

This page has been left blank intentionally.

Working: creating a dynamic and competitive economy
(including retail and town centres)

- 5.30 Pendle has a diverse and vibrant economy which has strengths in advanced manufacturing and engineering, but particularly within the highly skilled high value aerospace sector. Out-of-centre retail growth has been particularly strong in recent years, but this has not been at the expense of the borough’s town centres. Barnoldswick won the best local centre category in the annual Great British High Street awards in 2014 and Colne was one of three finalists in the Market Town category in 2015..
- 5.31 The allocation of a strategic employment site, alongside Junction 12 on the M65 motorway, brings a much needed opportunity to build on the success of the adjacent Lomeshaye Industrial Estate. A design guide has been prepared to ensure that the new site provides an environment that is attractive to local businesses looking to grow and attractive to inward investment that will help to diversify and strengthen the local economy.
- 5.32 This section considers data relating to the local economy. This includes developments in the traditional employment use classes (B1 – Business, B2 – General Industry, B8 – Storage and Distribution) and those in the retail and leisure use classes (A1 – Shops, A2 – Financial and Professional, A3 – Restaurants and Cafes, A4 – Drinking Establishments, A5 – Hot Food Takeaways and D2 – Assembly and Leisure), which also provide a significant number of employment opportunities.
- 5.33 The targets and trigger points used to help measure the performance of planning policies in Pendle Local Plan Part 1: Core Strategy [“LP1”], which address matters associated with the employment, are set out in Table 5.12.
- 5.34 The commentary for each indicator will provide details of whether the appropriate targets are being met, or whether any management actions need to be taken if the data reveals that the appropriate triggers have been reached.

Table 5.12 – Spatial development targets and triggers

| Policy | Targets | Triggers |
|--------|--|--|
| SDP4 | <ul style="list-style-type: none"> • Deliver employment provision in accordance with the spatial distribution by Spatial Area (M65 Corridor: 78.5%, West Craven Towns: 18.5%, Rural Pendle: 3.0%) | <ul style="list-style-type: none"> • 60% or less of new employment development has occurred in the M65 Corridor by 2020 and 2025. • 15% or less of new employment development has occurred in the West Craven Towns by 2020 and 2025. • 10% or more of new employment development has occurred in the Rural Areas by 2020 and 2025. |
| SDP5 | <ul style="list-style-type: none"> • Deliver retail provision in accordance with the retail hierarchy. | <ul style="list-style-type: none"> • 40% or more of approved major retail development are located outside the three main town centres by 2020 and 2025. |

| Policy | Targets | Triggers |
|--------|---|---|
| WRK1 | <ul style="list-style-type: none"> • Increase employment levels, particularly in growth sectors. • Diversify and strengthen the local economy. • Reduce unemployment levels. • Increase average wage levels. • Improve the range and level of skills in the local workforce. • Increase provision of new business floorspace. | <ul style="list-style-type: none"> • No net increase in the proportion of the economically active population in employment by 2020 and 2025. • No reduction in the proportion of the economically active population claiming Job Seekers Allowance (JSA) by 2020. • No net increase in median gross annual earnings by 2020 and 2025. • The proportion of VAT registered business births does not meet or exceed the North West average by 2025. • 20ha or less of the net employment land requirement has been developed by 2020. |
| WRK2 | <ul style="list-style-type: none"> • Provide 45.09ha (net) of employment land between 2011 and 2030. | <ul style="list-style-type: none"> • 20ha or less of the net employment land requirement has been developed by 2020. • 30ha or less of the net employment land requirement has been developed by 2025. |
| WRK3 | <ul style="list-style-type: none"> • Deliver strategic employment site within the first five years of the plan. | <ul style="list-style-type: none"> • Developer not on-site by 2017. • Development Brief not prepared by the end of 2016. |
| WRK4 | <ul style="list-style-type: none"> • Develop new floorspace for both convenience and comparison retail uses. • Increase the take-up of existing floorspace for retail uses. • Reduce the number of vacant premises in designated shopping centres. • Increase employment in retailing. | <ul style="list-style-type: none"> • Delivery of convenience and comparison retail floorspace are not in line with the projections in the Retail Capacity Study by 2023. • The number and/or percentage of town centre premises in non-retail uses shows an increase in three consecutive years. • The number and/or percentage of vacant town centre premises shows an increase in three consecutive years. • No net increase in retail employment by 2020. |
| WRK5 | <ul style="list-style-type: none"> • Create additional floorspace for tourism, leisure and cultural uses. • Increase the number and percentage of people employed in tourism. | <ul style="list-style-type: none"> • No net increase in floorspace for tourism, leisure and cultural uses by 2020. • No net increase in tourism employment by 2020. |
| WRK6 | <ul style="list-style-type: none"> • Increase the number of new commercial premises achieving a BREEAM rating. • Increase the amount of open space created in new employment developments. | <ul style="list-style-type: none"> • 40% or less of new buildings (where applicable) achieve a BREEAM rating by 2020 and 2025. • No increase in the amount of open space arising from new employment development by 2020. |

5.35 Table 5.13 provides details of the indicators included within this topic area and whether they are being reported in the current monitoring year.

Table 5.13 – Monitoring spatial development

| Indicator | | Comments | Reported |
|-----------|---|---|----------|
| EC01 | Amount of new employment floorspace | Planning application records in Uniform, plus follow-up site visits. | ✓ |
| EC02 | Amount of new employment floorspace completed on PDL | Data collected as part of the annual monitoring process. Uses the site area data captured in the employment land database. | ✓ |
| EC03 | Amount of new employment floorspace with an extant planning consent | Data collected as part of the annual monitoring process. Uses the site area data captured in the employment land database. | ✓ |
| EC04 | Amount of employment land / floorspace lost to alternative uses by location | Data collected as part of the annual monitoring process. Uses the site area data captured in the housing, employment, retail and leisure databases. | ✓ |
| EC05 | Unemployment levels | Data is taken from NOMIS Job seekers allowance (JSA) and worklessness figures. | ✗ |
| EC06 | Number and change in VAT and PAYE registered businesses | Data is available from the Business demography UK dataset (ONS). | ✗ |
| EC07 | Employment levels | Data is available via the Annual Population Survey (NOMIS). | ✗ |
| EC08 | Average wage levels | Data is available via the Earnings and hours worked, place of residence by local authority: ASHE Table 8 (ONS). | ✗ |
| EC09 | Estimates of household earnings | Data is sourced from the report on gross disposable household income, published by Lancashire County Council. | ✗ |
| EC10 | Development Bradley AAP Employment Allocation | Data collected as part of the annual monitoring process. | ✓ |
| EC11 | Number of employment development completed in accessible locations | Data collected as part of the annual monitoring process. GIS mapping is used to map all new employment developments and identify those that have been completed within a defined accessibility area. | ✓ |
| EC12 | Amount of new retail / town centre floorspace completed | Data collected as part of the annual monitoring process. Uses the site area data captured in the retail and leisure land database. | ✓ |

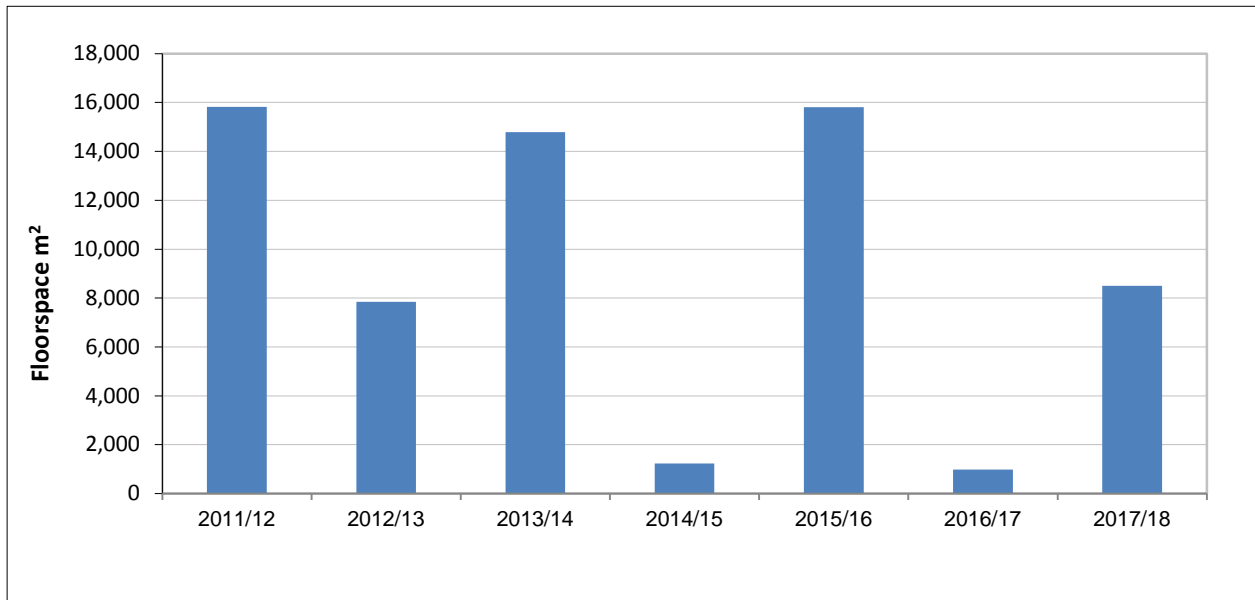
| Indicator | | Comments | Reported |
|-----------|--|---|----------|
| EC13 | Town centre occupancy levels | Data collected as part of the annual monitoring process. | ✓ |
| EC14 | Amount of floorspace for retail / town centre uses with an extant planning consent | Data collected as part of the annual monitoring process. Uses the site area data captured in the retail and leisure land database. | ✓ |
| EC15 | Amount of new retail / town centre floorspace competed on PDL | Data collected as part of the annual monitoring process. Uses the site area data captured in the retail and leisure land database. | ✓ |
| EC16 | Amount of floorspace completed for Tourism, Leisure and Culture | Data collected as part of the annual monitoring process. Uses the site area data captured in the retail and leisure land database. | ✗ |

This page has been left blank intentionally.

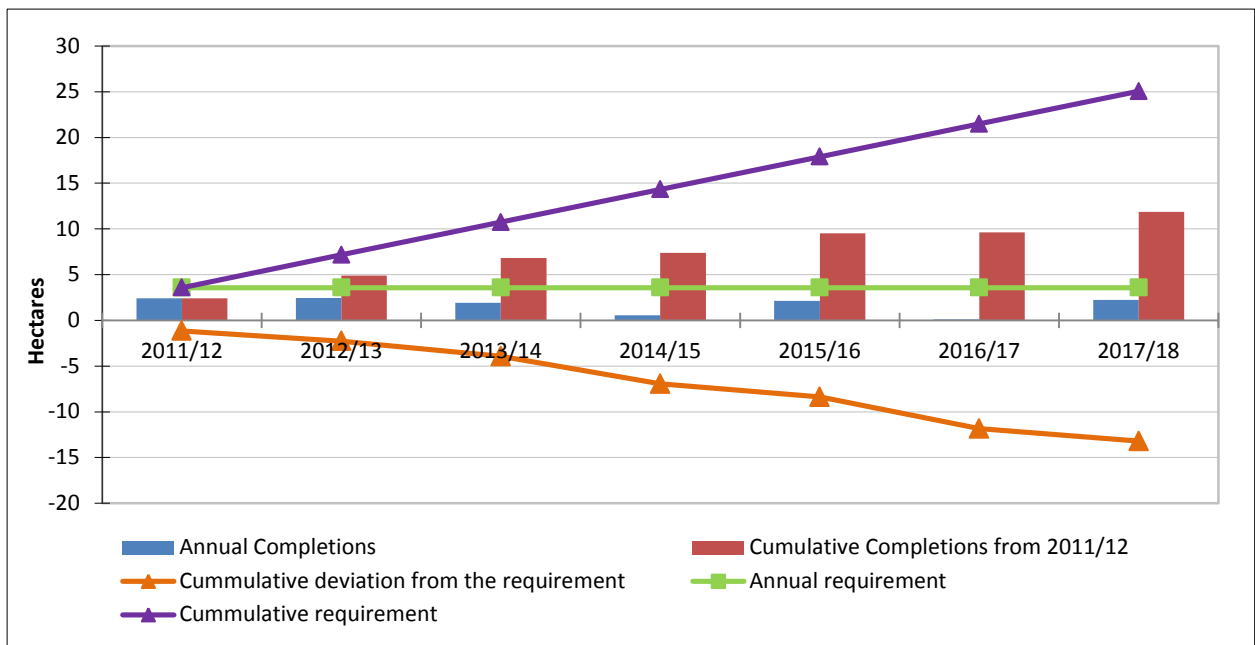
| | |
|---------------------|--|
| Indicator: | EC01 Amount of new floorspace completed |
| Policy Links | RPLP23, SDP4, WRK1, WRK2 |

Data:

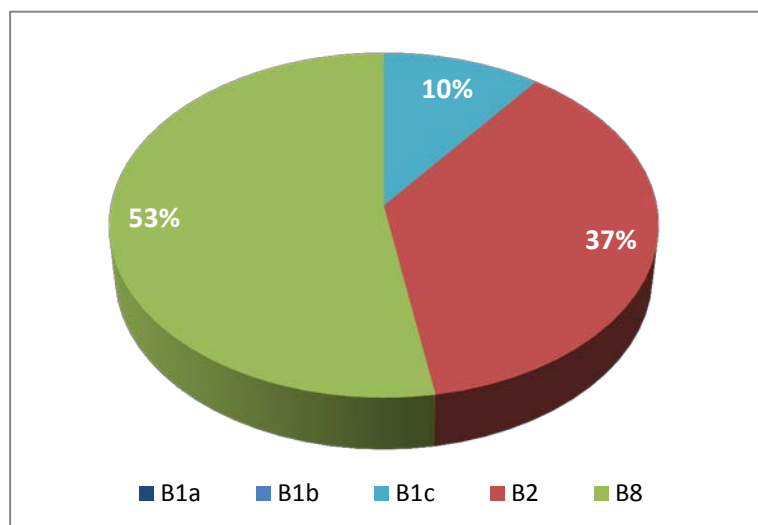
Employment floorspace completed from 2011/12 – 2017/18



Deviation from employment requirement 2011/12 – 2017/18



Employment floorspace completed by type 2017/18



Commentary:

About the indicator

This is a Local Plan indicator and core output indicator for the AMR.

Completions data is used to show progress against the employment land requirement set-out in Policy WRK2 (LP1), which is taken from Pendle Employment Land Review (2013). The floor area for new build schemes, premises conversions and changes of use is recorded. The results are converted to an employment land requirement (hectares) using conversion factors from the Employment Densities Guide 3rd Edition (Homes England, 2015).

The data for this indicator is taken from the Council’s planning application records and recorded annually in the employment land monitoring database.

Current monitoring period

Employment land take-up in the previous monitoring period (0.11ha) was the lowest recorded since the start of the plan period. In 2017/18 a total of 8,496m² (gross) of new employment floorspace was created in Pendle. This required an estimated land take-up of 2.23ha, which is higher than the annual average take-up rate since the start of the plan period (1.71ha).

The split between the employment use classes shows that the majority of the new floorspace created was once again for B8 Storage and Distribution (53%) with the balance divided between B2 General Industrial (37%) and B1c Light Industrial (10%) uses.

There continues to be a significant loss of floorspace to non-employment uses. Changes of use between employment ‘B’ use classes also continue to be high.¹⁰ In 2017/18 these equated to a net loss of 6,904m² of employment floorspace (see Indicator EC04 for details).

Longer-term trends

The amount of employment land take-up in 2017/18 was considerably higher than that recorded in the 2016/17 monitoring period, which had the lowest completion rate recorded since the start of the plan period, was still approximately half the amount achieved in three of the seven monitoring periods.

The average annual take-up rate for employment land since 2011/12 rose from 1.69ha to 1.71ha. This continues the recent trend of progress against the annual employment land requirement being

¹⁰ Losses are recorded for each use class. Changes between the employment use classes are recorded as a loss to one use class and a gain to another. The net overall provision takes into account both of these figures.

consistently below the average requirement of 3.58ha per annum. In none of the years since 2011/12 has the annual figure for completions met this annual target, which had previously been met or exceeded in most years prior to the 2007/08 economic recession. There is currently a cumulative under delivery of 13.2ha of employment land in the borough.

This significant deficit is a consequence of reduced economic activity since the onset of the economic recession in 2007. Businesses are being cautious in their investments and the restricted availability of finance has affected the viability of sites. The limited choice of quality sites within the borough may also have had a negative impact on the amount of development coming forward.

Lower take-up is also a consequence of rapid technological improvements in certain industries. Within the B2 General industrial use class technology has reduced the physical size of plant and equipment in several sectors. This is evident in local industries such as advanced manufacturing and printing, where computer numerical control (CNC) equipment and digital printers have seen a dramatic reduction in space requirements on the production floor.

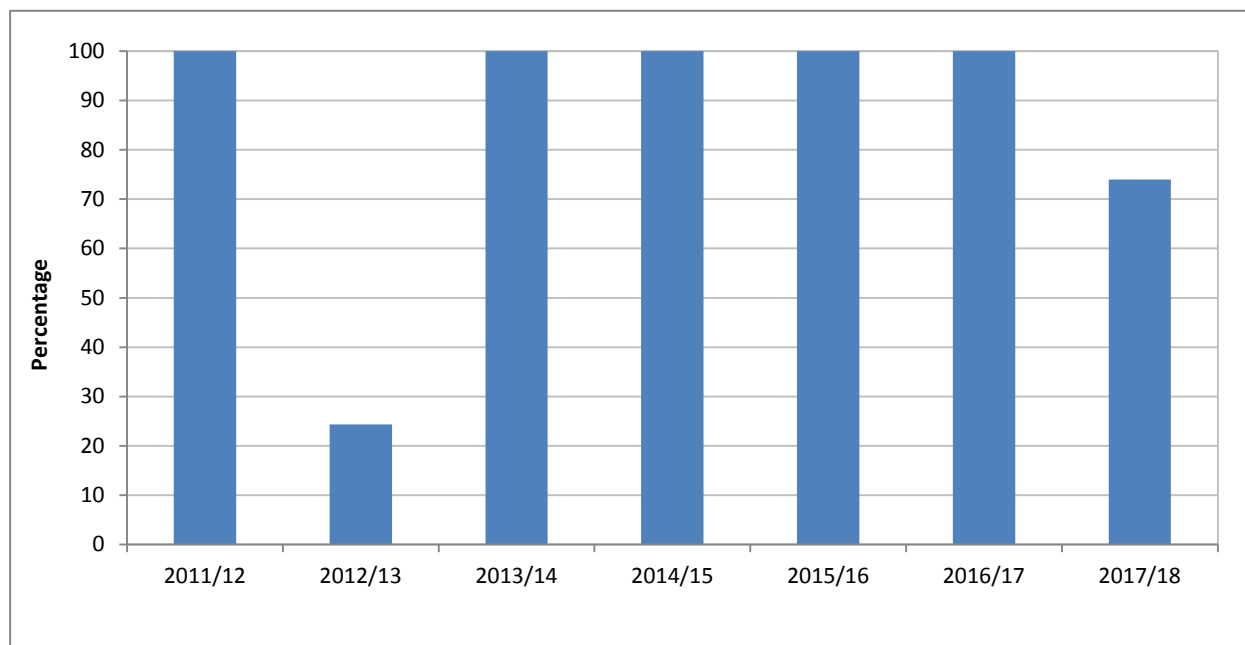
In Pendle, there is still a need for many businesses to expand and relocate into more modern premises. But, as the country slowly emerges from the global economic downturn and adjusts to the emergence of new technology, it remains to be seen if employment land take-up is likely to reach pre-recession levels. The ELR will be reviewed in the light of these events and new employment forecasts, to determine whether the annual employment land requirement needs to be adjusted in the long-term.

Policy WRK3 (LP1) allocates a strategic employment site at Lomeshaye. The policy includes a requirement for the Council to prepare a development brief and this was consulted upon shortly after the close of the monitoring period. The Council is proactively working to bring the strategic employment site forward, with a public inquiry to be held in June 2018. Although delayed no additional management actions are needed at this time.

This page has been left blank intentionally.

| | |
|---------------------|--|
| Indicator: | EC02 Amount of new employment floorspace completed on Previously Developed Land (PDL) |
| Policy Links | RPLP23, SDP2, WRK2 |

Data:



Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its main purpose is to record the amount of new employment floorspace completed on Previously Developed Land – also referred to as PDL or Brownfield land – to demonstrate that regeneration activity is helping to create new employment opportunities on recycled land.

The data for this indicator is taken from the Council’s planning application records and recorded annually in the employment land monitoring database.

Current monitoring period

In the 2017/18 monitoring period 74% of all employment development took place on previously developed land. This indicates that land and premises continue to be recycled for employment use. The take-up of employment land was largely associated with changes of use and the extension of existing premises rather than the redevelopment of derelict sites.

Longer-term trends

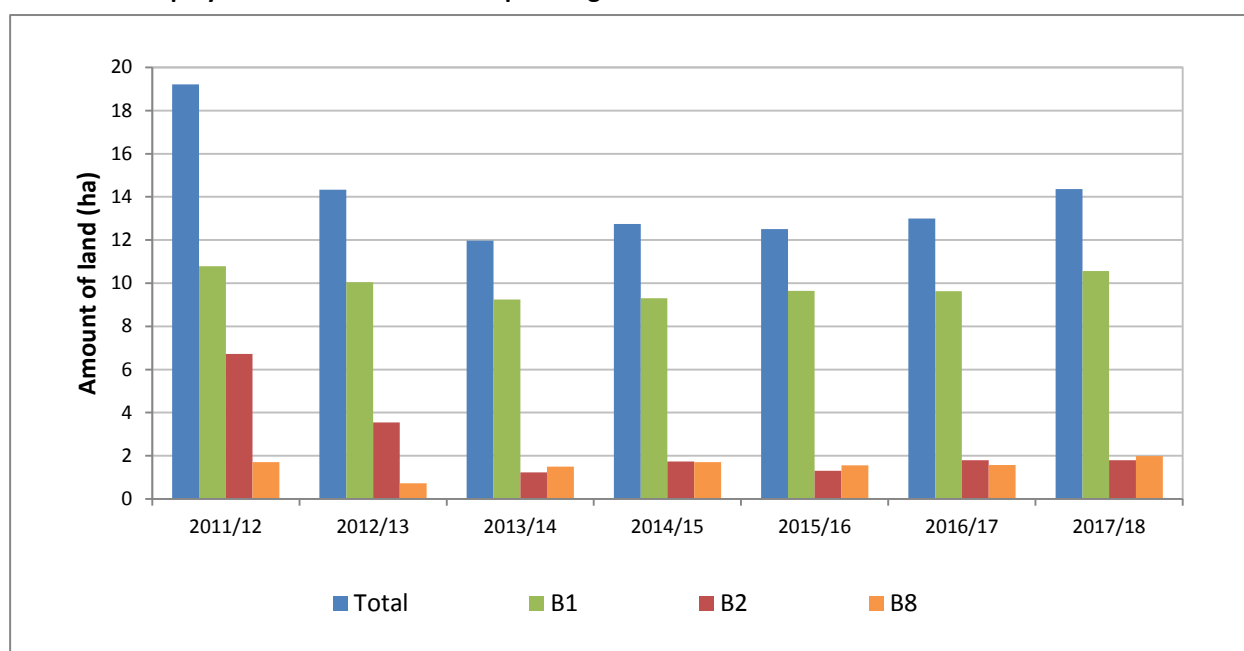
In five of the seven monitoring periods, all employment floorspace has been completed on previously developed land. The noticeable exception was 2012/13 when the completion of a large facility for Senior Aerospace Weston on a greenfield site at the West Craven Business Park distorted the figures.

This exceptionally strong performance in the re-use of previously developed land is unlikely to continue in the long-term. The opening up of the strategic employment site at Lomeshaye will see the likely release of greenfield plots onto the market within the next 2-3 years. These plots will help to provide high quality sites, which are currently absent from the local employment land portfolio.

| | |
|---------------------|---|
| Indicator: | EC03 Amount of new employment floorspace with an extant planning consent |
| Policy Links | RPLP23, WRK2 |

Data:

Amount of employment land with an extant planning consent



Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its main purpose is to record the amount of employment floorspace with an extant planning consent, on sites where development is still under construction or has not started.

Together with published employment forecasts, this trend data is used to help to inform future requirements for employment land in Pendle.

The data for this indicator is taken from the Council’s planning application records and recorded annually in the employment land monitoring database.

Current monitoring period

The local economy is currently in a period of significant change. Not only is it transforming from an employment base dominated by manufacturing industries to one that is more service based, it is also rebounding from the effects of the post-2007 global economic recession.

The amount of land with planning consent for employment use is currently 14.36 hectares divided up as follows: B1 Business (73%), B2 General Industry (13%) and B8 Storage and Distribution (14%). A total of 2.48 hectares is ready for immediate development, whilst 11.88 hectares has outline planning permission, requiring a further planning application to be made and approved before development can take place. Collectively, these permissions will provide for 49,1693m² of new employment floorspace.

Longer-term trends

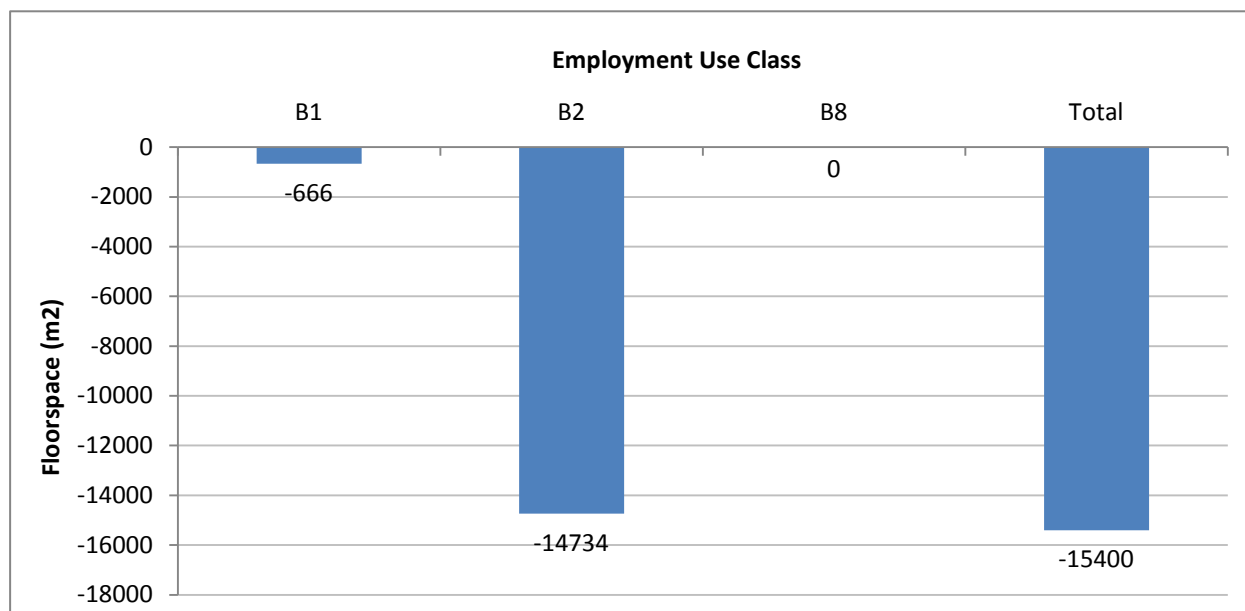
Over the last four years the amount of land with planning permission for employment use has remained reasonably constant – between 12 and 15 hectares.

The reduction in land available for B2 General Industry will be addressed by the provision of sites on the new strategic employment site at Lomeshaye.

| | |
|---------------------|---|
| Indicator: | EC04 Amount of employment land/floorspace lost to alternative uses |
| Policy Links | WRK2 |

Data:

Loss of employment floorspace 2017/18



Commentary:

About the indicator

This is a significant effects indicator for the Sustainability Appraisal and a local output indicator for the AMR. Its main purpose is to record the loss of employment land and floorspace to non-employment uses. Recording the redevelopment of former textile mills also helps to indicate a potential loss of industrial heritage.

The data for this indicator is taken from the Council’s planning application records and recorded annually in the employment land monitoring database.

Current monitoring period

A total of 15,400m² (gross) of employment floorspace was lost to other uses during the 2017/18 monitoring period, significantly higher than the figures for 2016/17 (1,858m²) and 2015/16 2,771m².

A large proportion of this total is associated with the redevelopment of two former mill sites.

Crownest Mill in Barnoldswick (9,747m²) occupied by textile printers R Soper Ltd. was redeveloped. The mixed use scheme retained premises for the company, but released land for a new Aldi supermarket. Spring Mill in Fence (9,747m²) was redeveloped for housing with the former occupier, textile supplier Panaz, relocating to the M65 Business Park in neighbouring Burnley. The final loss occurred in Foulridge where T&R Precision Engineers relocated to larger premises at Peel Mill on Station Road. Their former premises on Lowther Lane (858m²) were re-occupied by a gymnasium.

Longer-term trends

Other mill sites where the loss of employment floorspace is anticipated in the near future include the former Weston EU premises in Foulridge and part of the Brierfield Mills complex, which is being redeveloped as a high quality mixed-use destination under the 'Northlight' brand name.

Future monitoring will provide information on the progress of these schemes and any additional losses of employment floorspace to non-employment uses.

| | |
|---------------------|--|
| Indicator: | EC10 Development of Bradley AAP Employment Allocation |
| Policy Links | BAAP5, WRK2 |

Data:

No data collected for this indicator.

Commentary:

About the indicator

This is an indicator for the Bradley area Action Plan. Its main purpose is to show progress in developing the employment land allocation in the Bradley Area Action Plan area.

The data for this indicator is taken from the Council’s planning application records and recorded annually in the employment land monitoring database.

Current monitoring period

The employment land allocation in the Bradley AAP occupies the site of the former Vulcan Works off Bradley Hall Road.

This site previously had a planning permission for employment use, but this expired during the 2011/12 monitoring period. A planning application for car sales including a trailer/container and vehicle storage facility was approved in August 2017, but this was not implemented during the 2017/18 monitoring period.

| | |
|---------------------|---|
| Indicator: | EC11 Number of employment developments completed in accessible locations |
| Policy Links | RPLP23, SDP2, ENV4 |

Data:

| Description | Total | Town Centre* | Transport Hub | Accessibility Corridor# |
|---|-------|--------------|---------------|-------------------------|
| Number of employment developments completed | 6 | 0 | 0 | 3 |
| Amount of employment floorspace developed (m ²) | 4,477 | 0 | 0 | 3,797 |
| Amount of employment land developed (ha) | 2.24 | 0 | 0 | 0.65 |

* Town and local shopping centres defined in the Replacement Pendle Local Plan (2001-2016)

The Accessibility Corridor includes developments within the town centres of Nelson and Colne, the local shopping centre of Brierfield and transport hubs in the area.

Commentary:

About the indicator

This is a Local Plan indicator. Its main purpose is to show that new employment opportunities are being provided in accessible locations.

Accessibility to employment is an important part of sustainable development. Policies SDP2 and ENV4 of the Core Strategy look to promote new development in accessible locations to reduce the need to travel.

The high accessibility locations in Pendle are defined as:

- the six town or local shopping centres designated in Policy SDP5 (LP1);
- any location within 400 metres of the A56/A6068, between the borough boundary at Reedley and Colne Bus Station, which hosts the borough’s only high frequency bus route;
- any of the following transport nodes: Nelson Bus/Rail Interchange, Colne Bus Station, Colne Railway Station and Brierfield Railway Station.

The data for this indicator is taken from the Council’s planning application records and recorded annually in the employment land monitoring database.

Current monitoring period

Three of the six employment developments completed in the 2017/18 monitoring period, were within an accessible location.

Of the three developments not within an accessible location, two were located within a Protected Employment Area, as defined in Policy 22 (RPLP). The other was on the site of a former textile mill adjacent to Junction 13 on the M65 motorway. This site is 350 metres from the Nelson Town Centre boundary and served by a half hourly bus service on Route 2 during working hours (Bus Stop 2500DCL5665a).

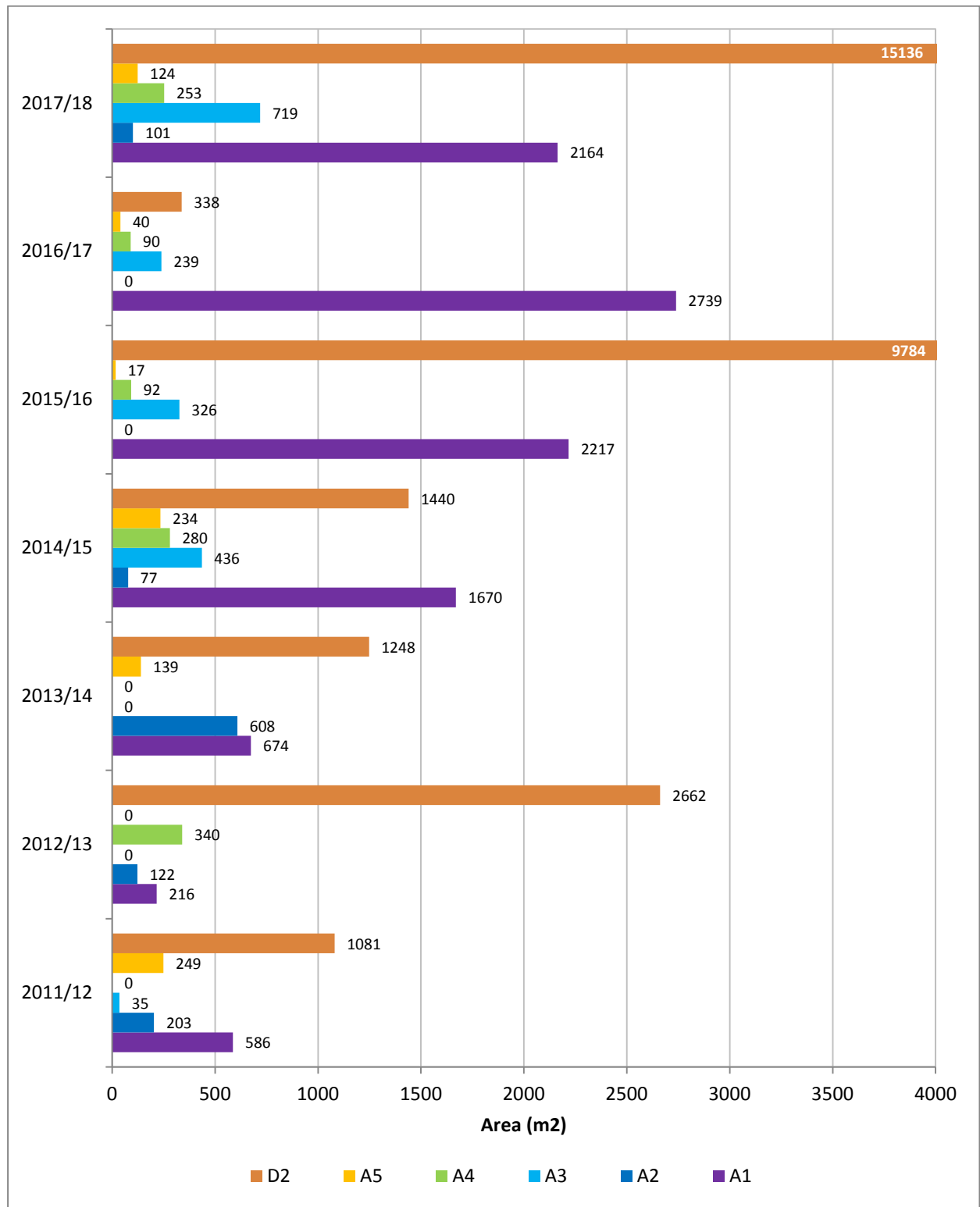
As the Core Strategy was only adopted in December 2015, it is still too early to determine whether the policies are effectively directing new development towards accessible locations.

Longer-term trends

Future monitoring will help to show whether new employment development is being located in locations that are easily accessible by both public transport and the private car.

| | |
|---------------------|---|
| Indicator: | EC12 Amount of new retail / town centre floorspace completed |
| Policy Links | WRK4 |

Data:



Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its main purpose is to show how much floorspace is being developed within the borough for each of the 'main town centre uses'.

Town centres play an important economic and social role in our communities. The NPPF encourages local planning authorities to support competitive town centres that provide consumers with a diverse offer and individuality. The continued vitality and vibrancy of our town centres is essential if they are to remain viable and attractive destinations for local residents and visitors to the area.

The data for this indicator is taken from the Council's planning application records and recorded annually in the retail and leisure land monitoring database.

Current monitoring period

The data shows that during the 2017/18 monitoring period a total of 18,497m² gross floorspace was completed for retail and other "main town centre uses" as defined in the National Planning Policy Framework (NPPF).

Of this total, almost 14,500m² (78%) was associated with a BMX cycle track (D2 use class) developed on the boundary between Nelson and Barrowford (see Indicator EN28 for further details). A second leisure scheme saw a former industrial unit (615 m²) converted into a gymnasium in the village of Foulridge.

The provision of retail floorspace within the 'A' use classes was once again similar to previous years at 3,361m². Of this 2,164m² was for shops (A1) and 719 m² for restaurants and cafes (A3).

The only hot-food takeaway developed in 2017/18 was within Nelson town centre.

For the third year in a row no new A2 floorspace was provided, the only 'completion' being associated with the issuing of a Certificate of Lawfulness for premises on Scotland Road in Nelson.

Further information on retail and leisure development can be found under Indicator EC13, which includes information on the occupancy of units within the borough's town and local shopping centres in 2017/18.

Longer-term trends

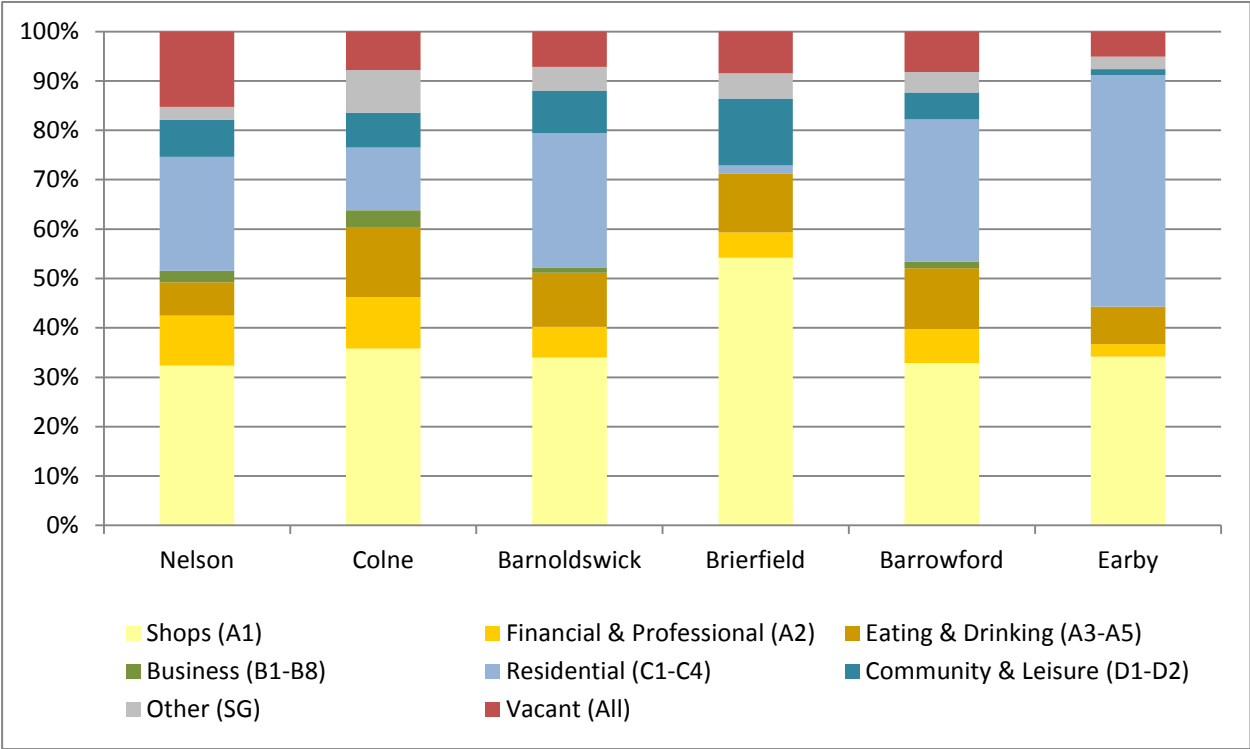
After showing steady year-on-year growth since the start of the plan period, the amount of A1 retail floorspace (gross) completed in 2016/17 fell slightly.

Completion of the new Aldi store in Barnoldswick (1,735m²) continued the trend set in the three preceding monitoring periods: TK Maxx, Colne (2016/17), Lidl, Colne (2015/16) and the Booths, Barrowford (2014/15).

Development in the A3 use class (Restaurants and Cafes), almost non-existent prior to 2014/15, saw its highest level of completions since the start of the plan period. This is largely associated with the development of strong night-time economies in Colne and Barrowford. Nationally this sector has shown strong growth for a number of years, but in 2017/18 started to show the first signs of decline.

| | |
|---------------------|--|
| Indicator: | EC13 Town centre occupancy levels |
| Policy Links | WRK4 |

Data:



Commentary:

About the indicator

This is a Local Plan indicator, a significant effects indicator for the Sustainability Appraisal and a core output indicator for the AMR. Its main purpose is to illustrate the occupancy of town centre premises by each of the ‘main town centre uses’. It also shows the level of vacancy within each centre.

Maintaining a diverse mix of uses helps to promote healthy town centres. To help maintain their vitality and vibrancy thresholds have been established for the proportion of non-shopping uses within designated shopping frontages at ground floor level. These seek to retain higher levels of A1 uses in the primary frontages with a greater representation of other main town centre uses in the secondary frontages.

Where non-shopping uses show a significant increase over time it may be necessary to review existing boundaries or frontages to ensure that relevant planning policies can continue to operate effectively.

The data for this indicator is taken from the Council’s monitoring of town centre occupancy, which is carried out in May/June each year.

Current monitoring period

Appendix H includes a 'retail dashboard' to show the current make-up of each of the borough's six town and local shopping centres and how levels of occupancy and vacancy have changed since 2006. The individual charts show:

- Occupancy of units within the town or local shopping centre boundary (2017/18)
- Occupancy of units within the Primary Shopping Area (2017/18) – Nelson only
- Occupancy of units within primary and secondary shopping frontages (2017/18)
- Changes in occupancy 2006 to date
- Changes in the vacancy rate 2006 to date

In 2018, A1 uses (shops) continue to occupy the majority of premises in the borough's town and local shopping centres, accounting for 41.2% of all premises (441 out of 1,071) and 41.0% of all ground floor floorspace.

In retail planning a distinction is made between the sale of everyday items bought on a regular basis from local shops (convenience goods) and items bought on an occasional basis, usually after evaluating prices, features and quality levels against similar products (comparison goods).

In Pendle premises within the A1 use class are primarily occupied by comparison retailers. Many of these shops are owned by local independents, rather than national high street chains, and the average size is just 125m². Convenience outlets are also relatively small and primarily orientated towards top-up shopping. The average size of convenience units in Pendle's six town and local shopping centres is 129m².

Nelson is by far the largest town centre in the borough with 386 units and 63,002m² of floorspace. Of these premises 125 are in A1 use and account for 17,057m² of floorspace. Retail provision in the two remaining town centres – Colne and Barnoldswick – is significantly larger than that in the three local shopping centres; Brierfield, Barrowford and Earby

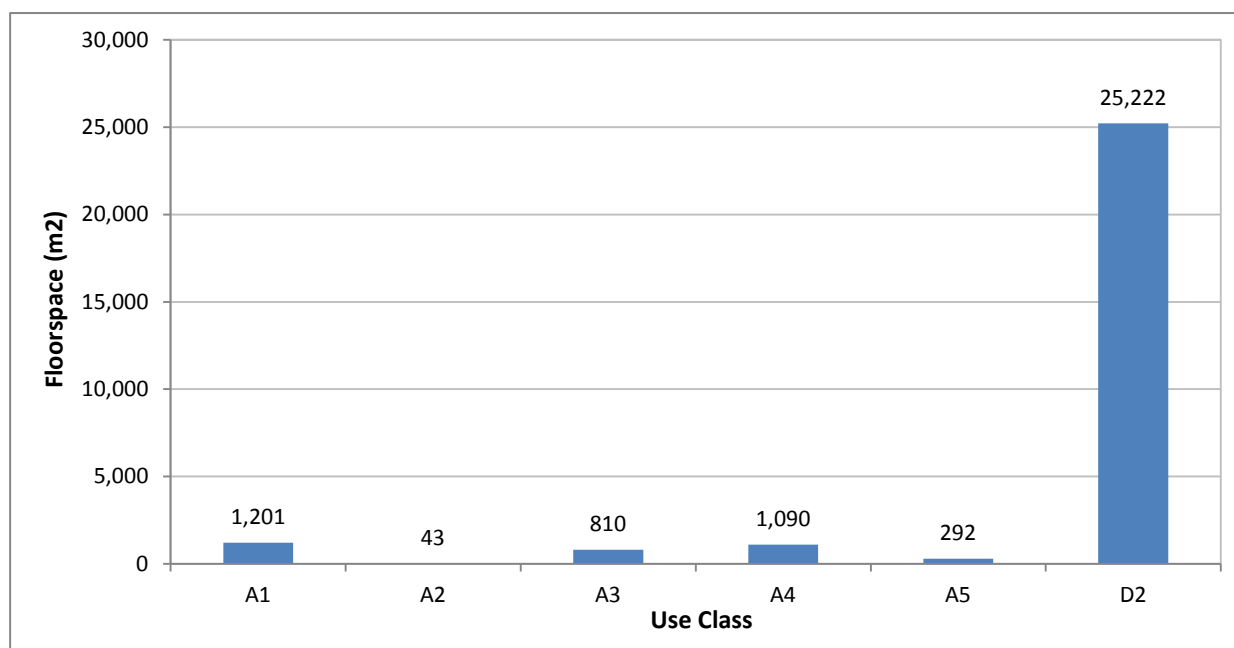
Research conducted by the Local Data Company (LDC) shows that high streets, shopping centres and retail parks in Britain all recorded a rise in vacancy rates for the year to 31 December 2018. The national vacancy rate rose from 11.2% to 11.5% driven predominantly *"by a decline in retail or service outlets which can be replicated digitally"*. This is the first time that the rate has increased since LDC began collecting this data in 2012.

In contrast to the national position, in the year to June 2018 the vacancy rate fell in Nelson, Barrowford and Earby. The improvement in the vacancy rate in Barrowford is most welcome. Although still too early to tell, it suggests that the increase in the vacancy rate, experienced immediately after the opening of a Booths supermarket in an edge-of-centre location and several larger units on the former Fountains garage site in the heart of the local shopping centre, is unlikely to continue in the long-term.

Somewhat surprisingly Colne and Barnoldswick, towns that have recently had success in the Great British High Street awards, experienced sharp increases in the vacancy rate. Given the relatively small sample sizes involved, such fluctuations are not unusual in the short term, but will need to be addressed should this trend continue. In Brierfield the vacancy rate remained static. Only Nelson (19.9%) and Barrowford (11.5%) continue to have a vacancy rate in excess of the national average.

| | |
|---------------------|--|
| Indicator: | EC14 Amount of floorspace for retail / town centre uses with an extant planning consent |
| Policy Links | WRK4 |

Data:



Commentary:

About the indicator

This is a Local Plan indicator. Its main purpose is to show the amount and type of development that has taken place within the borough’s six town and local shopping centres within the current monitoring period.

The results show how the borough’s town and local shopping centres are adapting in response to increased competition from out-of-centre and online retailing.

The data for this indicator is taken from the Council’s planning application records and recorded annually in the retail and leisure land monitoring database.

Current monitoring period

A total of 28,658m² had an extant planning permission for retail or other town centre uses at the end of the 2017/18 monitoring period. This was roughly half the total recorded at the end of the preceding monitoring period. The completion of the BMX pump track (D2) between Nelson and Barrowford (14,470m²) and the lapsed permission for the garden centre (A1) in Colne (6,149m²) are a significant part of the reason for this.

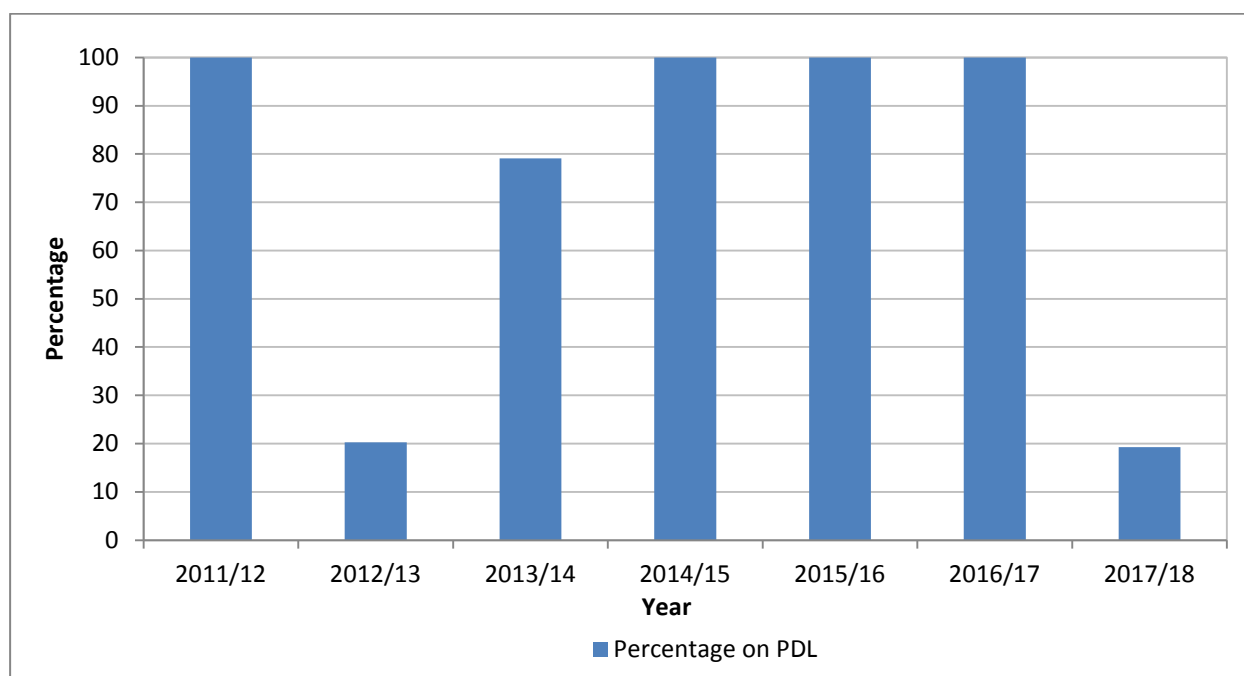
For the first time in many years there were no large extant planning permissions for shops (A1) and there were no extant permissions for banking and other professional services (A2). At 810m² the amount of floorspace available for restaurants and cafes (A3) was approximately half that recorded 12 months earlier. The figures for drinking establishments (A4) and hot food takeaways (A5) were largely unchanged.

Appendix G provides a summary by settlement of the amount of floorspace available for retail or main town centre uses.

There were still five schemes with planning permission for 25,222m² of floorspace for leisure use (D2) at the end of the 2017/18 monitoring period. The largest involves the reinstatement of cricket and football pitches at the former Lucas Sports Ground in Reedley, and the provision of a new pavilion (15,145m²). Construction work on these facilities had not started in 2017/18, but the conversion of buildings at the mixed-use Northlight development in Brierfield, to create the “Leisure Box” a new 5,294m² indoor and outdoor sports facility for Burnley FC in the Community, was well underway.

| | |
|---------------------|--|
| Indicator: | EC15 Amount of new retail / town centre floorspace completed on PDL |
| Policy Links | SDP2, WRK4 |

Data:



Commentary:

About the indicator

This is a Local Plan indicator. Its main purpose is to show whether policy is operating effectively by directing retailing and other main town centre uses towards sites that help to regenerate and recycle previously developed land (PDL) in Pendle.

The PDL figures record new development on brownfield sites, the conversion of existing buildings and change of use applications.

The data for this indicator is taken from the Council’s planning application records and recorded annually in the retail and leisure land monitoring database.

Current monitoring period

In 2017/18 just 19% of the 3,976 m² of retail and leisure floorspace created was developed on PDL. This low figure can largely be attributed to the construction of a BMX pump track on a Greenfield site straddling the boundary between Nelson and Barrowford (see indicators SD02 and EN28 for further information). Once again the majority of development projects are associated with change of use applications for existing buildings.

Longer-term trends

In most years a high proportion of retail and leisure development takes place on PDL. The two exceptions 2012/13 and 2017/18 are both associated with new outdoor sports provision.

These results indicate that policies promoting the reuse of existing premises and the recycling of PDL appear to be working effectively. Policies SDP5 and WRK4 (LP1) both require retail proposals to be located within a designated town or local shopping centre boundary in the first instance, to ensure that new retail developments are provided in sustainable locations and prioritise the reuse of PDL where this is appropriate.

This page has been left blank intentionally.

Supporting: creating healthy and confident communities

- 5.36 Creating communities that are mixed and balanced by tenure and household income is one of the government’s aims for sustainable development. It should be promoted by Local Plans through incremental small scale and large scale developments, which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods.
- 5.37 In addition to providing new housing and employment opportunities of the right type in the right places, good access to community facilities is fundamental to creating sustainable communities. Similarly, opportunities to participate in the cultural life of communities can contribute greatly to the health and wellbeing of individuals and communities as a whole.
- 5.38 This section provides data and information on issues relating to development associated with the provision of new community facilities; the loss of existing community facilities; and the number of developments meeting standards of design which help to reduce levels of crime.
- 5.39 The targets and trigger points used to help measure the performance of planning policies in Pendle Local Plan Part 1: Core Strategy [“LP1”], which address matters associated with development to address community initiatives are set out in Table 5.12.
- 5.40 The commentary for each indicator will provide details of whether the appropriate targets are being met, or whether any management actions need to be taken if the data reveals that the appropriate triggers have been reached.
- 5.41 A number of the indicators in this section only came into effect with the adoption of LP1 in late 2015. As such data collection regimes have yet to be fully established to capture this information.

Table 5.14 – Spatial development targets and triggers

| Policy | Targets | Triggers |
|--------|---|---|
| SUP1 | <ul style="list-style-type: none"> • To deliver new and improved community facilities to meet identified needs and deficiencies. | <ul style="list-style-type: none"> • No net increase in the number of new community facilities by 2020 and 2025. |
| SUP2 | <ul style="list-style-type: none"> • To deliver new and improved health and social care facilities. • To deliver well-linked open space to enable healthy lifestyles. | <ul style="list-style-type: none"> • No net increase in the number of new and improved health and social care facilities by 2020 and 2025. • 80% or less of new residential development provide a form of open space in their scheme or have made a contribution where appropriate. |
| SUP3 | <ul style="list-style-type: none"> • To deliver key developments to improve the education and training offer in the borough. | <ul style="list-style-type: none"> • No net increase in the number of new and improved education and training facilities by 2020 and 2025. |
| SUP4 | <ul style="list-style-type: none"> • To increase the design quality of public buildings and spaces. | <ul style="list-style-type: none"> • 40% or less of new buildings (where applicable) achieve a BREEAM rating by 2020 and 2025. |

5.42 Table 5.15 provides details of the indicators included within this topic area and whether they are being reported in the current monitoring year.

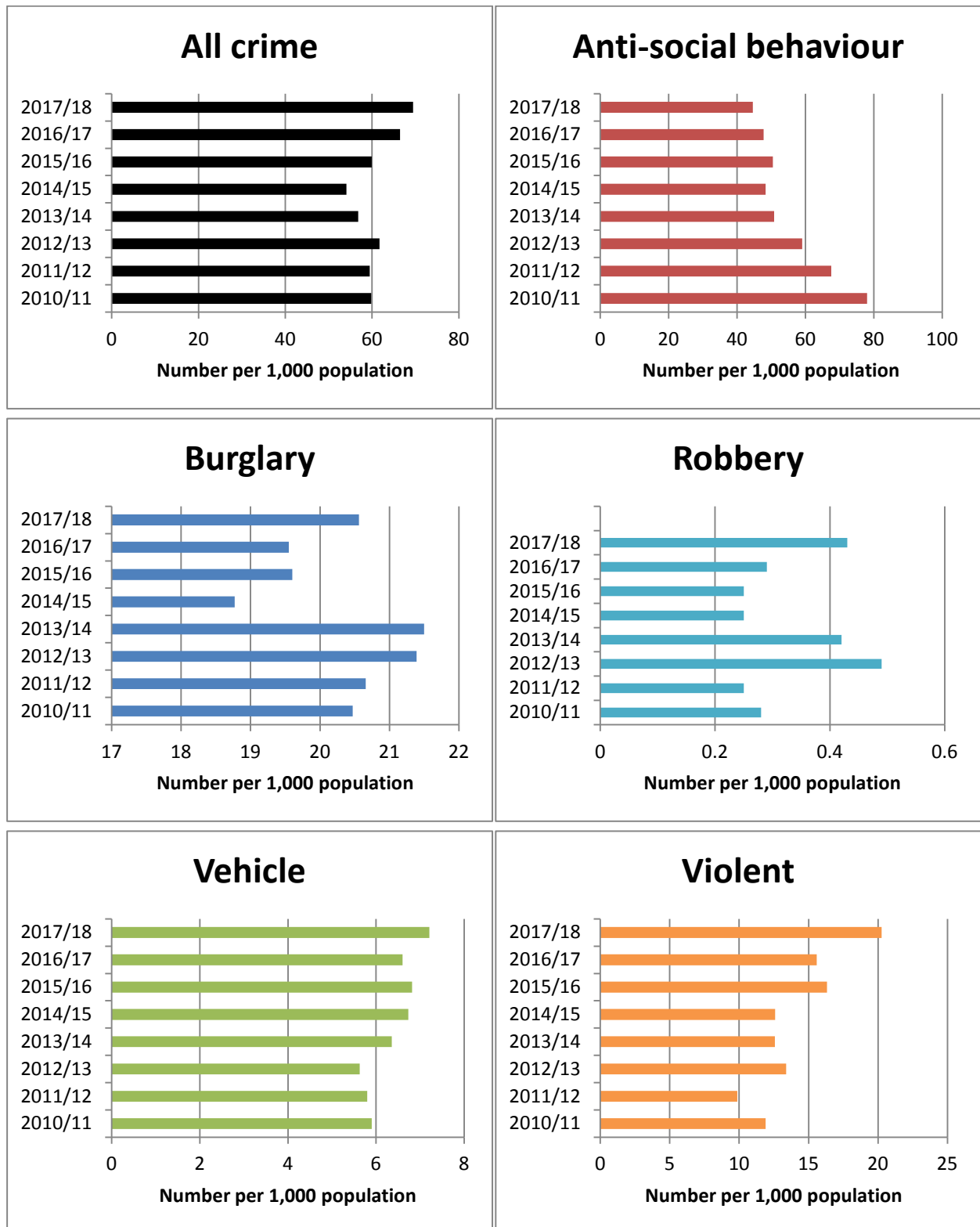
Table 5.15 – Monitoring spatial development

| Indicator | | Comments | Reported |
|-----------|--|---|----------|
| CM01 | Number of schemes granted permission and completed with a Secured by Design award | Data is obtained from the documents accompanying individual planning applications (e.g. Design & Access Statements). | ✘ |
| CM02 | Crime levels | Data is obtained from the Safer Lancashire website. The data was updated on an annual basis by LCC, but was temporarily suspended as of June 2019. http://www.saferlancashire.co.uk/2011/offline.asp | ✓ |
| CM03 | Number of extant planning consents for community facilities | A reliable source of data that is updated on a regular basis and relatively easy to collect has yet to be identified. | ✘ |
| CM04 | Number of completed community facilities developments | A reliable source of data that is updated on a regular basis and relatively easy to collect has yet to be identified. | ✘ |
| CM05 | Number of community facilities lost to an alternative uses | A reliable source of data that is updated on a regular basis and relatively easy to collect has yet to be identified. | ✘ |
| CM06 | Changes in the Index of Multiple Deprivation in the Bradley AAP area | Data is available from .Gov.uk. https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015 | ✘ |
| CM07 | Percentage of people who believe that people from different backgrounds get on well together | Data is taken from the Pendle Perception Survey (renamed Living in Pendle), but is not updated annually. | ✓ |

This page has been left blank intentionally.

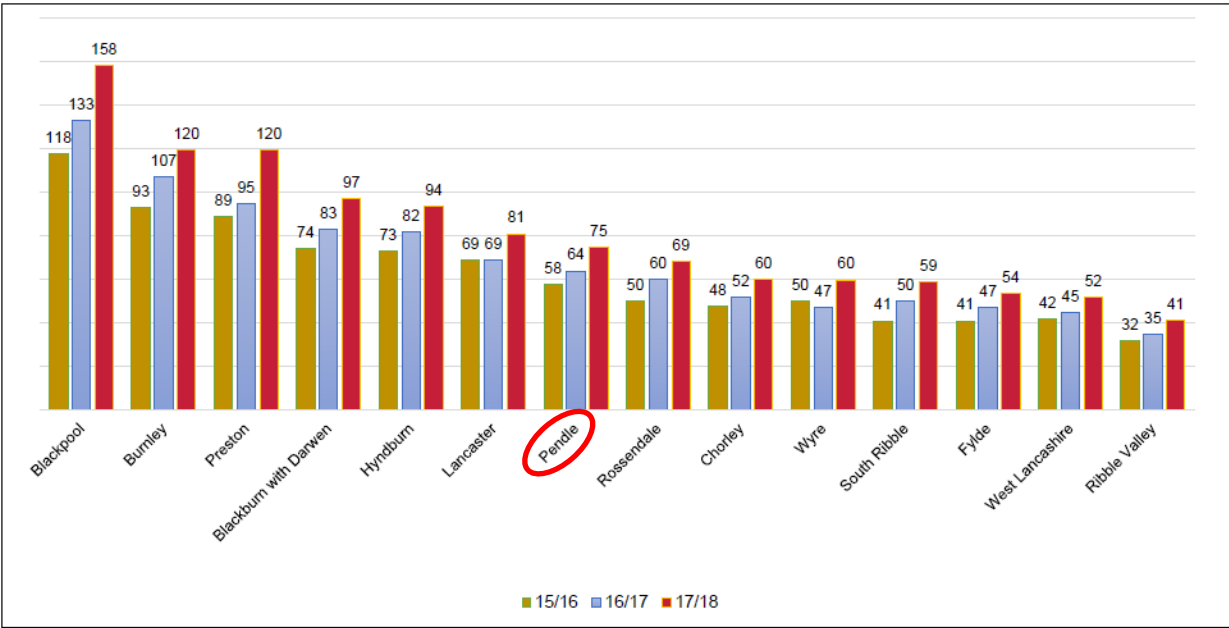
| | |
|---------------------|------------------------------|
| Indicator: | CM02 Crime levels |
| Policy Links | SUP4 |

Data:



Source: www.saferlancashire.co.uk/2011/crime/index.asp (Note: the annual monitoring period runs from 1 August to 31 July)

All recorded crime excluding fraud, Lancashire local authorities 2015/16-2017/18



Source: Safer Lancashire

Commentary:

About the indicator

It is not possible to make direct links between increases and decreases in the incidents reported for different crimes. However, the design of buildings and the public realm, together with any crime prevention measures that are put in place in new developments can help to deter and prevent crime.

Crime rates vary considerably within the borough, being closely associated with factors such as levels of local deprivation, housing and income levels, health and the number of transient visitors

Monitoring the level of crime in Pendle provides contextual information, which can help to show indirectly whether policies relating to the design of new development are having a positive influence.

Current monitoring period

The overall crime rate for Pendle in 2017/18 was 69.45 crimes per 1,000 population. This is the fourth consecutive year that the figure has increased, but it remains below the Lancashire average of (71.74).

Only the crime rate for anti-social behaviour fell in 2017/18. The figures for theft from a vehicle, burglary, robbery and violent crime all showed an increase, the latter being particularly significant when compared to the preceding year. But, with the exception of thefts from a vehicle, all remain below the comparable figure for Lancashire.

Longer-term trends

Crime has been increasing in recent years, with a 30% increase across Lancashire between 2015/16 and 2017/18.

Using the ONS Crime Severity Tool 25% of the volume of reported crime accounts for 68% of the harm caused. The latest estimates from the Crime Survey for England and Wales (CSEW) for the year ending March 2018 show that most respondents (4 out of 5 adults) didn't experience any of the crimes asked about in the Survey. Over 85% of respondents to the Living in Lancashire survey still felt safe in their local area.

From 2011/12 to 2014/15 there was a general decline in the overall level of crime in Pendle. But for the

last four monitoring periods there has been a steady increase in the overall level of crime in Pendle. This trend is also apparent in other Lancashire local authority areas.

This increase is partially explained by improvements in recording practice after audit; increased willingness to report some crimes (particularly for sexual offences); and a small increase in actual crime in some high harm categories, such as violence with injury.

Although the overall crime rate has risen, there has been a fall in anti-social behaviour (down to 45 incidents per 1,000 population).

There has been a notable increase in violent crime (up from a low of 10 incidents per 1,000 population in 2011/12 to 20 in 2017/18).

Reported incidents of robbery and Burglary both experienced significant reductions after 2013/14, but like the overall level of reported crime have experienced a steady increase since then.

| | |
|---------------------|---|
| Indicator: | CM03 Number of extant planning consents for community facilities |
| Policy Links | SUP1, SUP2, SUP3 |

Data:

Data for this indicator was not collected during the 2017/18 monitoring period.

Commentary:**About the indicator**

The procedures for collecting, recording and analysing the data for this indicator have not yet been established.

In future years extant planning permissions for the following community facilities will be recorded:

- community centres;
- public halls;
- Police, Fire, Ambulance services;
- youth centres;
- libraries;
- places of worship; and
- arts and cultural facilities (e.g. theatres, cinemas etc.)

| | |
|---------------------|---|
| Indicator: | CM04 Number of completed community facilities developments |
| Policy Links | SUP1, SUP2, SUP3 |

Data:

Data for this indicator was not collected during the 2017/18 monitoring period.

Commentary:**About the indicator**

The procedures for collecting, recording and analysing the data for this indicator have not yet been established.

In future years the completion of new community facilities will be recorded:

- community centres;
- public halls;
- Police, Fire, Ambulance services;
- youth centres;
- libraries;
- places of worship; and
- arts and cultural facilities (e.g. theatres, cinemas etc.)

| | |
|---------------------|---|
| Indicator: | CM05 Number of community facilities lost to alternative uses |
| Policy Links | SUP1 |

Data:

Data for this indicator was not collected during the 2017/18 monitoring period.

Commentary:**About the indicator**

The procedures for collecting, recording and analysing the data for this indicator have not yet been established.

In future years the loss of the following community facilities will be recorded:

- community centres;
- public halls;
- Police, Fire, Ambulance services;
- youth centres;
- libraries;
- places of worship; and
- arts and cultural facilities (e.g. theatres, cinemas etc.)

| | |
|---------------------|---|
| Indicator: | CM06 Changes in the Index of Multiple Deprivation in the Bradley Area Action Plan (AAP) area |
| Policy Links | Bradley Area Action Plan Sustainability Appraisal |

Data:

Index of Deprivation: Bradley

| LSOA | 2007 | 2010 | 2015 | LSOA | 2007 |
|-----------|-------|-------|-------|-----------|------|
| | Rank | Rank | Rank | 2010-2015 | Rank |
| E01025181 | 2,046 | 2,296 | 1,828 | +468 | 1 |
| E01025182 | 497 | 919 | 1,928 | -1,009 | 1 |
| E01025183 | 2,494 | 2,494 | 2,265 | +229 | 1 |
| E01025184 | 804 | 649 | 1,890 | -1,241 | 1 |

Decile: Ranking of LSOAs out of 32,482 nationally, where 1 equals worst 10% and 10 equals best 10%

| LSOA | 2007 | 2010 | 2015 | LSOA | 2007 |
|-----------|--------|--------|--------|-----------|------|
| | Rank | Rank | Rank | 2010-2015 | Rank |
| E01025181 | 31,535 | 31,065 | 19,211 | +11,854 | 6 |
| E01025182 | 32,360 | 31,268 | 22,578 | +8,690 | 7 |
| E01025183 | 32,206 | 31,560 | 27,519 | +4,041 | 9 |
| E01025184 | 32,377 | 31,529 | 25,892 | +5,637 | 8 |

Decile: Ranking of LSOAs out of 32,482 nationally, where 1 equals worst 10% and 10 equals best 10%

| LSOA | 2007 | 2010 | 2015 | LSOA | 2007 |
|-----------|--------|--------|--------|-----------|------|
| | Rank | Rank | Rank | 2010-2015 | Rank |
| E01025181 | 10,930 | 18,430 | 17,234 | +1,196 | 6 |
| E01025182 | 231 | 273 | 612 | -339 | 1 |
| E01025183 | 452 | 390 | 839 | -449 | 1 |
| E01025184 | 123 | 49 | 382 | -333 | 1 |

Decile: Ranking of LSOAs out of 32,482 nationally, where 1 equals worst 10% and 10 equals best 10%

Commentary:

About the indicator

This is an indicator for the Bradley Area Action Plan and a significant effects indicator for the Sustainability Appraisal. Its main purpose is to provide an indication of the progress being made to regenerate and recycle urban land in Pendle.

The English Indices of Deprivation is a UK government study, which provides a relative measure of deprivation in small areas across England and not the individuals living within those areas. They have been published by the Government in 2000, 2004, 2007, 2010 and 2015.

Current monitoring period

The Ministry of Housing, Communities and Local Government (MHCLG) has commissioned an update of the English Indices of Deprivation and this is scheduled for publication in summer 2019. As no new data

has been released the position is unchanged from that reported in recent monitoring reports.

The overall score for an area is derived from the assessment of 37 separate indicators ordered across seven domains: income, employment; health deprivation and disability; education skills and training; barriers to housing and services; crime and living environment. The individual scores are combined using appropriate weighting to produce the overall Index of Multiple Deprivation (IMD).

The comprehensive nature of the analysis makes the IMD the most useful indicator of whether the overall fortunes of an area are considered to be improving or declining. Observing changes over time will help to reveal if the planning policies and other interventions in Bradley are having a positive effect on the area.

Four Lower Super Output Areas (LSOAs) make up area covered by the Bradley Area Action Plan (AAP). One of the key aims of the AAP is to improve housing conditions and the overall living environment.

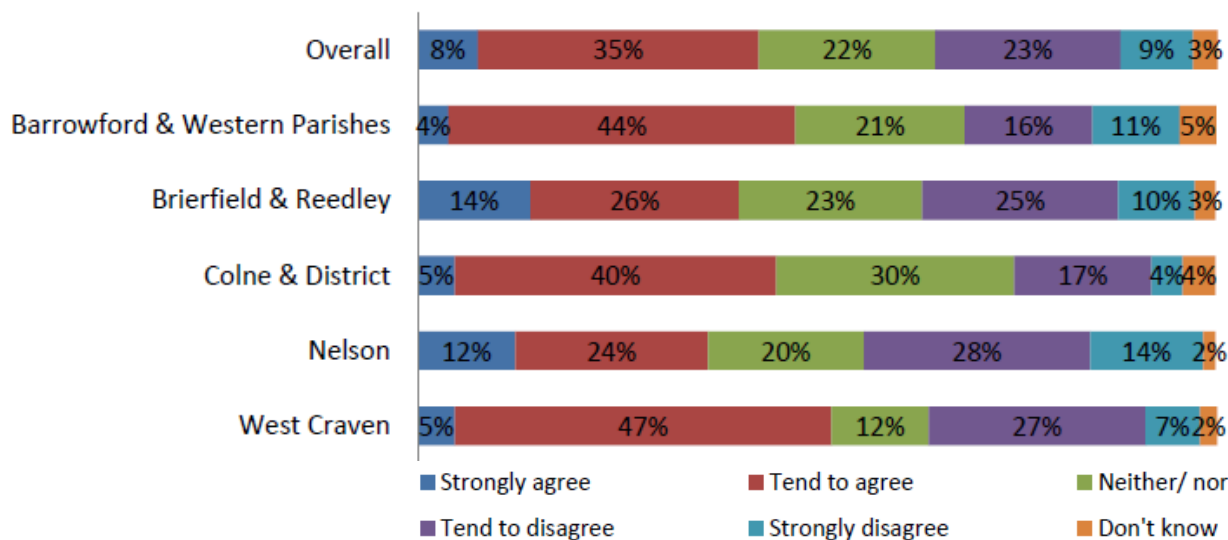
In 2007 and 2010 there was considerable variation between the four LSOAs in terms of their overall ranking. Whilst these disparities have reduced in 2015, the figures clearly demonstrate that Bradley remains amongst the 10% most deprived areas in the country.

The barriers to housing and services look at geographic barriers, such as the distance by road to key services (GPs, general store, primary school etc.) and other barriers such as the affordability of housing. The data reveals that Bradley has relatively good access to housing and services, due in large part to its proximity to Nelson town centre.

The indices relating to the living environment take into account living conditions in terms of the quality of housing and factors influencing the external environment, such as air quality and road traffic accidents. The results once again show that things are far from uniform across Bradley. The lack of good quality housing and the slow progress in redeveloping derelict sites has hampered efforts to improve the IMD ratings.

| | |
|---------------------|--|
| Indicator: | CM07 Percentage of people who believe that people from different backgrounds get on well together |
| Policy Links | Contextual |

Data:



Source: Pendle Perception Survey, 2016

Commentary:

About the indicator

This is a significant effects indicator for the Sustainability Appraisal. Its main purpose is to provide an indication of community cohesion in Pendle.

This indicator is used as an indirect measure of how new community facilities and other communal developments help to change the perceptions of people living in the area.

The data reported is taken from the latest Pendle Perception Survey, which is carried out every two years. There are no direct comparators with any other parts of the county.

Current monitoring period

The results are taken from the answers provided in response to Question 25 of the Pendle Perception Survey 2016 (now known as “Life in Pendle”). They reveal that 43% of all respondents felt that people from different backgrounds living in Pendle get on well together. This is lower than the most recent comparable figures recorded in 2014 (46%), 2012 (55%) and 2010 (47%).

Approximately one-third (32%) of all respondents indicated that they disagreed with the statement that people of different backgrounds get on well together. This is significantly higher than the 26% figure recorded in 2014, but lower than that recorded in 2012 (34%).

The results are different across Pendle. But as a general rule of thumb, perceptions tend to improve from west to east (i.e. Brierfield through Nelson and Barrowford towards Colne and Barnoldswick), reflecting the differing profile of the population between the borough’s settlements.

6. Neighbourhood Planning

Legislation

- 6.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) 2012 (as amended) requires local planning authorities to include details in their Authority Monitoring Report (AMR) of any made neighbourhood development plans in their area. The National Planning Practice Guidance (Paragraph 027 ID: 12-027-20170728) also indicates that the AMR can be used to provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force.
- 6.2 The Localism Act (2011) enables local communities, to prepare neighbourhood plans to help influence development in their area. Once adopted, neighbourhood plans form part of the statutory development plan and can be used in the determination of planning applications.

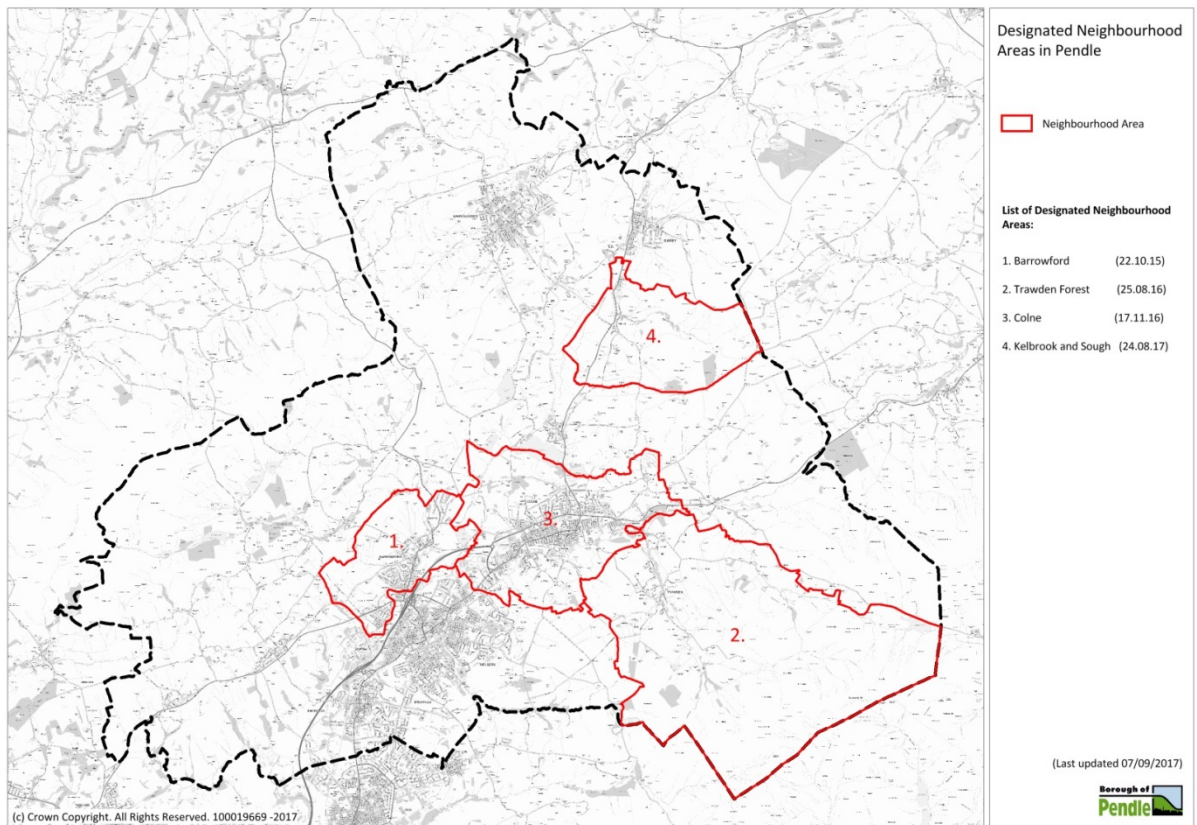
Neighbourhood Plans

- 6.3 In Pendle four neighbourhood areas have been formally designated for the purposes of preparing a neighbourhood plan (Map 5.1). Each of these is being led by the respective parish or Town Council.
- 6.4 Each Town or Parish Council has signed a protocol outlining the support that Pendle Council is able to provide. The council continues to support each of the them in progressing their neighbourhood plans towards adoption.
- 6.5 Details of the stages reached by each neighbourhood plan has and the stages yet to be completed are shown in Table 6.1

Table 6.1 – Neighbourhood Areas

| Stage in Plan Preparation | | Neighbourhood Area | | | |
|---------------------------|---|--------------------|------------|--------------------------|--------------------|
| | | Barrowford | Colne | Trawden Forest | Kelbrook and Sough |
| 1 | Neighbourhood area formally designated by Pendle Council (Regs. 5, 6 & 7) | 10.10.2015 | 18.08.2016 | 17.11.2016 | 14.08.2017 |
| 2 | Evidence gathering and informal engagement (Parish Council) | ✓ | ✓ | ✓ | ✓ |
| 3 | Formal public consultation on the Pre-submission draft Neighbourhood Plan (Reg. 14) | | | 27.11.2017 to 08.01.2018 | |
| 4 | Formal public consultation on the Submission draft Neighbourhood Plan (Regs. 15 & 16) | | | 23.02.2018 to 06.04.2018 | |
| 5 | Independent examination (Reg17) | | | | |
| 6 | Public referendum | | | | |
| 7 | Neighbourhood plan ‘made’ (adopted) by Pendle Council (Reg. 18A) | | | | |

Map 6.1 – Designated Neighbourhood Areas



6.6 As of 31st March 2018 no neighbourhood plans had been ‘made’ (adopted) or brought into force in Pendle.

7. Self-build and Custom Housebuilding

Legislation

- 7.1 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) requires Local Planning Authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the area and that they should have regard to the register when carrying out their functions.
- 7.2 The legislation also places a duty on local authorities to give suitable development permissions to enough serviced plots of land to meet the demand for self-build and custom house building in their area. The level of demand is established by reference to the number of entries added to an Authority register during the base period. At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

What is the self-build and custom housebuilding register?

- 7.3 The National Planning Practice Guidance (paragraph 012 ID: 57-012-201707208) encourages local planning authorities to publish in their Authority Monitoring Report headline data on the demand for self-build and custom housebuilding, as revealed by their register.
- 7.4 The first base period began on the date that the register was first established (November 2014) and ended on 30 October 2016. The second base period ran from 31 October 2016 to 30 October 2017.
- 7.5 At the end of the first base period, a total of 109 individuals and associations had expressed an interest in seeking a self/custom build plot and were listed on the Council's register. During the second base period a further 35 individuals expressed an interest in acquiring a self/custom build plot taking the total number of individual entries on the register to 144.
- 7.6 Table 7.1 provides details on the demand for plots, together with information on the number of permissions granted since the start of the first base period. It also provides key statistics and information from the current register including:
- the number of individuals and associations on the register;
 - the number of plots of land sought;
 - the locational preferences for plots of land; and
 - the type of property intended to be built.
- 7.7 The table indicates that the most sought after locations in the second base period are Barrowford , Barnoldswick, Blacko, Foulridge and Barley. The data also shows that the individuals listed on the register are mainly looking to build detached properties and that the most popular sizes are properties with 3 or 4 bedrooms.
- 7.8 Cumulatively, when taking into account the first and second base periods, the most sought after plot locations are Barrowford, Fence, Nelson and Colne.

Table 7.1 Pendle Self and Custom Housebuilding Register – Summary Data

| Summary data | Base Period 1 | | Base Period 2 | | Cumulative | |
|-------------------------------|---------------|------|---------------|------|------------|------|
| | No. | % | No. | % | No. | % |
| Total entries on the register | 109 | 100% | 35 | 100% | 144 | 100% |
| Total plots of land sought | 109 | 100% | 35 | 100% | 144 | 100% |

| Locational preference ¹ | | | | | | |
|------------------------------------|----|-----|----|----|----|-----|
| Barley | 14 | 3% | 13 | 7% | 27 | 4% |
| Barnoldswick | 25 | 6% | 15 | 8% | 40 | 7% |
| Barrowford | 45 | 11% | 17 | 9% | 62 | 10% |
| Blacko | 24 | 6% | 13 | 7% | 37 | 6% |
| Bracewell and Brogden | 10 | 2% | 4 | 2% | 14 | 2% |
| Brierfield | 16 | 4% | 4 | 2% | 20 | 3% |
| Colne | 40 | 9% | 9 | 5% | 49 | 8% |
| Earby | 12 | 3% | 10 | 5% | 22 | 4% |
| Fence | 43 | 10% | 12 | 7% | 55 | 9% |
| Foulridge | 28 | 7% | 13 | 7% | 41 | 7% |
| Higham | 19 | 4% | 8 | 4% | 27 | 4% |
| Kelbrook & Sough | 9 | 2% | 10 | 5% | 19 | 3% |
| Laneshaw Bridge | 19 | 4% | 12 | 7% | 31 | 5% |
| Nelson | 46 | 11% | 7 | 4% | 53 | 9% |
| Reedley | 26 | 6% | 8 | 4% | 34 | 6% |
| Roughlee | 17 | 4% | 9 | 5% | 26 | 4% |
| Salterforth | 14 | 3% | 9 | 5% | 23 | 4% |
| Trawden | 21 | 5% | 9 | 5% | 30 | 5% |

| Type of property intended to be built ² | | | | | | |
|--|----|-----|----|-----|-----|-----|
| Detached | 90 | 83% | 30 | 86% | 120 | 84% |
| Semi-detached | 5 | 5% | 1 | 3% | 6 | 4% |
| Terraced | 2 | 2% | 0 | 0% | 2 | 1% |
| Bungalow | 11 | 10% | 4 | 11% | 15 | 11% |

| Size of property intended to be built ² | | | | | | |
|--|----|-----|----|-----|----|-----|
| 1 bedroom | 1 | 1% | 1 | 3% | 2 | 1% |
| 2 bedrooms | 10 | 9% | 2 | 6% | 12 | 9% |
| 3 bedrooms | 43 | 40% | 19 | 54% | 62 | 43% |
| 4 bedrooms | 39 | 36% | 8 | 23% | 47 | 33% |
| 5 bedrooms | 11 | 10% | 5 | 14% | 16 | 11% |
| 6 or more bedrooms | 4 | 4% | 0 | 0% | 4 | 3% |

¹ The form asks people to select up to three locations, however a large proportion tick more than three.

² Not everyone provided a response to this question

Permissions granted for self-build and custom-build properties

- 7.9 Relevant authorities have three years to grant planning permission for sufficient plots of land suitable for self-build and custom housebuilding, equivalent to the number of entries on the register at the end of that base period.
- 7.10 Details for the number of permissions required, together with information on the number of planning permissions granted since the start of the first base period are provided in Table 7.2. This shows that planning permission has been granted for 29 self or custom build properties in the three years since the start of the first base period.
- 7.11 In order to meet the demand for such properties a significant number of additional permissions will need to be granted in the next monitoring period.

Table 7.2 – Permissions granted for self and custom build properties

| | 2015/16 | 2016/17 | 2017/18 | Total |
|--|---------|---------|---------|-------|
| Planning permissions granted for self/custom build | 10 | 10 | 9 | 29 |

This page has been left blank intentionally.

8. Brownfield Land Register

Legislation

- 8.1 The Housing and Planning Act 2016 together with the Town and Country Planning (Brownfield Land Register) Regulations 2017 introduced the requirement for local authorities to prepare and maintain a register of previously developed land (also known as Brownfield land).

What is the Brownfield Land Register?

- 8.2 Brownfield Land Registers provide up-to-date, consistent and publicly available information on previously developed sites that are considered to be suitable for new housing development.
- 8.3 In 2016 Pendle Council was 58 pilots across the country, selected to test the roll out of Brownfield Land Registers.¹¹ The lessons learnt helped to shape the final regulations, which required all local planning authorities to have their Brownfield Land Registers in place by the 31st December 2017.
- 8.4 The Register is in two parts. Part 1 provides a comprehensive list of all Brownfield sites in the borough which, subject to meeting criteria set out in Regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017 are deemed to be suitable for housing development.
- 8.5 The Register also provides a mechanism allowing Pendle Council to grant permission in principle (a type of planning permission) for sites included on Part 1 of the Register. Should the Council decide to grant permission in principle for a site, it must be identified on Part 2 of the Register.

What is on the Pendle Brownfield Land Register?

- 8.6 A summary of the key statistics for the sites on the Pendle Brownfield Land Register on 31st March 2018 is provided in Table 8.1.

Table 8.1– Summary of Pendle Brownfield Land Register

| Brownfield Register | Sites (No.) | Land (Ha) | Capacity (Dwellings) |
|---------------------|-------------|-----------|----------------------|
| Part 1 | 34 | 24.8 | 830 |
| Part 2 | 0 | 0 | 0 |

- 8.7 A total of 34 sites have been added to the Pendle Brownfield Land Register. Of these 19 have a valid planning permission (but development has not commenced) and 15 do not have a valid planning permission.
- 8.8 At the meeting of the Council’s Executive on 19th October 2017 it was agreed that the Council would not grant permission in principle for any sites at this time; as a consequence there is no Part 2 Register in Pendle.

¹¹ A joint bid with the district councils in Rossendale and Hyndburn.

Pendle Council
Planning, Economic Development & Regulatory Services
Town Hall
Market Street
Nelson
Lancashire
BB9 7LG

Tel: 01282 661723

Email ldf@pendle.gov.uk

Website: www.pendle.gov.uk/planning



**If you would like this information
in a way which is better for you,
please telephone us.**

اگر آپ یہ معلومات کسی ایسی شکل میں چاہتے ہیں، جو کہ
آپ کے لئے زیادہ مفید ہو تو برائے مہربانی ہمیں ٹیلیفون کریں۔



Liberata