

Response to Pendle Local Plan Scoping Report

Focus: Rural settlements, first homes, older residents and neighbourhood planning

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

The three things I value most about Pendle are:

- The open landscapes , community cohesion
- Sympathetically maintaining our industrial and rural history.
- Easy access to green spaces and countryside walks from almost every settlement.

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

Three changes that would improve Pendle:

- A stronger focus on genuine first-time buyer homes and housing suitable for older people, rather than large modern 3- and 4-bedroom executive estates.
- Community-scale developments in rural settlements that give older residents easy access to local services, shops and public transport.
- Sensitive reuses of existing buildings and supports small-scale infill, protecting the character of our villages, organic growth

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

A granular, place-based approach is essential. The Trawden Neighbourhood Plan is a good example. It is being prepared by consultants and people who know the village and hopes to successfully guided small-scale, appropriate development while protecting local character. This neighbourhood-level planning should be strongly supported and given real weight in the new Local Plan.

Growth should be dispersed carefully and proportionately, Infrastructure improvements and capacity should grow favouring smaller homes, first-time buyer properties and housing designed for older people, located close to services so residents can remain independent and connected to their community.

4. How should local development needs be met in rural areas?

Rural development needs should be met primarily through:

- Previously developed land and modest infill sites within settlements
- Small-scale community developments that provide a mix of first homes and homes suitable for older residents
- Housing located close to local services so older people can walk or use short public transport links rather than relying on cars

The Trawden Neighbourhood Plan shows that villages can accommodate limited, well-designed growth without losing what makes them special. Large edge-of-village or large infill estates of identical 3- and 4-bedroom houses should be avoided. Protection of key views, new and existing green spaces.

5. Has the SWOT analysis failed to identify any key strengths, weaknesses, opportunities or threats?

It is positive that neighbourhood plans are recognised as a strength. Plans such as Trawden's demonstrate genuine grassroots planning and should continue to be valued.

A major gap is the failure to prioritise first-time homes and housing for older people. The market currently delivers too many large executive houses that are unaffordable for many local households and unsuitable for downsizers. Community developments with easy access to services would better meet real needs.

Investment in existing housing stock and small-scale rural infill is more important than adding large new estates on greenfield edges.

6. Does the proposed scope of the new Local Plan address the key planning issues facing Pendle?

Key issues that need stronger attention include:

- Meeting the housing needs of first-time buyers and older residents through the right types and sizes of home
- Supporting community-scale developments in rural settings with good access to services
- Prioritising rural infill and previously developed land over large modern estates
- Protecting the distinctive character of rural villages from unsympathetic edge-of-settlement development
- Tourism

7. Does the current Spatial Vision for Pendle need to be updated?

The existing Spatial Vision are to be continuously be developed. The new Plan should give higher priority to first homes, older people's housing and community-scale rural development so that the vision can be delivered in a way that actually serves local needs.

8. Do the 10 measurable outcomes adequately address the key issues?

The outcomes would be stronger if they explicitly measured delivery of first-time homes and housing suitable for older residents, and the proportion of new development delivered as rural infill or community-scale schemes rather than large estate housing.

9. Are there any gaps in the proposed evidence base?

The inclusion of neighbourhood plans and conservation areas is welcome. Evidence on the specific needs of first-time buyers and older residents in rural areas, and on the capacity of the rural landscape for small-scale infill, would strengthen the Plan.

10–13. Consultation and engagement

I became aware of this consultation via our borough councillor and my role as chair of the Trawden neighbourhood planning work.

Working closely with Neighbourhood plan data and visions.

I can continue to engage fully through the neighbourhood plan process and as a parish councillor.

14. Any other issues

Green transition / net zero / the great change from oil-based power.

Microgeneration and micro storage is key to "Fill roofs not fields with solar " battery storage in every house on a varying scale.

Transmission infrastructure.

The Local Plan must place a high priority on first-time homes and housing for older people. Large modern 3- and 4-bedroom estates do not meet these needs and erode the character of our rural villages.

Community developments in rural settings, designed so that older residents have easy access to shops, services and public transport, should be actively encouraged. Rural infill and small-scale

growth guided by neighbourhood plans (as hopefully successfully demonstrated in Trawden) offer a far better model than standardised edge-of-settlement estates.

Protecting what makes Pendle distinctive – its landscapes, its stone-built villages and its sense of place – must remain central to the Plan.