

Trawden Forest Neighbourhood Plan Examination

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Neil Watson

Planning, Building Control and Licensing Manager

Pendle Borough Council

*** by email to neil.watson@pendle.gov.uk ***

Dear Neil

Trawden Forest Neighbourhood Plan – letter from the Parish Council dated 22 May

I am writing with reference to the letter submitted by the Parish Council on 22 May, responding to the points raised in my letter of 29 April. I am grateful to the Parish Council for their consideration of the issues, and confirm that I am content for them to proceed on the basis that they propose. For clarity I have restated below my expectations in respect of each of the areas on which further information is to be provided.

Flood risk assessment for sites 012 and 015

The Parish Council will commission a site specific flood risk assessment for each of these sites. The assessment will address in full the requirements of the NPPF in this regard, in particular those in the second bullet of Paragraph 102. It will address both the safety of occupiers of the site, and the potential for development to increase flood risk elsewhere. This will include consideration of whether the existing mill structure performs any function as a flood defence. It will also need to consider whether any cumulative effects arise from the development of both sites.

The assessment will provide recommendations as to any site-specific policy requirements that are needed to address the issues identified.

Both the technical findings of the assessment, and any proposed policy requirements, will be subject to consultation with the Environment Agency and the Lead Local Flood Authority. I will ultimately need to be provided with written confirmation that both of these bodies are content with the assessment and the proposed policy.

Technical information in support of site allocations

The Parish Council's letter itself contains additional detail on the process by which the proposed allocations were arrived at: this is helpful. The Parish Council will, in addition, provide me with the scoring matrices completed for each site.

I note the Parish Council's statement that a planning application has now been submitted for Site 015 Black Carr Mill. If this application is determined during the Examination I will need to be

provided with a copy of the Decision Notice, any Section 106 agreement, and (if available) the approved site layout plan.

The Parish Council is to provide me with the outline plan submitted by the landowner for Site 011; I will also require if possible a copy of any correspondence that was submitted by the landowner along with this plan.

Timeframe

I am content for the Parish Council to proceed broadly in accordance with the timeframes set out in their letter, acknowledging that they have been awaiting this letter and so may not yet have formally instructed their consultant to undertake the further work. I also recognise that the timeframe will be influenced by the Environment Agency's and the LLFA's timescales.

Submitting the further information

I expect that the Parish Council will want to consider the findings and recommendations of the further flood risk work, including any consequential changes required to other parts of the Plan, before proceeding. I would therefore request that all the further information referred to above is submitted to me in one package when it is all available. This must be via yourselves as the Programme Office.

I look forward to hearing from you.

Yours sincerely

David Proctor
Examiner, Trawden Forest Neighbourhood Plan