

Colne Neighbourhood Development Plan 2022-2030

Consultation Statement

The Colne Plan



Have Your Say!
On **our Town Centre**

I love all the sights, sounds and smells of Colne Town Centre, but could it be even better?

Stanley the dog

We're setting the agenda for Colne until 2030 and we want to get it right, so if you care about Colne, we want to hear from you!

Colne Town Council

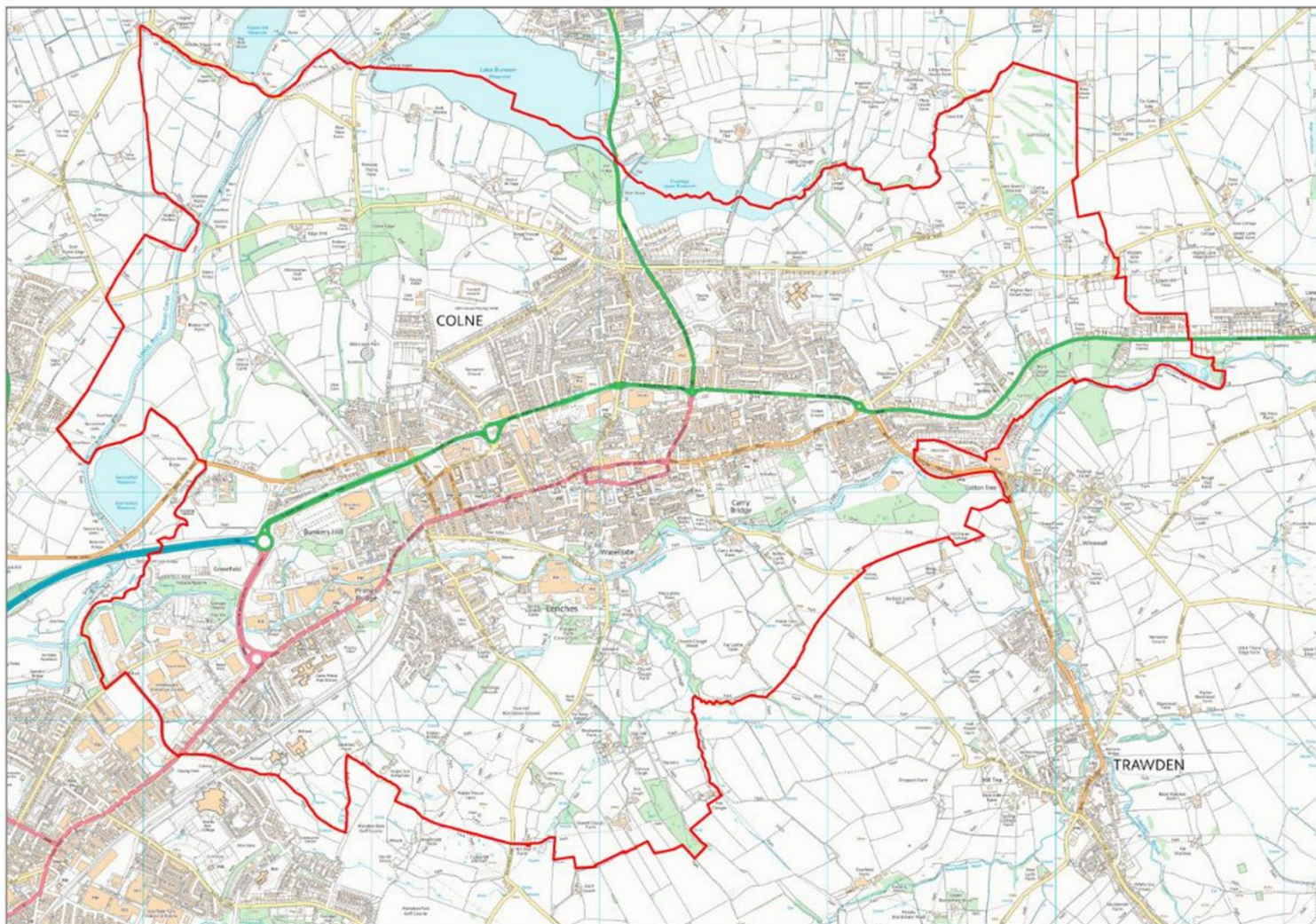
With assistance from

Kirkwells
The Planning People

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Map 1 Colne Designated Neighbourhood Plan Area



1.0 Introduction and Background

1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This Consultation Statement sets out how these requirements have been met and how, particularly, the Town Council has sought to engage with those who live, work and carry out business in the area.

1.2 The Colne Development Plan (CNDP) has also been prepared by taking into account the advice provided in Paragraph: 107 (Reference ID: 41-107-20200925) of the National Planning Practice (NPPG).

1.3 The CNDP has been prepared in response to the Localism Act 2011, this gives town councils and other relevant bodies, new powers to prepare statutory neighbourhood plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework.

1.3 The Town Council applied to Pendle District Council for area designation on 7th October 2016 ([PBC Colne Neighbourhood Plan Page](#)) and the area shown on Map 1 was designated as a neighbourhood area by Pendle District Council on 17th November 2016. This followed a six-week period of consultation between Friday, 14th October and Friday, 11th November 2016, giving people a chance to consider and comment on the proposed boundary for the Neighbourhood Plan area. Nine responses were received by the Council

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

to the consultation with the majority supporting the designation of the plan area. Those responses can be viewed at [Consultation comments on the Colne Neighbourhood Area proposal](#).

- 1.5 All information about the CNDP at each stage has been provided on the Town Council web site [Colne Town Council Neighbourhood Plan web site](#).
- 1.6 The CNDP has been the subject of a wide and comprehensive range of consultation activity, subject to restrictions arising from the Covid-19 pandemic. The CNDP public consultation has taken into account and sought to meet the advice contained in paragraph 107 of the NPPG:

“The Neighbourhood Planning (General) Regulations 2012 require neighbourhood planning groups and local planning authorities to undertake publicity in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area at particular stages of the process. It is not mandatory that engagement is undertaken using face-to-face methods. However, to demonstrate that all groups in the community have been sufficiently engaged, such as with those without internet access, more targeted methods may be needed including by telephone or in writing. Local planning authorities may be able to advise neighbourhood planning groups on suitable methods and how to reach certain groups in the community.

There are also requirements in the Neighbourhood Planning (General) Regulations 2012 that require at some stages of the process for neighbourhood planning groups and local planning authorities to publicise the neighbourhood planning proposal and publish details of where and when documents can be inspected. It is not mandatory for copies of documents to be made available at a physical location. They may be held available online. Local planning authorities may be able to advise neighbourhood planning groups on suitable methods that will provide communities with access to physical copies of documents.” (NPPG, Paragraph: 107 Reference ID: 41-107-20200925, Revision date: 25 09 2020 - <https://www.gov.uk/guidance/neighbourhood-planning--2# covid-19>)

This Statement provides further information and evidence to demonstrate how the CNDP meets the Neighbourhood Planning Regulations and government guidance.

2.0 Pre-Regulation 14 Consultation and Evidence Base Consultations

Introduction

2.1 A variety of Pre-Regulation 14 consultation activity was undertaken during the preparation of the CNDP. This included:

- A Pre-submission consultation May – June 2018
- Business consultation and survey
- Events and Glass Box vox pop
- Contact and consultation with landowners and others on the evidence base
- Poster campaign
- Media and social media campaign
- Radio interviews



Figure 1. Flyer publicising Pre-submission consultation events

Pre-Regulation 14 Consultation

2.2 A series of face-to-face events were held to help residents and others have the opportunity to find out more information about the CNDP and its content; to discuss issues; and how responses could be made. These events were publicised widely using posters, flyers, social media and local press and radio. The events were held as follows:

- Saturday, 19th May 2018 - 10.30 a.m. - 12.30 p.m. at Primet Community Centre
- Monday, 21st May 2018 – 2.00 p.m. – 4.00 p.m. at Colne Town Hall
- Tuesday, 29th May 2018 - 6 p.m. - 8 p.m. at Colne Town Hall
- Saturday, 2nd June 2018 - 9 a.m. - 4 p.m. at Colne Market Hall
- Thursday, 7th June 2018 - 7 p.m. - 9 p.m. at Colne Cricket Club

2.3 To allow people an opportunity to express their views, The Glass Box was used to record vox pop style feedback in Colne town centre.



Figure 2 The Glass Box, Colne town centre

- 2.4 The informal consultations were used to help inform the drafting of the policies and proposals in the CNDP. They were used as a means to test the work on the plan's Vision Statement and the SWOT analysis. The various consultations also helped the group working on the plan to refine the four themes forming the basic framework of the CNDP. Overall, the process was an iterative one, with various written materials being tested and revised through discussion and feedback.

Evidence Base Consultations

- 2.5 As well as consultation on the emerging draft plan, a series of consultation were held on supporting evidence base documents or to collect information needed for these documents. These included:

- Non-designated Heritage Assets
- Local Green Spaces
- Site Availability
- Design Code

Non-designated heritage assets

- 2.6 The CNDP seeks to identify a list of non-designated heritage assets (NDHA) for protection. To compile this list, potential NDHAs were identified and evidence to support their inclusion in the CNDP was assembled and published. All owners of potential NDHA were contacted. Some of whom provided additional detail to support the identification of their property as a NDHA. One objection was received and this property was removed from the list. The property (Plush Laithe) subsequently changed ownership and the new owners agreed to the property's inclusion in the final list.

Local Green Spaces

- 2.7 A key element of the CNDP is the identification of Local Green Spaces (LGS). Each LGS was assessed against the national planning policy designation criteria and this information published in a Local Green Spaces Assessment. This information was published alongside the Regulation 14 Draft Plan for comment. Individual site owners were also contacted. Further details on the outcome of the Regulation 14 consultation can be found in section 3.0 of this Statement.

Housing Site Assessments

- 2.8 Policy CNDP6 of the plan seeks to allocate sites for housing development. An initial call for sites was conducted, but responses to the Town Council were poor, most sites having been put forward through the Pendle Borough Council call for sites. This information was used as the basis for the Town Council's assessment of housing sites – published alongside this Statement as a separate report, this includes up to date information on the position of landowners regarding their intentions for the allocated sites. In addition, members of the group put forward sites and these were also scored using the same criteria.

Colne Design Code

- 2.9 In 2021, Colne Town Council decided to take up the opportunity to prepare a Colne Design Code. This document has been consulted upon extensively as the intention is that it will sit alongside the made CNDP.
- 2.10 The consultation ran from 3rd to 19th February 2022. The Code was consulted upon using an online survey posted shared on the Town Council's website and shared via its social media channels.

<https://www.surveymonkey.co.uk/r/Colne-DesignCode>

- 2.11 The Advisory Committee also hosted two Zoom discussion sessions.
- 2.12 Copies of the Draft Colne Design Code were made available at https://colnetowncouncil.org.uk/ctc/wp-content/uploads/2022/02/Colne_Design_Code_Final-Draft-Report-RevH.pdf
- 2.13 In addition, until the end of the consultation, residents and businesses could inspect the Draft Colne Design Code document in the Town Hall. A special drop-in session was also hosted at the Town Hall on Wednesday, 9th February between 10 a.m. and noon. At this session, residents and businesses were able to meet the team behind the Neighbourhood Plan and ask questions and discuss the Draft Design Code.

3.0 Regulation 14 Public Consultation 26th October 2020 – 8th January 2021

3.1 The public consultation on the Colne Regulation 14 Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

Before submitting a plan proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

3.2 The Colne Regulation 14 Draft Neighbourhood Plan was published for formal consultation for an extended 11 weeks 26th October 2020 – 8th January 2021. . The consultation was extended from Monday, 14th December 2020 until 5 p.m. on Friday, 8th January 2021.

3.3 The Regulation 14 consultation was conducted within the social distancing restrictions in place at the time due to the Covid-19 pandemic.

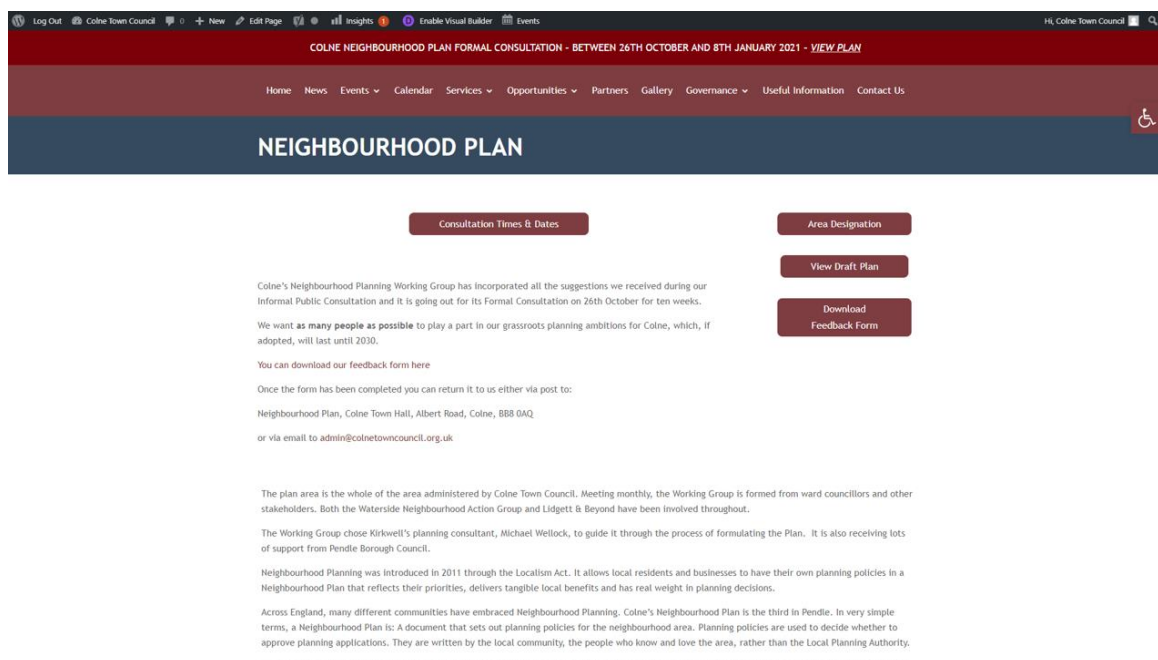
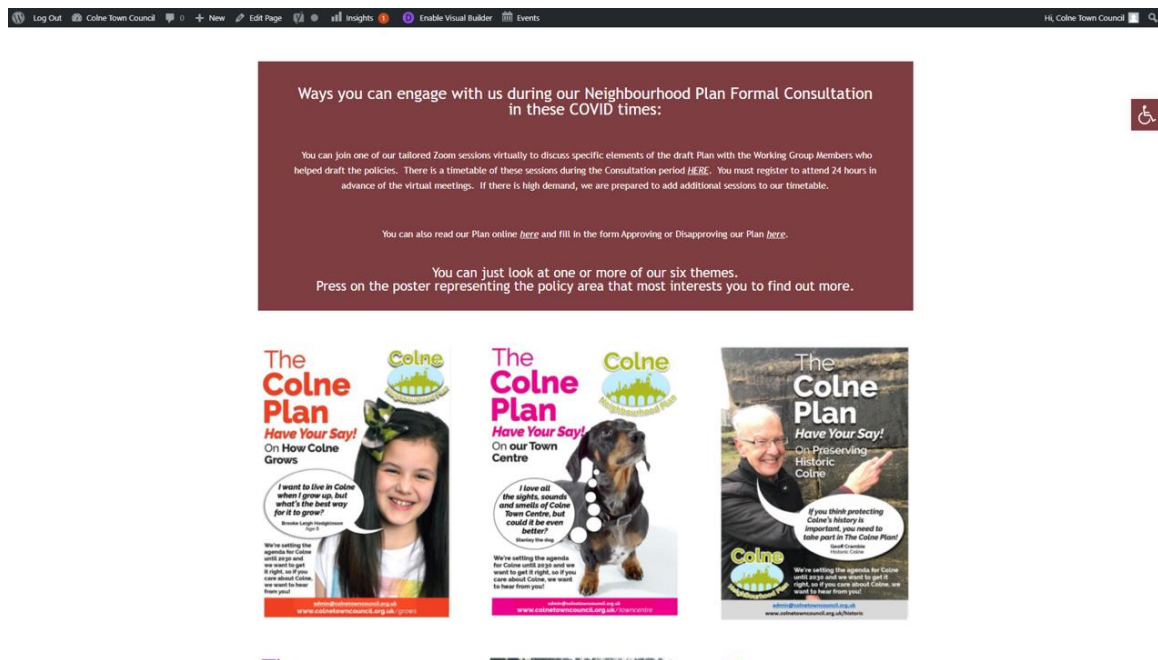
3.4 Publicity of the CNDP was widespread. This included:

- Posters
- Flyers

Colne Neighbourhood Development Plan Consultation Statement, August 2022

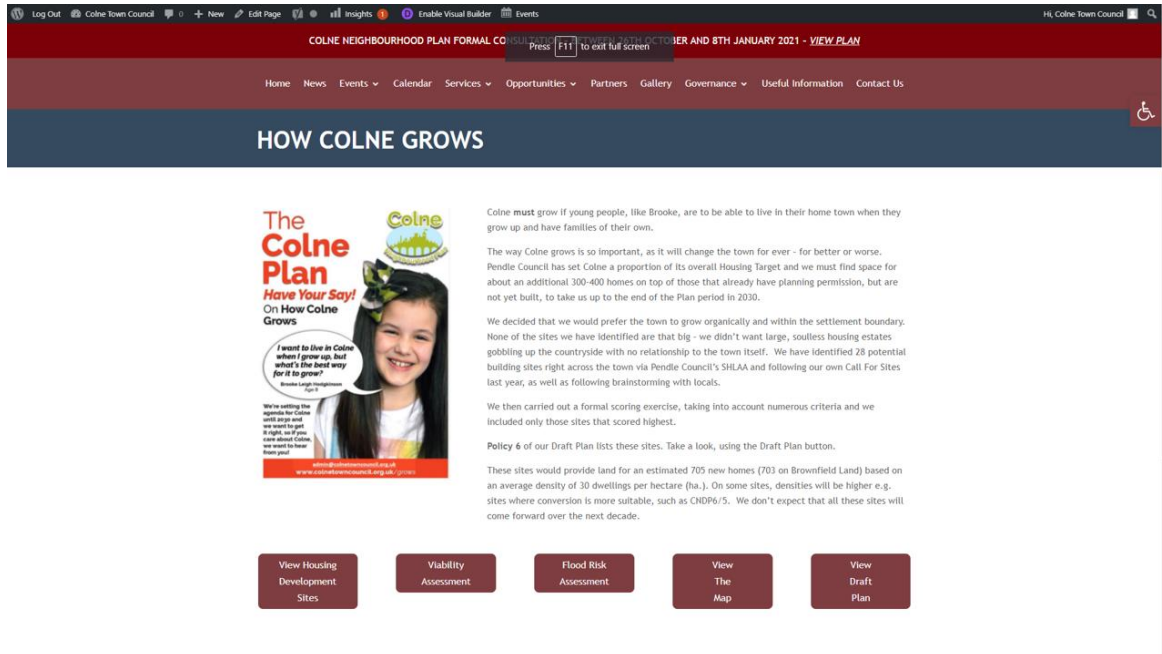
- Social Media e.g. Twitter, Facebook and Instagram (documents summarising the social media campaigns are available separately)
- Website
- Mailing list – businesses and formal consultees (Appendices 1 and 2)
- Media and press releases

3.4 Copies of the plan and supporting documents were made available on the Town Council website [Regulation 14 Draft Plan](#).



Colne Neighbourhood Development Plan Consultation Statement, August 2022

- 3.5 A hard copy of the plan was also made available for viewing at Colne Town Hall, with special social distancing arrangements to address issues raised by Covid-19, and information was also placed on the town's notice boards.



- 3.6 Responses to the Regulation 14 consultation were to be returned as follows:

In writing:

Colne Town Council
Neighbourhood Plan Consultation
Colne Town Hall
Albert Road
Colne
BB8 0AQ

Or by Email to:

admin@colnetowncouncil.org

- 3.7 A downloadable response form was made available on the Town Council web site (Appendix 3).
- 3.8 All consultation materials included the date by which comments must be made and to whom.



Colne Neighbourhood Development Plan Regulation 14 Consultation

Virtual Meetings

Using Zoom Video Conferencing

Topic	Date	Time
Colne's Neighbourhood Plan	Monday 2 nd November	6pm
Heritage	Saturday 7 th November	2pm
Housing Sites	Tuesday 10 th November	6pm
Valued Green Spaces	Thursday 12 th November	6pm
Colne Town Centre	Thursday 19 th November	2pm
Transport	Monday 23 rd November	6pm
Our Community Facilities	Wednesday 25 th November	6pm
Colne's Neighbourhood Plan	Saturday 5 th December	11am

Registration must be 24 hours in advance of the virtual meeting.

To book on to the virtual meetings please contact

Cllr. S Cockburn-Price on sarah@colnetowncouncil.org.uk

3.9 With Covid-19 restrictions in place interested parties could request a telephone call or a Zoom conferences were held on both the full plan and a topic-by-topic basis:

Colne's Neighbourhood Plan: Monday, 2nd November 6 p.m.

Heritage: Saturday, 7th November 2 p.m.

Housing Sites: Tuesday, 10th November 6 p.m.

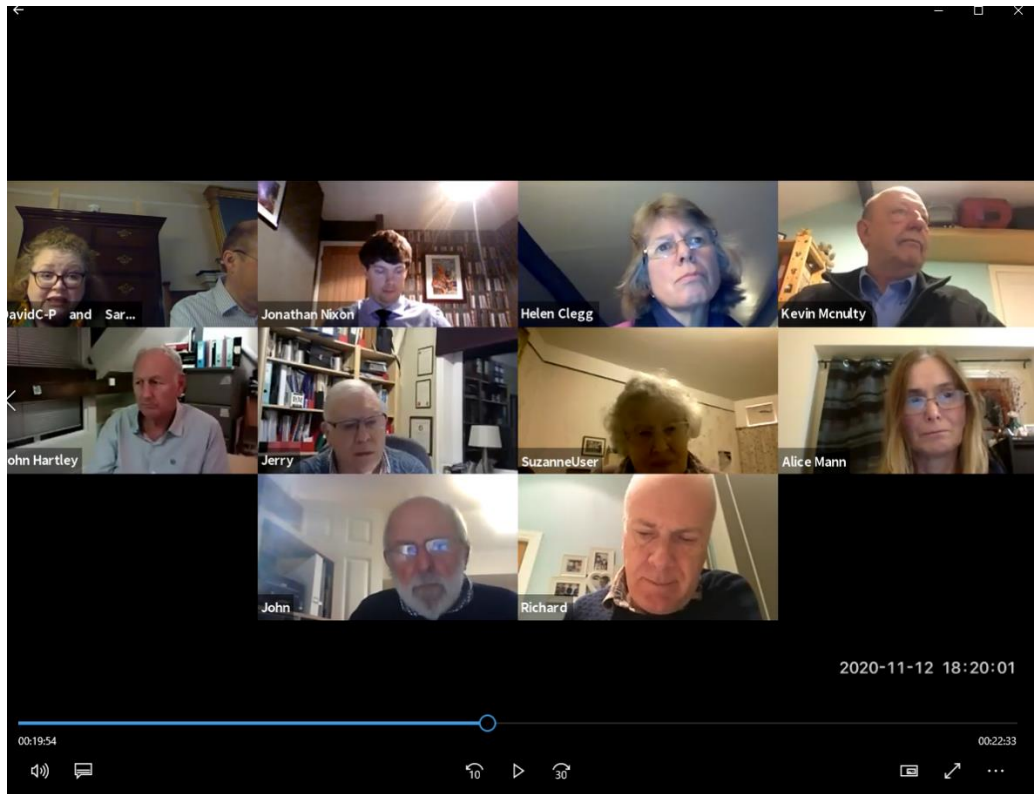
Valued Green Spaces: Thursday, 12th November 6 p.m.

Colne Town Centre: Thursday, 19th November 2 p.m.

Transport: Monday, 23rd November 6 p.m.

Our Community Facilities: Wednesday, 25th November 6 p.m.

Colne's Neighbourhood Plan: Saturday, 5th December 11 a.m.



3.10 The sessions were attended by 19 interested parties. Each session was recorded and these can be made available to the examiner on request.

3.11 Two social distanced physical meetings were also held at Colne Town Hall on 18th and 28th November 2021:



**Colne Neighbourhood Development Plan Regulation 14
Consultation**

Physical Meetings

Colne Town Hall, Albert Road, Colne BB8 0AQ

To book your time slot for this please go to www.colnetowncouncil.org.uk these slots must be booked at least 24 hours in advance. Appointments are 45 minutes per appointment

Wednesday 18th November
4pm, 5pm and 6pm

Saturday 28th November
11am, 12 noon and 1pm

**Owing to the current COVID restrictions, please arrive promptly for
your time slot.**

We request that masks be worn when inside the Town Hall.

**If there is a high demand for these appointments and COVID
guidelines allow, more dates may be made available.**

3.12 A business survey was undertaken using Survey Monkey. 18 responses were received and are summarised as follows:

- 16 out of 18 respondents had read the CNDP's town centre policies;
- 12 respondents were interested in the town's heritage, the second most popular choice was valued green spaces;
- Only 1 respondent was interested in discussing matters further on Zoom;
- 13 respondents agreed with the aims and objectives of the CNDP, 2 disagreed;

3.13 A copy of the plan and supporting documentation was sent or made available to Pendle Borough Council. It is acknowledged this was carried out after the start of the consultation. In part, to rectify this situation the consultation period was extended. Pendle Council's response is included in full at Table 1 of this Statement.

3.14 A Strategic Environmental Assessment/Habitat Regulations Assessment screening was carried out on the Regulation 14 Draft of the CNDP. This was consulted on with the three

statutory bodies. The detailed responses are included in the revised screening that accompanies the submission Draft CNDP.

- 3.15 A list of the consultation bodies' contact details was compiled and all those on the list were sent a letter by email or post notifying them of the Regulation 14 public consultation and inviting comments (Appendices 1, 2 and 3). This list included:
- Individuals and businesses (including landowners and developers)
 - Local groups and interest bodies
 - Adjoining parishes.
 - Environment Agency and other statutory bodies
 - Local ward and county councillors
 - Emails were also sent to local individuals and groups on the Town Council mailing list.
- 3.16 Tables 1 and 2 of this Statement set out the responses received to the Regulation 14 Consultation. Tables 1 and 2 also include a column setting out the Town Council's consideration of the response and the agreed action. These agreed actions were used to make amendments to the Regulation 14 Draft prior to submission. In this way, the CNDP has been a collaborative effort lead by NPAC, but supported by responses and feedback from local residents, business and others.

Table 1. Colne Regulation 14 Consultation -Comments from Pendle District Council and Town Council response

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Page		Policy	Comments/suggested amendments	Draft TC response to go in table
General Comments and Conclusions				
-	-	General comments	<p>Earlier comments on emerging policies and site allocations</p> <ul style="list-style-type: none"> • Many of the comments submitted by Pendle Council, in response to the earlier informal consultation, have not been taken forward in this latest draft of the Colne Neighbourhood Development Plan (CNDP). As such they have been repeated in this representation, although the Council understands that many of the suggested changes may not have found favour with the CNDP Working Group. • Any references to non-conformity with the Local Plan or the NPPF, or non-compliance with the Basic Conditions should be addressed by the Town Council. <p>Policies</p> <ul style="list-style-type: none"> • The Regulation 14 draft of the CNDP, as amended, is that intended to go forward for examination and adoption. It should therefore be suitable for use by planning officers who need policies to be clear and unambiguous so that they can make objective decisions. Each policy box needs to state clearly how the policy is to be applied in practice. • The NPPF requires plans and policies to be positively prepared. The wording of several policies refers to what isn't acceptable (development control), rather than the governments preferred approach which is to say what will be supported (development management). • The document would benefit from references to the relevant policies in higher order plans (e.g. requirements in CNDP3 should reference Policy ENV1 in Local Plan Part 1: Core Strategy). • Several policies repeat rather than add detail to the strategic policies set- out in the Pendle Local Plan Part 1, adopted by Pendle Council in December 2015. As such they are not considered to be necessary. • Where the CNDP introduces additional requirements that go above and beyond what is required by the National Planning Policy Framework (NPPF) these need to be fully justified through the provision of robust and credible evidence, to demonstrate that they will not have an adverse impact on the viability of new development. • The document makes extensive use of images of the town, but to what purpose? Images should ideally be used illustrate a specific policy requirement and be properly captioned. • Further information on writing effective policies is available in the following documents: <ul style="list-style-type: none"> ○ https://mycommunity.org.uk/wp-content/uploads/2016/08/Writing-planning-policies-v51.pdf ○ https://mycommunity.org.uk/wp-content/uploads/2016/08/How-to-write-planning- 	Comments noted. The responses will be addressed in the body of the submitted CNDP and supporting evidence and statements. As stated, CTC does not agree with some of the comments made by PBC previously.

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
			<p>policies.pdf</p> <p>Reasoned Justifications</p> <p>The reasoned justification for many of the policies make little reference to any relevant strategies that are being supported by the policy or the evidence base underpinning it. This is useful to show how the <i>preferred options</i> have been identified and why any alternative options (although reasonable) have not been taken forward. It should also emphasise how the policy helps to preserve local distinctiveness.</p>	
			<p>Monitoring</p> <p>There is no reference to the monitoring of policies to help ensure that they are being implemented and proving effective. This should be done by identifying suitable indicators for inclusion in the Authority Monitoring Report (AMR), which is published annually by Pendle Council.</p> <p>Other</p> <p>The inclusion of descriptions for many of the images used is to be applauded as this complies with new requirements on accessibility.</p> <p>Summary</p> <p>Elements of the Regulation 14 draft CNDP:</p> <ul style="list-style-type: none"> • are not capable of being used by planning officers in the determination of planning applications; • are not considered to satisfy the Basic Conditions; re justification of viability and deliverability and • add little to existing planning policy, as set-out in the Local Plan, and could be omitted. 	Monitoring information will be included alongside each CNDP policy using PBC monitoring indicators, where possible.
The Document				
-	-	Misc.	Please note that typographical and grammatical errors have only been highlighted where they seem likely to impact on the interpretation of planning policy.	Comments noted
Foreword and Contents				
2	2	-	Salterforth does not have a Neighbourhood Plan, nor is it preparing one. Only the plans for Trawden Forest and Barrowford have been formally 'made' by Pendle Council.	Amend accordingly
4	-	-	It would be useful for the individual policy titles to use the headings function, so that readers can go straight to the policies that they are interested in from the Table of Contents.	Amend accordingly
1. Introduction and Background				
5	1.1	-	The second sentence may make little sense to the reader, as it is not made clear until the final sentence that NDPs form part of the development plan. The third sentence would benefit if it was clear that " <i>made</i> " in this context means that the plan has been formally adopted.	Amend accordingly
2. Key Issues and Vision				

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
7	Table 1	-	Reduced employment prospects post-Pandemic is a threat rather than a weakness. Reopening of the Colne to Skipton rail line and the improvement of services to Skipton, Leeds and Manchester is the opportunity. How is the Foulridge bypass different to the Colne & Villages bypass? The CNDP needs to be consistent in its use of terminology or make clear to the reader what the differences are.	Amend accordingly
8	2.2	-	How does Key Issue 1 emerge from the SWOT analysis? How does Key Issue 4 emerge from the SWOT analysis? What is the Sustainability and Transformation Partnership?	Key issue 1 emerges from the weaknesses identified. Key issue 4 emerges from the strengths identified. Delete reference to Sustainability and Transportation partnership
9	2.3	-	The Vision is generic rather than locally distinctive.	Amend "area" to "town".
3. History of Colne				
12-16	-	-	Interesting, but not particularly relevant in a planning document. A more succinct history, linking the past with the key issues that the plan is trying to address today (Chapter 4), would suffice.	Comments noted. Many neighbourhood plans include a setting the scene chapter for developers who are not local
15	3.14	-	As written, the paragraph does not make it clear that Pendle Council created Ball Grove Country Park .	Amend accordingly
15	3.15	-	The " <i>Bronte Moors</i> " do not exist. This literary reference should be replaced with the term " <i>South Pennine Moors</i> " adding " <i>which inspired the novels written by the Bronte sisters</i> " or similar wording to that effect.	Amend accordingly
4. Colne Today				
17-19	-	-	Link to and/or merge with Chapter 3, focussing on the key spatial issues for Colne.	Comment noted. No change.
17-19	-	-	Transport is listed as a key priority, yet: <ul style="list-style-type: none"> no mention is made of traffic congestion issues in the town centre, or along the North Valley no data is presented with regard to the AQMA on Windsor Street no reference is made to the town's strategic position at the junction of two of the lowest crossings of the Pennine watershed (A56 and A6068) no reference is made to highlight how rail and/or road improvements could address these matters and help to breathe new life into Colne. 	Some of these issues highlighted in para 4.6 of the CNDP.

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
19	Figure 5	-	The underlying map so faint that it is difficult for the casual reader to understand how the data relates to the neighbourhood area, which has not been identified on the map.	Insert a better copy of the map if available.
19	4.12	-	There are three (3) Local Nature Reserves in Colne at Ball Grove; Alkincoats Wood and Greenfield.	Amend accordingly
5. Planning Policy Context				
20	5.6	-	Typo: "PLPLCS" should read "PLPCS" Typo: "will be" should read "is" Typo: "meet help Demand" should read "help meet demand"	Amend accordingly
21	5.9	-	Note: The retail hierarchy in the Core Strategy (Policy SDP5) uses different terminology to the settlement hierarchy (Policy SDP2). In this context the reference to "Key Service Centre" should read "Town Centre"	Amend accordingly
6. Plan Policies				
24	-	CNDP1	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	Noted. Amendments will be made.
24	-	CNDP1	Reference to the Pendle Local Plan Part 1: Core Strategy, in the opening paragraph, is too narrow. Other relevant policies in the statutory development Plan may be a more flexible way of writing this.	Amend accordingly
24	A	CNDP1	The policy refers to the Town Centre Redevelopment Zone on the Policies Map Inset Map 5. Although included in the key for the map, the Redevelopment Zone has not been identified on the map itself. The terminology "upper floor development of other uses, such as residential, ..." is too imprecise.	Comments noted. Map was amended during consultation. Policy CNDP1 to be reworded.
24	A (a)	CNDP1	Developers are advised to "Take their design cue from the best examples ...", but where are these identified in the plan? Alternatively list the essential elements to be found in a good frontage.	Delete this reference.
24	A (c)	CNDP1	The phrase "affect key uses" is too imprecise.	Noted. Examples are provided of key uses/areas.
	A	CNDP1	Reference is made to "small or piecemeal proposals". How is it possible to assess how any development will prejudice long-term comprehensive redevelopment, when these proposals have not been set out?	Policy CNDP1 to be reworded.
24	B (2)	CNDP1	Whilst it is preferable to plant native trees it is more important to plant species that are appropriate to the location in which they are to be situated. Limiting the policy to native trees alone will severely restrict the type of trees that can be planted.	Policy CNDP1 to be reworded.
24	B	CNDP1	This element of the policy needs tightening up if it is to be used by officers in Development Management.	Policy CNDP1 to be reworded.
25	C	CNDP1	This element of the policy represents a blanket ban on hot food takeaways and is not compliant with higher order policy.	Policy CNDP1 to be reworded.

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
25	6.1.2	-	Policy CNDP1 appears to be silent in reference to retail applications intended to serve a borough-wide catchment.	For proposals to serve a borough wide catchment, it is expected that they would be assessed against the PLPCS, no change.
26	6.1.4	-	As noted previously, the extent of the Town Centre Redevelopment Zone needs to be shown on the Policies Map (Inset Map 5) Typo: Reference should be to Policy CNDP1	Amend accordingly
			Policy CNDP1 – While it is good to plant native trees it is more important to plant trees that are appropriate to the situation that they are growing in. Limiting it to native trees will restrict the number of species that can be planted in the street scene without causing damage. For instance, quite a few of the trees we have in Nelson Town Centre would not be considered native but they are appropriate for street planting, look good and provide food and habitat for various species. Furthermore, climatic change may alter the range of species that we can plant in the future.	Amend accordingly
27	-	CNDP2	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	
27	-	CNDP2	The policy should start with retention and repair then move onto new shopfront design.	Amend accordingly
27	A	CNDP2	What is meant by “ <i>traditional construction</i> ” and is it appropriate for all buildings? Replace with the phrase “ <i>traditional design and appearance</i> ” which is more accurate. Important to link references to “ <i>traditional construction/design</i> ” to the character of the building concerned – modern good quality contemporary designs may be more appropriate in a relatively new building. The Council’s Conservation Area SPD sets out the elements of traditional shopfront design.	Amend accordingly
27	B	CNDP2	Well maintained blinds and canopies can add to the streetscape, but of poorly maintained can soon detract from its appearance. Why are they being encouraged if they are not “ <i>traditional</i> ”. Need to define what is meant by “ <i>better</i> ” – Canvas? No plastics? Complementary to the street scene etc. Is a total ban on external shutters appropriate? Can it be justified?	Criterion b deleted.
-	-	CNDP2	No reference or cross reference is made to accessibility requirements.	Amend accordingly
27	6.1.6 & 6.1.7	-	The justification for the policy needs to be strengthened.	Amend accordingly
28	-	CNDP3	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
28	6.2	-	The word <i>“protect”</i> is not generally used in heritage policy. Suggest this opening is replaced with: <i>“To conserve and enhance the historic environment and character of Colne including its Listed Buildings, Conservation Areas and non-designated Heritage Assets ...”</i>	Amend accordingly
28	6.2.1	-	Why does this paragraph precede the policy? This is inconsistent with the layout for most other policies in the plan.	Amend accordingly
28	-	CNDP3	The policy is related to general design principles rather than heritage and should be badged as such. It appears to be applicable to the whole of Colne rather than just the historic environment. Suggest that it would be better to start with this general design policy, then move onto heritage specific issues (e.g. CNDP2). Consider a separate policy for designated Heritage Assets then non- designated Heritage Assets, which can include urban character areas. Refers to the <i>“the key attributes of the best built environment and design features...”</i> but does not define these attributes more closely. Are these the elements that are illustrated in the street-scene photomontages that are included towards the end of the document? Any heritage policy should refer to the need for <i>“heritage balancing”</i> in order to be wholly consistent with national policy.	Comments noted. Policy should be badged as design for the whole of Colne – based on the Colne Design Code. Heritage Assets are addressed sufficiently in NPPF/NPPG and PLPCS. Amend accordingly
28	-	CNDP3	The <i>“best built environment and design features”</i> need to be clearly articulated, so that anyone using the plan is aware of what they are. Development that has an adverse impact on a particular building may not have <i>“a significant adverse impact on the character of the area”</i> . Is the policy saying this is acceptable?	Policy substantially re-worded based on the Colne Design Code.
24	(c)	CNDP3	Whilst it is preferable to plant native trees it is more important to plant species that are appropriate to the location in which they are to be situated. Limiting the policy to native trees alone will severely restrict the type of trees that can be planted.	Policy substantially re-worded based on the Colne Design Code.
28	a	-	Good examples of design from one part of the town, will not necessarily represent appropriate design in another part of the town. The policy should refer to good design that enhances and is appropriate to the immediate locality	Policy substantially re-worded based on the Colne Design Code.
28	b	-	The phrase <i>“larger proposals”</i> would be better phrased as <i>“major development”</i> as this is quantifiable.	Policy substantially re-worded based on the Colne Design Code.
29	f	CNDP3	The phrase <i>“will be conserved”</i> is too strong. It needs to reflect the heritage balance.	Policy substantially re-worded based on the Colne Design Code.
29	6.2.2	-	The phrase <i>“will be conserved”</i> is too strong. It needs to reflect the heritage balance.	Policy substantially re-worded based on the Colne Design Code.

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
30	-	CNDP4	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	
30	-	CNDP4	The list should be accompanied by a detailed Appendix which includes full details for each asset (e.g. Reference, Name, Location, Brief Description, Principles for listing (including group value), Key Features) and conform with the guidance set out in Historic England Advice Note 7: Local Heritage Listing . Listings should avoid any reference to the current occupier of the premises, as this is likely to change over time. The phrase <i>“will be conserved”</i> is too strong. It needs to reflect the heritage balance. The phrase <i>“Special attention will be given to the conservation of the following non-designated Heritage assets .”</i> fails to recognise that other NDHAs may come to light in the future and should also be taken account of. The term <i>“special attention”</i> is generally reserved for designated Heritage Assets. It would be better to say something like <i>“The following assets are identified as making a valuable contribution to local character and distinctiveness ...”</i>	Policy to be amended to be in line with NPPF. Supporting evidence is presented in a separate report that will be submitted alongside CNDP.
31	6.2.4	-	Should the paragraph after the quote from the NPPF be numbered?	Amend accordingly
32	-	CNDP5	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	
32	-	-	Unclear what this policy adds to CNDP3 and CNDP4. The areas listed and shown on the policies map are considered to be worthy of identification as Urban Character Areas. The three-storey cottages at Castle are also considered to be worthy of non- designated Heritage Asset status (CNDP4).	Retain Policy CNDP5.
32	-	CNDP5	The opening of the policy would be better worded as follows: 1. The boundaries of the following Urban Character Areas are defined on the Policies Map: UCA/01 – Castle and Castle Road UCA/02 – Chatham Street / Montague Street / Langroyd UCA/03 – Keighley Road UCA/04 – Newmarket Street 2. Within a designated Urban Character Area new development should seek to ...	Amend accordingly.
32	-	CNDP5	Some of the requirements listed here would be better in a general design policy (CNDP3). References to <i>“Yorkshire Stone”</i> would be better in a more general reference to <i>“stone flags, setts and slates”</i> as the stone is most likely to have been sourced from within Lancashire.	Policy CNDP3 now amended based on the Colne Design Code.

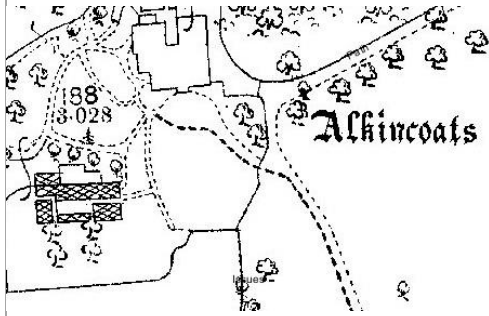
Page		Policy	Comments/suggested amendments	Draft TC response to go in table
32	B	CNDP5	<p>The use of “<i>traditional</i>” materials may no longer be appropriate (e.g. hardwoods in shop frontages). In these circumstances the policy needs to be clear that the materials used should be:</p> <ul style="list-style-type: none"> recycled, or mainstream products with higher recycled content; appropriate to their setting; and make a positive contribution to the overall quality of the environment 	Amend accordingly
34	-	CNDP6	This policy is <u>not</u> considered to meet the Basic Conditions, for some or all of the reasons outlined below.	
34	-	CNDP6	<p>The proposed site allocations do <u>not</u> represent a deliverable or balanced portfolio of sites for future housing provision in Colne. Deliverable:</p> <ul style="list-style-type: none"> Planning Policy Guidance is clear that viability must be considered when preparing neighbourhood plans. The evidence on viability prepared for Colne Town Council (Aecom, 2019) was not initially available to view on the Town Council website, so it is unclear whether the sites identified in this policy are considered to viable to develop for housing. If they are not viable, they would fail to meet the deliverability test in the National Planning Policy Framework (NPPF). No evidence is presented to demonstrate that a developer intends to deliver housing on these sites during the plan period. Assessment of sites – it is not evident how the scores for individual criteria have been determined. <p>Balanced Portfolio</p> <ul style="list-style-type: none"> The sites selected will not deliver the variety of house type and tenure required to address local housing needs. 	Comments noted. The evidence is available in the updated Site Assessments report submitted with the Draft CNDP. This is considered to be a balanced portfolio alongside commitments and completions. Type and tenure are development management matters.
34	-	CNDP6	The majority of sites have been taken from Pendle Council’s Strategic Housing Land Availability Assessment (SHLAA). Using the same site description would help to avoid any potential for confusion. For example CNDP/1 “ <i>Land rear of Belgrave Road</i> ” is described in the SHLAA as “ <i>Land adjacent to 43 Belgrave Road</i> ”, which offers a more accurate description.	Comments noted include Pendle SHLAA references against each site
34	-	CNDP6	It would be useful if the Policies Map (and Inset) identified individual Housing Allocations by their reference number (see comments on Appendices below).	Comments noted. Individual designations maps to be included
34	-	CNDP6/1	<p>Land off Waterside Road</p> <ul style="list-style-type: none"> Site P037 was promoted for housing in the Pendle Local Plan, but has not been selected for allocation. Is there evidence of the landowner’s intention to sell the site for housing? Recent investment at the site by owner Northern Polytunnels suggests that any intentions to sell the site, at least in the short-term, may have changed. The northern part of the site is designated as open space – Natural Greenspace (NG118) and Amenity 	Comments noted. Issue of availability still being addressed.

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
			Greenspace (AG139).	
34	-	CNDP6/2	Land adjacent to 43 Belgrave Road <ul style="list-style-type: none"> • Site P202 was promoted for housing in the Pendle Local Plan, but has not been considered for allocation as it falls below the 0.25 hectare size threshold. 	Comments noted. Check availability.
34	-	CNDP6/3	Storage Compound <ul style="list-style-type: none"> • Site P145 was promoted for employment in the Pendle Local Plan. • Is there evidence of the landowner's intention to sell the site for housing? The site is currently occupied by a caravan storage business. 	Comments noted.
34	-	CNDP6/4	Former Kippax Biscuits <ul style="list-style-type: none"> • Site P147 was promoted for employment in the Pendle Local Plan. • Is there evidence of the landowner's intention to sell the site for housing? The adjacent mill (excluded from the allocation) was recently occupied by a new commercial venture (Earnie's). 	Site now deleted.
34	-	CNDP6/5	Land at Dam Side <ul style="list-style-type: none"> • Site P054 was promoted for open space in the Pendle Local Plan. • Is there evidence of the landowner's intention to sell the site for housing? The site is currently occupied by a caravan storage business. • The site is almost wholly within Flood Zone 3, so the development would fail the Sequential Test. Clear evidence of the sequential assessment and the Exceptions Test will be needed for examination. 	Comments noted. Consider amending the site boundary to that in FZ 1 and 2. Exceptions test stated development not in FZ3 would satisfy the sequential test Check availability.
34	-	CNDP6/6	Walk Mill <ul style="list-style-type: none"> • Site P022 was promoted for housing in the Pendle Local Plan, but has not been selected for allocation. • Is there evidence of the landowner's intention to sell the site for housing? • Large tracts of the site are within Flood Zone 3. Has a Flood Risk Assessment been produced? 	Site now deleted.
34	-	CNDP6/7	Shaw Street <ul style="list-style-type: none"> • This site was not put forward for consideration in the Pendle Local Plan. • The site is currently designated as open space – Play Area (PA014/015) and Woodland (WD374) • Is this the same site as CNDP7/8 (unclear as sites are not identified on the Policies Map.)? If it is the allocation of this site for housing would contradict Policy CNDP7 (see below), where it is proposed to protect the site as Open Space. 	Comments noted. Check availability. Not included in CNDP7

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
34	-	CNDP6/8	Bridge Street Stoneyard <ul style="list-style-type: none"> • Site P021 was promoted for housing in the Pendle Local Plan, but has not been selected for allocation. • Is there evidence of the landowner's intention to sell the site for housing? The site is currently occupied by Bridge Street Stone. 	Site now deleted.
34	-	CNDP6/9	Land off Bridge Street <ul style="list-style-type: none"> • Site P086 was promoted for housing in the Pendle Local Plan, but has not been selected for allocation. • Is there evidence of the landowner's intention to sell the site for housing? The site is currently occupied by Bridge Street Stone. 	Site now deleted.
34	-	CNDP6/10	Green Works <ul style="list-style-type: none"> • Site P053 was promoted for housing in the Pendle Local Plan, but has not been selected for allocation. • Is development of the site for housing viable, in view of the severe contamination issues on this site? 	Comments noted. Check availability.
34	-	CNDP6/11	Knotts Drive <ul style="list-style-type: none"> • Unsure about the specific location of this proposed site allocation, as sites are not identified individually on the Policies Map. 	Site now deleted.
34	-	CNDP6/12	Windy Bank <ul style="list-style-type: none"> • Site CE144 already benefits from planning permission for housing (17/0005/FUL – 22 apartments). It is included in the existing commitments for Colne and should not feature in the list of allocations 	Site now deleted.
34	-	CNDP6/13	North Street <ul style="list-style-type: none"> • This site was not put forward for consideration in the Pendle Local Plan. It is a vacant site, formerly occupied by lock-up garages. 	Site now deleted.
34	-	CNDP6/14	Land at Hawley Street <ul style="list-style-type: none"> • Site P038 was promoted for housing in the Pendle Local Plan, but has not been considered for allocation as it falls below the 0.25 hectare size threshold. • The site is currently in use as a car park. Is it available for development? 	Site now deleted.
34	-	CNDP6/15	Land adjacent to 6 Knotts Lane <ul style="list-style-type: none"> • Site P039 was promoted for housing in the Pendle Local Plan, but has not been considered for allocation as it falls below the 0.25 hectare size threshold. • The site is designated as open space (AG174) 	Comments noted. Check availability.
34	-	CNDP6/16	Thomas Street Car Park <ul style="list-style-type: none"> • Site P092 was promoted for housing in the Pendle Local Plan, but has not been considered for allocation as it falls below the 0.25 hectare size threshold. • The site is currently in use as a car park. Is it available for development? 	Comments noted. Check availability.

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
34	-	CNDP6/17	Land adjacent to 34 Lenches Road <ul style="list-style-type: none"> • Site P118 was promoted for housing in the Pendle Local Plan, but has not been considered for allocation as it falls below the 0.25 hectare size threshold. 	Site now deleted.
34	-	CNDP6/18	Tower Buildings <ul style="list-style-type: none"> • This site was not put forward for consideration in the Pendle Local Plan. • Existing buildings, formerly occupied by a night club. Conversion to residential may be possible via permitted development rights. Is a 'restrictive' allocation for housing appropriate in this instance? 	Site now deleted.
		CNDP6/19	Land South of Red Scar Works <ul style="list-style-type: none"> • Site P142 was promoted for housing in the Pendle Local Plan, but has not been selected for allocation. It is currently used for open storage. 	Site now deleted.
		CNDP6/20	Land to rear of Dewhurst Street <ul style="list-style-type: none"> • Site P084 was promoted for housing in the Pendle Local Plan, but has not been considered for allocation as it falls below the 0.25 hectare size threshold. 	Comments noted. Check availability.
		CNDP6/21	Land off Hartleys Terrace <ul style="list-style-type: none"> • Site P093 was promoted for housing in the Pendle Local Plan, but has not been selected for allocation. 	Site now deleted.
		CNDP6/22	Land at Primrose Hill <ul style="list-style-type: none"> • Site P204 was promoted for housing in the Pendle Local Plan, but has not been considered for allocation as it falls below the 0.25 hectare size threshold. 	Comments noted. Check availability.
		CNDP6/23	Land adjacent to 271 Keighley Road <ul style="list-style-type: none"> • Site P201 was promoted for housing in the Pendle Local Plan, but has not been considered for allocation as it falls below the 0.25 hectare size threshold. 	Comments noted. Check availability.
		CNDP6/24	Land south of Colne Water <ul style="list-style-type: none"> • Site P067 was promoted for employment in the Pendle Local Plan. • The site is currently occupied by ELE Advanced Technologies (formerly Earby Light Engineering). The owners are known to be exploring opportunities to relocate the business. • Parts of the site are within Flood Zones 2 and 3. Has a Flood Risk Assessment been produced? 	Site now deleted.
		CNDP6/25	Land adjacent to 47 Townley Street <ul style="list-style-type: none"> • Site P199 was promoted for housing in the Pendle Local Plan, but has not been considered for allocation as it falls below the 0.25 hectare size threshold. 	Comments noted check availability
		CNDP6/26	Land adjacent to 43 Belgrave Road <ul style="list-style-type: none"> • Site P202 was promoted for housing in the Pendle Local Plan, but has not been considered for allocation as it falls below the 0.25 hectare size threshold. 	Comments noted check availability

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
		CNDP6/27	<p>Bunkers Hill</p> <ul style="list-style-type: none"> • Site CE127 already benefits from planning permission for housing (13/12/063P – 30, 2/3 bed homes). It is included in the existing commitments for Colne and should not feature in the list of allocations. • Development of this larger area was rejected by Pendle Council due to new tree planting on this part of the site. 	Comments noted. Removed part of allocation that is committed. Consider remainder following discussions with LCC
		CNDP6/28	<p>Spring Gardens Mill</p> <ul style="list-style-type: none"> • Site P023 was promoted for housing in the Pendle Local Plan, but has not been selected for allocation. • Is there evidence of the landowner’s intention to sell the site for housing? Pendle Council understands that industrial/commercial use of this site is preferred. • Parts of the site are within Flood Zones 2 and 3. Has a Flood Risk Assessment been produced? 	Site now deleted.
34	-	CNDP6	The total number of dwellings on the sites identified add up to 808, rather than 705 as stated in the text below.	Housing numbers updated.
34	-	CNDP6	<p>The application of an average density of 30 dpa is inappropriate for the following reasons:</p> <ol style="list-style-type: none"> 1. Inner urban sites, in accessible locations, are typically capable of accommodating much higher densities. In contrast lower density development may be appropriate at sites which mark the transition between the urban area and the open countryside. The approach of the Neighbourhood Plan is contrary to the NPPF which seeks higher density development in accessible and sustainable locations within settlements to make effective use of land. 2. The use of a blanket 30 dpa figure does not allow for an accurate assessment of site viability. As such the deliverability of the proposed site allocations cannot be considered to have been determined in accordance with the requirements of the NPPF. 	This is an assumption for calculation purposes – clarify within CNDP6.
34	-	CNDP6	A blanket refusal not to support development “ <i>beyond the settlement boundary</i> ” is contrary to the NPPF and strategic policies in the Local Plan Part 1: Core Strategy.	Delete.
34	6.3.2	-	<p>It is too simplistic to say that the standard method shows an annual requirement of 146dpa for Pendle. Government guidance is clear that this figure is only the starting point for determining the local housing requirement. The Housing Needs Assessment does more than just consider “<i>if exceptional circumstances exist for departing from the govt’s methodology.</i>”</p> <p>As written the paragraph doesn’t reflect the whole process.</p>	Amend accordingly
37	6.3.4	-	There is some wording missing from the second sentence.	Amend
	-	CNDP7	This policy is <u>not</u> considered to meet the Basic Conditions, for some or all of the reasons outlined below.	
38	6.3.5	-	Why does this paragraph precede the policy? This is inconsistent with the layout for most other policies in the plan.	Amend accordingly

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
38	-	CNDP7	Consider using similar opening text to that suggested for Policy CNDP5 (see above).	Amend accordingly
38	-	CNDP7	The designation of Local Green Space must be carried out in accordance with the criteria contained in the NPPF (paragraph 100). The list of sites should be accompanied by a detailed Appendix, which includes full details for each asset (e.g. Reference, Name, Location, Brief Description, Principles for designation, Key Features)	Local green spaces have been assessed in line with national policy and guidance. A full report is available on this process and will be submitted alongside the CNDP.
38	-	CNDP7/1	<p>Alkincoates Park</p> <ul style="list-style-type: none"> Typo: There is no “e” in Alkincoates (see Current OS Maps and Historic OS 1:2500 Map extract (c.1890) below for confirmation). The confusion arises from a leaflet published a few years ago for the Local Nature Reserve, which had this incorrect spelling prominently displayed on the front cover.  <ul style="list-style-type: none"> The site (PK027, PA044 and OS072) is designated as open space (various typologies) in the Pendle Open Space Audit. 	Colne TC agreed to refer to this as Alkincoates with an “e”
38	-	CNDP7/2	<p>Upper Rough</p> <ul style="list-style-type: none"> Disagree This is an extensive tract of land, on the edge of the settlement and does not have distinct boundaries on all sides. It does not meet the requirement for designation as a Local Green Space. 	Disagree
38	-	CNDP7/3	<p>Lidgett Triangle</p> <ul style="list-style-type: none"> Agree <p>Although it could be regarded as an extensive tract of land, the site has very distinct boundaries and makes a significant contribution to the character of the Lidgett and Bents Conservation Area, and the setting of Higher Standroyd on Skipton Old Road.</p>	Comment noted.
38	-	CNDP7/4	<p>Colne Cemetery</p> <ul style="list-style-type: none"> Agree The site (CM003) is designated as a Cemetery in the Pendle Open Space Audit. 	Comment noted.
38	-	CNDP7/5	<p>Heifer Lane roundabout</p> <ul style="list-style-type: none"> Disagree – How is this site of particular importance to the local community? 	Disagree, though the mapping was incorrect in this version.

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
38	-	CNDP7/6	St Stephen's Walking Area <ul style="list-style-type: none"> Disagree – The site (AG092) is designated as Amenity Greenspace in the Pendle Open Space Audit. This designation is considered to be sufficient for this site. 	Disagree – CTC seeks to identify this site as Local Green Space.
38	-	CNDP7/7	Byron Road Community Area <ul style="list-style-type: none"> Disagree How is this site of particular importance to the local community? The site (AG093) is designated as Amenity Greenspace in the Pendle Open Space Audit. May be worth considering designation of the facility as an Asset of Community Value. 	Disagree – CTC seeks to identify this site as Local Green Space.
38	-	CNDP7/8	Hagg Green Space <ul style="list-style-type: none"> Agree The site (AG162/WD472) is designated as Amenity Greenspace and Woodland in the Pendle Open Space Audit. 	Comment noted.
38	-	CNDP7/9	Waterside Millennium Green <ul style="list-style-type: none"> Agree The site (PK029/PA060) is designated as a Park and Play Area in the Pendle Open Space Audit. 	Comment noted.
38	-	CNDP7/10	Whitewalls Green Space <ul style="list-style-type: none"> Disagree How is this of particular importance to the local community? From the Policies Map the site appears to be the inaccessible central area of the roundabout at the end of the M65, which cannot be considered to be demonstrably special to the local community. 	Amend map in LGS assessment Disagree – CTC seeks to identify this site as Local Green Space.
38	-	CNDP7/11	Casserley Road/Varley Street/Thorn Grove <ul style="list-style-type: none"> Agree. Note: The correct name for this site is the King George V Playing Fields The site is designated as open space (various typologies) The site (PA022/PA042a/PA042b/K029/OS095) is designated as open space (various typologies) in the Pendle Open Space Audit. 	Comment noted.
38	-	CNDP7/12	Snell Grove <ul style="list-style-type: none"> Disagree The site (AG090) is designated as Amenity Greenspace in the Pendle Open Space Audit. This designation is considered to be sufficient for this site. 	Disagree – CTC seeks to identify this site as Local Green Space.
38	-	CNDP7/13	Ferndean Way in Waterside <ul style="list-style-type: none"> Disagree This is a linear route and does not meet the requirement for designation as Local Green Space. 	Disagree. Similar LGS proposals have been designated in other NDPs.

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
38	-	CNDP7/14	Ball Grove Park and Nature Reserve <ul style="list-style-type: none"> • Agree • The site (PK006/PA030/NG018/WD106) is designated as open space (various typologies) in the Pendle Open Space Audit. 	Comment noted.
39	6.3.8	-	Typo: The misspelling of Alkincoats is repeated on the caption for the photo, which follows this paragraph (see comment on CNDP7/1 above).	No change.
39	6.3.9	-	The phrase “ <i>the neighbourhood area’s remaining open spaces</i> ” is too vague, as there are many open spaces to which this policy is not intended to apply.	Remove wording
	-	CNDP8	This policy meets the Basic Conditions , but is considered to be unnecessary for some or all of the reasons outlined below.	
40	-	-	Policy does not designate further Open Space, or offer additional protection to that afforded by the Local Plan Policy ENV1. It is not necessary. For clarity not all designated open space is shown on the Proposals Map accompanying the Pendle Local Plan. Designated sites which fall below the 0.4 hectare threshold are only shown in the Pendle Open Space Audit.	Agreed remove
40	A	CNDP8	What is a “ <i>reasonable walking distance</i> ” considered to be? – 5 / 10 / 15 mins? Should an additional allowance, if steep slopes are encountered along the route, be included?	Policy to be deleted.
	-	CNDP9	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	
41	-	-	The policy does not offer additional protection to that afforded by Policy SUP1 in the Pendle Local Plan. For the policy to be worthwhile it needs to be more specific.	Comment noted.
	-	CNDP10	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	
42	-	-	No further comments on this policy.	Noted.
	-	CNDP11	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	
42	-	-	There is significant cross over with Policy CNDP8 (above) and policy does not offer additional protection to that afforded by Policy ENV1 in the Pendle Local Plan.	Comments noted and agreed. Refer to ENV1 in policy.
42	-	-	Policy does not offer additional protection to that afforded by the Local Plan Policy ENV1. The use of reference numbers, which differ from those in the Council’s Open Space Audit, is unhelpful. CNDP11/1	Comment noted.

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
42	-	CNDP11/1	King George V Playing Field <ul style="list-style-type: none"> The site has been designated as Local Green Space (CNDP7/11). Designated open space (OS095) the site is afforded protection Policy ENV1 in the Pendle Local Plan. Are multiple policy designations necessary? 	Site to be protected as local green space – delete.
42	-	CNDP11/2	Millennium Green <ul style="list-style-type: none"> The site has been designated as Local Green Space (CNDP7/9), where it is referenced as Waterside Millennium Green. Designated open space (PK029/PA060) the site is afforded protection Policy ENV1 in the Pendle Local Plan. Are multiple policy designations necessary? 	Site to be protected as local green space – delete.
42	-	CNDP11/3	Holt House including playing fields, Colne FC and Colne and Nelson Rugby Club <ul style="list-style-type: none"> Designated open space (OS071) the site is afforded protection Policy ENV1 in the Pendle Local Plan. Are multiple policy designations necessary? 	Can have multiple designations
42	-	CNDP11/4	Colne Cricket Club <ul style="list-style-type: none"> Designated open space (OS071) the site is afforded protection Policy ENV1 in the Pendle Local Plan. Are multiple policy designations necessary? 	Can have multiple designations
42	-	CNDP11/5	Colne Golf Club <ul style="list-style-type: none"> Designated open space (OS007) the site is afforded protection Policy ENV1 in the Pendle Local Plan. Are multiple policy designations necessary? 	Can have multiple designations
42	-	CNDP11/6	West Craven Tennis Club <ul style="list-style-type: none"> The private courts on Bents Lane are owned by the Craven Tennis Club. 	Noted.
42	-	CNDP11/7	Pendle Leisure Centre <ul style="list-style-type: none"> Why has the associated car parking been excluded from the area shown on the Policies Map? 	Include area
42	-	CNDP11/8	Bowling green, Colne Cricket Club <ul style="list-style-type: none"> Designated open space (OS097) the site is afforded protection Policy ENV1 in the Pendle Local Plan. Are multiple policy designations necessary? 	Can have multiple designations
43	-	CNDP11/9	Bowling green, British Legion <ul style="list-style-type: none"> Designated open space (OS081) the site is afforded protection Policy ENV1 in the Pendle Local Plan. Are multiple policy designations necessary? 	Can have multiple designations
43	-	CNDP11/10	Sports pitches/playing fields at former Nelson and Colne College <ul style="list-style-type: none"> Designated open space (OS081) the site is afforded protection Policy ENV1 in the Pendle Local Plan. Are multiple policy designations necessary? Sites P083 and P011 incorporate the playing fields. Both 	Can have multiple designations

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
			were promoted for housing in the Pendle Local Plan, but neither has been selected for allocation.	
44	-	CNDP12	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	
44	-	-	Policy does not offer additional protection to that afforded by Policy ENV1 in the Pendle Local Plan.	
			The use of reference numbers, which differ from those in the Council's Open Space Audit, is unhelpful.	Include Pendle references
		CNDP12/1 to CNDP12/14	Various allotment sites <ul style="list-style-type: none"> Are all the allotment sites designated in the Pendle Open Space Audit included here? Are there additional allotment sites that need to be included in the Pendle Open Space Audit? Is a further allotment designation in the CNDP necessary? 	Review sites against OS Audit
		CNDP12/1	Typo: The misspelling of Alkincoats is repeated here (see comment on CNDP7/1 above).	Noted.
45	-	CNDP13	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	
45	-	-	As written this does not constitute a planning policy.	Policy deleted.
45	-	-	Note: The Accessible Natural Greenspace Standard (ANGSt) is relatively old and uses a time/distance measurement, which is often inconsistent with site assessment work, and hence other policies in the Neighbourhood Plan. The standard measure for walking distance is 80 metres for one minute of walking time, except where an allowance is also made for any steep slopes encountered along the route. As such a 5 minute walk should equate to 400 metres, a ten minute walk 800 metres etc.	
46	-	CNDP14	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	
46	-	CNDP14	As written this does not constitute a planning policy. Why does the 'policy' only support electrified rail links? Modern bi-modal trains offer considerable customer benefits in enabling through journeys beyond the electrified network. Is the route of the bypass supported, irrespective of the route chosen?	Agreed. This whole section is to be reviewed
48	-	CNDP15	This policy is considered to meet the Basic Conditions , but elements need to be re-written so that its requirements are clear for both developers and planning officers.	
48	-	CNDP15	South Pennines NCA – There are no tracts of open expansive moorland within the designated neighbourhood area. The policy mentions prominent views, but does not identify where these are within the town. It is highly unlikely that new development will be feasible without affecting views of one or more of the key features listed.	Comments noted. Amend accordingly. Views to be assessed and identified

Page		Policy	Comments/suggested amendments	Draft TC response to go in table
48	6.4.1	-	As no part of the AONB lies within the neighbourhood area, would it not be simpler to say: <i>"Policy ENV1 of the PLPCS states that in areas such as Colne, which are not subject to national landscape designations, development proposals should ..."</i>	Amend accordingly
48	6.4.5 & 6.4.6	-	Rather than repeat the content of two documents, which may be updated during the lifetime of the CNDP, it is sufficient to note here that there are differences between the two documents and to include a reference to each document in the Bibliography.	Amend accordingly
51	-	CNDP16	This policy is <u>not</u> considered to meet the Basic Conditions , for some or all of the reasons outlined below.	
51	-	CNDP16	The policy seeks to control development in the countryside, but Policy CNDP6 clearly states that <i>"Development beyond the settlement boundary will not be supported"</i> . It would be better to add a range of circumstances where development would usually obtain permission e.g. sports facilities, rural buildings, business premises.	Amend accordingly
51	B	CNDP16	It would be better to refer to <i>"traditional rural buildings of permanent construction ..."</i> to help avoid inadvertently supporting development where temporary agricultural buildings have been site.	Amend accordingly
51	E	CNDP16	The use of <i>"traditional"</i> or <i>"local"</i> materials may no longer be appropriate, or possible. Supporting development that is of a <i>"traditional design and appearance"</i> offers greater flexibility in sourcing appropriate materials.	Amend accordingly

7. How to Comment

53	-	-	<p>The failure to formally notify and supply a copy of the plan to Pendle Council, prior to the start of the public consultation, could be considered to be a failure to comply with Regulation 14 (c). Consultation documents were also added after the consultation started. However as the consultation period was in excess of the minimum six weeks there was no prejudice to any party.</p> <p>To comply with Regulation 14(b) the consultation bodies in paragraph 1 of Schedule 1 were formally notified of the consultation and given not less than six weeks to respond.</p> <p>Pendle Council acknowledges that the deadline for interested parties to comment on the plan was extended from 14 December 2020 to 8 January 2021.</p> <p>In addition to publishing the CNDP online, the Town Council has clearly taken innovative steps (e.g. innovative online workshops and booking system) to ensure that the local community has had every chance to comment on the CNDP during the COVID-19 Lockdown.</p>	Comments noted
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8. Appendices

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Page		Policy	Comments/suggested amendments	Draft TC response to go in table
-	-	Policies Map	<p>The weblink refers to the “<i>Proposals Map</i>”. This is no longer the Government’s preferred terminology and the correct term “<i>Policies Map</i>” is used elsewhere in the CNDP.</p> <p>Individual site allocations (e.g. housing, local green space etc.) should be identified by their reference number.</p> <p>Individual sites are not referenced on the Policies Map or Inset Map. As such the location and extent of the proposed allocations / designations (e.g. Local Green Space sites) will not be evident to many readers.</p>	Amend accordingly
54	-	Inset Map 5	<p>Would suggest that the junction of Windy Bank and Church Street/Market Street is also a key gateway.</p> <p>The Redevelopment Zone shown in the key and referred to in policy is not shown on the map.</p> <p>Individual site allocations (e.g. housing, local green space etc.) should be identified by their reference number.</p>	Revise maps accordingly

Table 2. Colne Regulation 14 Consultation -Comments from others and Town Council response

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Colne Neighbourhood Development Plan Consultation Statement, August 2022

Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
1/1	Richard Thorley	28	3	S/C	The policy to keep the appearance and character of the Town is Welcomed. One of the strengths of the market town is its buildings, this should be maintained and enhanced. Other market towns that have not adopted this policy have seen a detrimental effect on their appearance and culture. For example, two towns local to where I grew up in Lincolnshire, Spalding and Boston.	Thank you for your support. Comments noted	No amends
1/2	Richard Thorley	38	7	S/C	The need to keep as much green space as possible is supported, as long as it can be maintained to prevent it resembling waste land. Good for a cleaner environment and the well-being of residents. It does of course rely on the ability to maximise house building on suitable sites to avoid encroaching on such green areas.	Thank you for your support. Comments noted	No amends
1/3	Richard Thorley	25	1C	S/C	A great idea to stop the hot takeaways eradicating the image in this area, particularly when there shop frontages can detract so much from the aesthetics of the area.	Thank you for your support. Comments noted	No amends
1/4	Richard Thorley	11	42	S/C	The support for sports and recreational facilities is welcome. It is also a positive step to protect those open green sites which are used for recreation, which has previously been considered for housing. One such example is the Nelson and Colne recreational facility on Barrowford Road. It is used predominantly for younger sports people (under 11?) which is a crucial part of their development. It is also a very valuable open space and its protection is supported.	Thank you for your support. Comments noted	No amends
2	Susan Thorley	11	42	S/C	The support for sports and recreational facilities is welcome. It is also a positive step to protect those open green sites which are used for recreation, which have previously been considered for housing. One such example is the Nelson and Colne recreational facility on Barrowford Road. It is used predominantly for	Thank you for your support. Comments noted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					younger sports people (under 11?) which is a crucial part of their development. It is also a very valuable open space, and its protection is supported. We are also aware of many of our neighbours which have similar views so hopefully they will respond positively as well.		
3/1	Helen Clegg	38	CNDP7	S/C	The draft policy is an excellent piece of work. As residents we should be very aware of our role in providing a legacy for future generations to retain the access to green spaces, which we are so lucky to enjoy	Thank you for your support. Comments noted	No amends
3/2	Helen Clegg	28	CNDP4	S/C	The draft plan is an excellent piece of work. The area of 'Higher Standroyd' in Colne was recognised as having important heritage and architectural interest as long ago as 1951, when apparently a preservation order was applied. Higher Standroyd (Farmhouse) does appear on the 'Non-designated Heritage Asset' Draft list but I wondered if the original farm track with the central grass very which surrounds the building and the stone water trough (over 200 years old) should also be on the list? I have reason to believe that both these structures may be at risk at this time & I do not want to regret not bringing this to your attention.	Thank you for your support. Comments noted The Town Council does not consider the track to be suitable as a non-designated heritage asset	
4	Malcolm Rochford	38	CNDP7	S/C	I wholeheartedly agree with protecting the local valued green spaces mentioned in this draft Neighbourhood Plan. IT would be negligent of us to fail to ensure that these vital spaces are not lost for generations to come	Thank you for your support. Comments noted	No amends
5	S A Mitchell	46	14	C	The SWOT analysis identifies as a WEAKNESS the traffic congestion in the North Valley and through the Town Centre, and yet the Plan does not contain any proposal to support action to deal with these issues. The Plan mentions support for the Colne & Villages by-pass. Presumably the thinking is that this	Comments noted. Whilst congestion is a major issue in the North Valley and through the Town Centre, the Neighbourhood Plan is	Colne NDP to be amended accordingly.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					would relieve the congestion. However, the source and destination survey undertaken by LCC's Consultants (Jacobs) for the Fulfilled by-pass revealed that a by-pass would do little to reduce the congestion because the majority of the external traffic had its destination in Colne, particularly the North Valley. Given this finding, surely the Plan should be supporting a comprehensive improvement of North Valley Rd and Vivary Way rather than supporting an expensive (circa £40m) and ineffective by-pass. A successful improvement to traffic flows in the North Valley would probably reduce traffic through the Town Centre, bringing an improvements to its environment.	a land-use plan and can therefore seek to protect existing land uses where relevant, support changes of use where appropriate and identify land for future supported uses. The Colne NDP cannot address issues which are County functions such as highways and congestion. However, the Town Council is proposing to rework the section on transport and include a number of actions that it will take forward with the relevant bodies	
6/1	David Cockburn-Price	11 of main plan		C	Following on from the comment made by John Lamb RE the environmental policies made directly to the Council and on the L&B Facebook Group, I have discussed with Kirkwells how to update the plan to reflect how the environment Objective feeds into the Policies. This could also flow into how all the objectives link to the Policies. On Page 11, the objectives should be put into a table with an extra column entitled 'Maps to CNDP Policy #'. Whilst the other objectives are easy to map, the environment objective (#3) maps to many policies: 1B 1/2/5, 3b/c/g, 7, 8, 13, 15, 16	Comments noted and accepted.	Colne NDP to be amended accordingly.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
6/2	David Cockburn-Price	4.4 of Green Spaces doc feeding into CNDP7 on page 38 of the main plan	CNDP7	C	The criteria for the Green Spaces to be assessed against are set out in NPPF para 100 and repeated in Section 4.2 of the Green Spaces Assessment document. Following on from a discussion with Kirkwells about the conclusions being drawn in Section 4.4 and as advised to Cllr Sarah Cockburn-Price by Locality, where a site already has some nationally recognised protection, in the form of Green Belt or Nature Reserve for example, it can still be identified in the Colne Neighbourhood Plan as being a Local Green Space if it meets the NPPF para 100 criteria. This form of “belt & braces” protection would be useful in the future if Pendle Borough Council decides to change the position re the scope and coverage of the Green Belt for whatever reason. Hence, for LGS1 Alkincoates Nature Reserve, LGS3 Lake Burwain Walking Area, LGS16 Greenfield Nature Reserve and LGS20 Red Lane Green Spaces, they should be included in the final list of Local Green Spaces.	Comments noted and accepted.	Colne NDP to be amended accordingly.
7	Anna Jarratt	38	CNDP7	S	No comment		No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
8	Mark Rawstron			S/C	I am broadly supportive but make the following comments in relation the town centre proposals. The retail market is undergoing structural change and has been for a number of years. As a result, the majority of towns will need to fundamentally alter their perception of what constitutes a viable town centre. This can no longer be retail based, particularly those centres which have a dependence on multiple retailers. These centres are and will exhibit over a capacity of up to 50% and therefore the land use terms significant diversification will be needed supported by the planning process away from retail uses. Whilst Colne does not have the same issues as larger towns (see multiple retailer flight from Burnley and Nelson) I do believe the scale of structural change will impact on smaller towns over the coming years, and therefore I would advocate a much stronger message of support in the final Neighbourhood Plan for alternative uses, if retail is not supported by the market (meaning the retail property market). The plan should be encouraging of development in its widest sense as this drives economic performance. We do not want to see empty premises resulting from following a rigid plan regime. Fast food outlets do not add to viability though.	Comments noted and accepted. The Neighbourhood Plan seeks to promote more residential development within the Town Centre	
9	Paul Harper	38	CNDP7	S	No comment		No amends
10	Yvonne Davies			S/C	Please, please keep Gill Hill as a conservation area, it is the only area this side of Colne that doesn't have a green space. It is a fantastic area where lots of people walk. It is a beautiful walk to get to Marsden Park. Please save the area from more housing. The most be part of the green space. There has been enough houses built on this side of Colne.	Thank you for your support. Comments noted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
11/1	Adam Birkett			C	Policy CNDP2 – Consideration could be given to the appropriateness of outside drinking areas to the front of drinking and dining establishments which appear to improve the night time economy and level of town centre activity during the evening. However, a uniform or common approach to boundary treatments to divide areas from the public doorway would be beneficial to visual appearance.	Comments noted. The Town Council agree that a uniform approach to outside front drinking areas is required.	CNDP2 deals with shopfronts – this is a licensing matter.
11/2	Adam Birkett			C	Policy CNDP5 – It's not clear why the areas identified are considered to have a particular character that is considered different or more worthy of protection than the rest of Colne. For example, Chatham Street, Montague Street and Langroyd area comprises a mix of terraced and former Council houses and does not possess any features to warrant specific mention. Lancaster Street is cobbled and is identified as a 'heritage street's and I'm sure there will be other examples elsewhere. CNDP15 – Suggest that the prominent views referred to are identified on the Proposals Map for clarity.	Comments noted. Views to be mapped.	Colne NDP to be amended accordingly.
11/3	Adam Birkett			C	Other comments - I could not see where the redevelopment zone is located. Proposals Map Inset does not show allocations for the entire plan area. However, in my view the top of Colne (Market Place) and shops from Tesco Express to Co-op and Farm foods to Dixy Chicken opposite are severely detrimental to the town's appearance and character.	Comments noted. The Proposals map was updated during the consultation to include the redevelopment zone	No further amends
11/4	Adam Birkett			C	Has any work been done to try and secure financial contributions from housing towards leisure/recreation facilities? Can open space requirements be specified for new housing developments? E.g. development of 50+ dwellings to provide on site play area LAP, LEAP, NEAP etc.	Comments noted. As the LPA are the managing body for S106, the NP can encourage financial contributions however, the existing Pendle Core	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
						Strategy includes provision within Policy LIV5.	
11/5	Adam Birkett			C	Anyway to actively encourage first floor living in town centre to make use of often redundant floor space and provide natural surveillance.	Comments noted.	CNDP supports such uses.
116	Adam Birkett			C	Regarding the consultation process, a mobile friendly method of submitting comments would be beneficial and the requirement to submit one form per comment is too time consuming such that it would discourage the vast majority from commenting at all.	Comments noted and accepted.	No amends
12	Richard Thorley	34	6	S/C	It is good to see sites being used that are not on open green field areas, that will not distract from the rural appearance of the town.	Thank you for your support. Comments noted	No amends
13	David Martin Small	11	42	S/C	The support for sports and recreational facilities is welcome. It is also a very positive step to protect those open green sites which are used for recreation, which have previously been considered for housing. One such example is the Nelson and Colne recreational facility on Barrowford Road. It is used predominantly for younger sports people which is a crucial part of their development. It is also a very valuable open space, and its protection is supported.	Thank you for your support. Comments noted	No amends
14	David Penny, Planning & Development Officer and Vice Chair	46-7	CNDP14	S/C	SELRAP strongly supports Transport Development necessary to provide the following transport improvements, in particular: Electrified rail links to Leeds, Manchester and Preston to increase east/west connectivity. Reopening of the former Colne to Skipton Railway Line. As the Government and Pendle Borough	Comments noted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					Council respond to the challenge of combating Climate Change and reducing CO2 emissions, there is going to be less road traffic and a greater emphasis on sustainable public transport. In this respect, train travel will play an important part as it is far more environmentally friendly. Rail Travel has the added advantage of passing through the centre of towns and connecting communities, making them more accessible than by road travel which often bypass communities. Furthermore, it has been proved elsewhere that rail connectivity is one of the main drivers for social and economic regeneration as it attracts inward investment for housing, industry and jobs. It should also be noted that the above policies on Transport are supported by Pendle Borough Council and Lancashire County Council and increasingly by the Government Department for Transport and Transport for the North.		
15/1	Harold Ingham			C	I have read some of the development plan and would like to add a few comments. Colne is active in trying to increase tourism. I would like to suggest that public toilets to be reintroduced into Colne in the Parks i.e. Ball Grove and Alkincoats park and the centre of town as I have prostate cancer and have to plan any excursions with toilets in mind. For ageing gentlemen this is an important consideration. The toilets could be pay toilets priced at 20p. But necessary for tourism in the town.	Comments noted and accepted. Whilst this is not a matter for the Green Spaces policy, The Town Council support for improvements to facilities within Green Spaces and the Town Centre	CTC to pursue as a separate action.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
15/2	Harold Ingham			C	I have a hybrid plug in car, electric charge points are a necessity but you may consider hydrogen may become the next source for cars, trucks and buses, they are used in Manchester out from the City Centre to the Airport. Hydrogen cars are expensive at the moment, but the cost should come down, the nearest charging station to Colne is Rotherham. A plumber I was talking to suggested Hydrogen would be a contender to replace natural gas for home heating and that local hydrogen storage tanks would be required rather than a national gas grid, something for consideration	Comments noted. Policy CNDP1 includes provision for electric charging points	No amends
15/3	Harold Ingham			C	I would suggest solar p v panels to be a requirement on all new house builds.	Comments noted. This is included with the Pendle Core Strategy in Policies ENV2 and ENV3. The Colne Neighbourhood Plan cannot specify efficiency measures over and above that required by other legislation.	No amends
15/4	Harold Ingham			C	Finally, I would like to ask for the Colne to Skipton railway reopening to be a priority. I think it should be an electrified line from the start and be double tracked through to Gannow Junction. In the meantime, can we get trains direct from Colne to Blackpool North. Still on trains, I would like to see trains from Colne reverse at Rose Grove and run by the Copy Pit route to Manchester and the Airport.	Comments noted and accepted. Colne Town Council also supports this.	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
16/1	Sport England Planning Team			C	Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sport facilities of the right quality and the type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.	Comments noted	No amends
16/2	Sport England Planning Team			C	It is essential therefore that neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing field policy is set out in our Playing Fields Policy and Guidance Document - https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy	Comments noted. Policy CNDP11 should refer to paras 96 and 97 of the NPPF and possible include the criteria for loss of facilities.	Policy refers to amended NPPF. Policy also defers to PLPCS policy that manages possible "loss".
16/3	Sport England Planning Team			C	Any new housing developments will generate additional demand for sport. If existing sport facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sport facilities, or improvements to existing sport facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approval local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or	Comments noted. Infrastructure requirements are included in the Pendle Core Strategy.	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.		
17	David Walsh	11	42	S/C	Nationally schools and colleges have lost their sports fields, it is very important that those that remain are retained. This recreational facility on Barrowford road must be retained and its protection is supported.	Thank you for your support. Comments noted	No amends
18	Louise Hopkinson	51	CNDP16	S	No comment		No amends
19	Mrs Suzanne Mann	Green spaces	Green spaces	C	Please will you consider adding the green space between Greenfield Mill & Greenfield Road beside Burnley Road to your list of important Green Sites. This is mowed by the council and added to the beauty of the gateway to Colne. People walk across this space with their dogs. This space adds to the beauty of the listed buildings and the views of Primet Bridge and the Viaduct.	Comments noted.	Site assessed and added to list of Local Green Spaces (CNDP7).
20/1	Louise Hopkinson	46	CNDP14	S	No comment		No amends
20/2	Louise Hopkinson	38	CNDP7	S	No comment		No amends
21	Keith Hopkinson	46	CNDP14	S	No comment		No amends
22	Robert and Marilyn Fielden	38	CNDP7	C	The upper rough is an important site for nesting Curlews and Snipe, both species are in decline, we also observe Barn Owls and Kestrel, also birds in decline, hunting the area on a regular basis. It is an important amenity for walkers accessing the countryside, the footpaths across are very well used and offer superb views of Boulsworth, Colne, Weets & Pendle. The area is	Comments noted and accepted. This information will be included in the LGS Site Assessment Report	Amend LGS report.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					also on the fringe of a conservation area, including Lidgett and Bents. Developing this site would result in these areas being merged into the urban sprawl of Colne losing the character forever. This loss would not only be felt in the immediate area but also from areas like the Mire Ridge over the tops of Trawden to the South where the views to the North would be marred by development appearing on the North skyline. This would be detrimental to the character of Colne as historically a small industrial town surrounded by marginal farming landscape and moorland.		
23	Keith Hopkinson	51	CNDP16	S	No comment		No amends
23	Keith Hopkinson	38	CNDP7	S	No comment		No amends
24	Dr Alison Birkinshaw	48	Green Spaces Map	C	Colne's Green spaces as identified on the local plan are essential for the following reasons: Public health, important environment for endangered species. A number of the sites identified as green spaces are important habitats for red listed birds. In particular, the upper rough should be protected on valuable green spaces since it is home to breeding pairs of curlews, mistle thrushes and barn owls, sparrowhawks and kestrel. The curlews successfully raised chicks in 2020 and will not go elsewhere if they lose their habitat.	Comments noted and accepted	No amends
25	Dr Terence Richards	48	Green Spaces Map	S/C	I would like to support the proposed Colne Neighbourhood Plan for the following reasons. Colne has very few green spaces easily accessible by the population. The proposal to protect the recurring green spaces from poor development and retain them, particularly where they are cross by footpaths in olelial at the	Thank you for your support. Comments noted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					current true. In a time and pandemic Colne's people must be able to exercise.		
26	David Cockburn-Price	4.4 of Green Spaces doc feeding into CNDP7 on page 38 of the main plan	CNDP7	C	The criteria for the Green Spaces to be assessed against are set out in NPPF para 100 and repeated in Section 4.2 of the Green Spaces Assessment document. Following on from a discussion with Kirkwells about the conclusions being drawn in Section 4.4 and as advised to Cllr Sarah Cockburn-Price by locality, where a site already has some nationally recognised protection, in the form of green belt or Nature Reserve for example, it can still be identified in the Colne Neighbourhood Plan as being a local Green Space if it meets the NPPF para 100 criteria. This form of 'belt & braces' protection would be useful in the future if Pendle Borough Council decides to change the position re the scope and coverage of the green belt for whatever reason. Hence, for LGS1 Alkincoats Nature Reserve, LGS3 Lake Burwain Walking Area, LGS16 Greenfield Nature Reserve and LSG20 Red Lane Green Spaces, they would be included in the final list of Local Green Spaces.	Comments noted and accepted	Colne NDP and evidence base to be amended accordingly.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
27	Andrew Birtwistle	38	CNDP7	C	I consider it essential that Government Policies are directly aligned to local need as opposed to national targets. 'Ill-conceived' and 'mechanistic' (Teresa May) 'mutant' (planning) 'algorithms' (attrib. Boris Johnson) only serve to 'urbanise' our suburbs and suburbanise the countryside' (Bob Seely MP) Neighbourhood Plans that protect and retain specific areas of 'Local Green Space' are crucial in maintaining a health and successful life balance for future generations.	Comments noted and accepted	No amends
28	Judith Howard and Alistair Sherriffs	38	CNDP7	C	We strongly object to any further development on the rough. It is an area of outstanding beauty that is home to varied wildlife such as bats, newts, owls, kestrels, stouts, deer and weasel to name a few. It is also a walker's paradise and a main footpath goes through the field. It is of immense value to Colne and the surrounding area. Please do not spoil this lovely part of Colne and build on brownfield sites.	Comments noted and accepted	No amends
29	Sharon Dale			S/C	I am in full support of this plan and thank those involved for the tremendous effort in creating it. I would like to add that the gateways to our Town are important and Lidgett/Skipton Old Road is one of the most historic, rural and beautiful. This road is used a lot by drivers now, thanks to sat navs and helps give a fantastic impression of our town for those who drive in and out this way. It is one of the reasons why the Lidgett Triangle and the remainder of the Rough should never be built on. Another is that easy access on foot to the countryside is one of Colne's greatest assets. Wherever you are in Colne, a field is a 10-15 minute walk away. Again, the Lidgett Triangle/The Rough are good examples of this and are they used by hundreds of residents they are our green lungs, our recreation and were a	Thank you for your support. Comments noted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					godsend in the lockdown. They must never be sacrificed and lost forever in order to give a developer a quick profit.		
30/1	Louise Bleasdale	34	6.3	S/C	Excellent use of suitable space for new and affordable housing.	Comments noted and accepted	No amends
30/2	Louise Bleasdale	24	6.1	S/C	Excellent use of suitable space for new and affordable housing.	Comments noted and accepted	No amends
30/3	Louise Bleasdale	28	6.2	S			No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
30/4	Louise Bleasdale	48	6.4	C	There are enough brown areas for developments - the only reason builders was to develop on green space is that they receive a higher price for the houses. We should be encouraging starter houses to get people onto the housing ladder, there is already an abundance of rural homes in green areas but not any that a first time buyer can afford. Our area is beautiful - Boulsworth Hill, Pendle Hill, Noyna Rocks, Kelbrook Moor can all be seen from Colne. Look at how they have encroached up Red Lane by building on grazing land - are they going to build on Alkincoates Park next?	Comments noted and accepted	No amends
31	Elizabeth Lane			S	Couldn't find policy number - I support the Neighbourhood Plan whole heartedly	Thank you for your support. Comments noted	No amends
32/1	Michael Holehouse	Green spaces		C	Protection of green spaces around Colne from further development, and the local countryside is by far the area's greatest asset. I feel very strongly that the development's on the Rough and Red Lane should not have been approved, and that local housing demand did not justify these greenfield developments.	Comments noted and accepted	No amends
32/2	Michael Holehouse	Transport		C	Urge the government to stop stalling and to further progress the re-opening of the Colne to Skipton railway line, to give Colne the much needed rail link into a major city that is so sadly lacks to improve social and economic opportunity. This re-opened line as part of wider rail upgrades would enable improvements to be made to be made to the existing railway line towards Burnley and beyond which is amongst the worst in the UK. Road upgrades are also needed along the North Valley to improve the traffic flow, although any potential bypass proposal should not be at the expense of a reopened railway and would only solve part of the problem anyway and not take away	Comments noted and accepted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					Keighley/Bradford traffic. A failure to make the necessary improvements to transport infrastructure, will see the continued migration of young people away from the area and closer to the bigger cities. In reality Colne is just over 30 miles from both Central Manchester and Leeds and good connections should exist to both.		
32/3	Michael Holehouse		Tourism	C	Promotion of the local countryside along with the wider Pendle area as a destination for walking. Improved transport links would also help with this aspiration	Comments noted and accepted	No amends
32/4	Michael Holehouse		Heritage	C	Protection and promotion of the heritage features described in the document. Colne has the potential to emulate some of the successful characteristics of places like Hebden Bridge with many or it's quirky shops and streets if people could actually get here more easily.	Comments noted and accepted	No amends
32/5	Michael Holehouse		Economic & Social Benefits	C	I think the many of the points I raise would improve the economic and social situation in the Town.	Comments noted and accepted	No amends
33/1	Andrea Beswick	Housing		C	Regarding housing, I personally would like to see focus on more reasonably priced housing options, encouraging social rental housing too instead of just new build 3/4/5 bedroom housing plots. There are out of reach most locals, which brings people in from other areas, leads to commuter town, not focusing on market town aspects.	Comments noted and accepted. Affordable Housing is addressed in the Pendle Core Strategy and should not be repeated in a Neighbourhood Plan.	No amends
33/2	Andrea Beswick	Allotments		S/C	I agree with protecting allotments and adding more where land becomes available.	Comments noted and accepted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
33/3	Andrea Beswick	ELE Housing		C	I also have concerns about ELE housing units (180 must be an error, too many to fit there, latest plan from leaflet through my door said 65, also too many) and FYI most of that 6.2 ha appears to be green not industrial as plenty of space round factory is green field type, not brown, I would prefer more of a green belt around it to act as a wildlife/vegetation corridor as it borders countryside/woodland/paths and for wildlife more corridors are needed.	Comments noted. A consultation has taken place on this site which proposes 65 dwellings. Some of the site is in FZ3 and is therefore not developable. The Table of potential dwellings for each site will be amended accordingly	Site deleted.
34	Melanie Lindsey		CNDP6	C	The Neighbourhood Plan states that the Town Council has carried out a site assessment exercise to inform the proposed site allocations. It is assumed that the issue of the potential risks arising from past coal mining activity and the presence of surface coal resource have formed part of these assessments, as we raised these issues in our response to the Draft Neighbourhood Plan, dated 29 June 2018 addressed to the Town Council.	Comments noted. The Coal Mining legacy has been included in the assessment of these sites	Coal Risk report to submitted alongside CNDP.
35/1	John Hartley	34	6.3	C	In this objective, the CNDP takes a responsible and logical approach to identifying land for housing that is needed for growth but in a measured response to supporting the Pendle Local Plan whilst utilising sites within the settlement boundary. This helps to protect urban sprawl and reduced the need for mass housing estates by selecting small areas for clusters or individual dwellings. This also encourages communities within the town energising town centre activity.	Comments noted and accepted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
35/2	John Hartley	28	6.2	C	It is fundamental that local knowledge of the town is key to identifying and protecting Heritage Assets that reflect and define the character of the town. The CNDP will give additional, grass-roots knowledge and guidance to national and local plans. It should be regarded as a useful tool to help retain and enhance the town's historical character	Comments noted and accepted	No amends
35/3	John Hartley	20	5	C	It is fundamental that local knowledge of the town is key to making the correct planning control as opposed to purely national or regional blanket planning. The CDNP is the correct approach and vehicle to achieve this.	Comments noted and accepted	No amends
35/4	John Hartley	48	6.4	C	The landscape around Colne is unique and valuable. It has an attraction not only to tourists and visitors but to locals who really appreciate our surroundings. It has to be protected and conserved at the very least and improved and enhanced, sympathetically where practical and advantageous. There is also a responsibility with regards to climate change: the peat bogs of the surround moorland play a key part in CO2 absorption. The increase in woodland areas, in appropriate locations, is to be encouraged also. These environmental themes could be incorporated into the CNDP, either in Policy 6.4 or as an extra policy.	Comments noted and accepted. Climate change is addressed in the Pendle Core Strategy Policies ENV2 and ENV3.	No amends
36	Christopher Baldwin	46	CNDP14	S	No comment		No amends
37	Mr LL R Cromey		LGS6	C	LSG6 with reference to Ball Grove Park and Nature Reserve I wish to make no alterations to the text. Should there be reference to the draft Ball Grove LNR Management Plan (Being prepared by Lee Johnson) within the document. Also there should be reference to the Survey of Ball Grove Nature Reserve	Comments noted. The references are to be included in the LGS Assessment	LGS Assessment to be amended.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					carried out by John Lamb of The Wildlife Trust for Lancs, Manchester and North Merseyside.		
38	Kevin King			C	My comments relate to the Neighbourhood Plan and some of the statements made within. Firstly, public transport provisions in Colne and the low skill base within. I work over in Steeton as a nurse with no driving license. The public transport provisions make it really hard to get to work. Compared to larger urban centres the transport to areas outside of Pendle and Burnley is outdated. On Sunday's buses to Keighley start at 9am and are 2 hourly preventing travel to work and limiting job opportunities. There are no trains towards the Yorkshire area further limiting job opportunities. Colne Town Council as part of its neighbourhood plan (as this affects the populous of Colne) should work with transport bodies and the wider political circle to enhance travel opportunities for the residents of Colne. Examples of schemes nearby include the West Yorkshire travel authority – travel within West Yorkshire is excellent. Maybe work towards an east Lancashire combined travel authority to tackle the outdated poor travel connections should be contemplated?	Comments noted and accepted. Whilst we agree with the issues raised, improving public modes of travel are not something that can be addressed by a land-use plan such as the Neighbourhood Plan. Some of these issues will be included as Town Council actions within the re-worked transport section	Colne NDP to be amended accordingly.
38/1	Kevin King			C	Secondly, the town centre is outdated and lacks popular appeal for the younger generations. Shops are slow to offer modern ways of shopping and reluctant to modernise. There is a lack of big brands in the town centre thus pushing people to other areas to shop. The town centre is tired with buildings such as the old blockbuster store damaging the appearance of the town	Comments noted and accepted. It is hoped that the Town Centre redevelopment zone will support the issues you raise	No amends

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					centre. In line with improving transport opportunities this could entice bigger brands to purchase shops in the centre of Colne and allow a wider population of people to travel into Colne for their shopping. Reinventing the market hall into a mix of market hall / shopping centre could be thought about to attract new business into the centre.		
38/2	Kevin King			C	Thirdly, back to transport. The Colne bus station complex does not work. A sheltered, heated complex would greatly enhance the transport in the area. Also discovering ways to make a bus station that is joined instead of separated to improve links from West Yorkshire, North Yorkshire and Pendle. Also a fourth point about transport is the local taxi service. Colne is notorious for the taxis who run wild around the roads. Surely working with taxi drivers to enforce safer driving techniques, modernise ways of booking and paying and appearance of the taxis would reduce the negative appearance of Colne.	Comments noted and accepted. Whilst we agree with the issues raised, improving public modes of travel are not something that can be addressed by a land-use plan such as the Neighbourhood Plan	No amends
38/3	Kevin King			C	Also the 95 town circular bus, has the opportunity to provide a vital link between the communities on Birtwistle Avenue, Venables Avenue, the outskirts of Nelson etc to the town centre. However the buses are empty at most times of the day. Perhaps a solid timetable plus better fares would improve footfall in the town centre. Colne is steep and even for young people it is hard work to get to the town centre from Birtwistle. For your records a single from Colne library to Birtwistle avenue cost me £1.90 and I would never do it again!	Comments noted and accepted. Whilst we agree with the issues raised, improving public modes of travel are not something that can be addressed by a land-use plan such as the Neighbourhood Plan	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
38/4	Kevin King			C	Moving from transport, the heritage of Colne. Important buildings are being allowed to be neglected and are falling apart. Langroyd hall, once a popular restaurant now in disrepair and falling apart. Colne town council should work closer with PBC and LCC to prevent this from happening and protect the heritage of Colne. Look at past mistakes which removed Colne heritage – the demolition of Alkincoates hall in the 20th century.	Comments noted and accepted	No amends
38/5	Kevin King			C	My closing statement is a plea to Colne town council. I have lived in Colne for 5 years; I grew up in Barnoldswick. Colne is stuck in a time bubble away from the modern world. Young people don't have the opportunities for work and education that they'd get in other urban centres. Due to poor transport provision, a fear of modernising, poor healthcare and education provisions. I wish Colne could become a place where people would want to move to. A place that attracts young professionals, families and skilled workers. A place that people don't just grow up in and not be able to move away from, but a place people don't want to move away from. The Colne neighbourhood plan should protect the heritage of Colne, encourage working with wider authorities to solve issues and assist the businesses in Colne to modernise and adapt to the world around them.	Comments noted and accepted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
39	Terence Coulter	11	42	S/C	In this day and age, a lot of the younger generation spend far too much time on their computers, game machines, or texting on mobile phones. The support for sport and recreational facilities is more important now than ever before. One such example is the Nelson & Colne recreational field on Barrowford Road Colne Prior to Coronavirus, this sports field was used every Saturday and Sunday morning by junior football teams, girls and boys (under 12 years of age) and used during the summer months for keeping fit and training for the coming season. The support of sports and recreational facilities is welcome, and we all hope this is a positive step to protect those open green sites in the future.	Comments noted and accepted	No amends
40	Kenneth Whinney			O/C	I feel I must object to the proposed draft plan as being too limited in scope to accommodate possible new road developments, in particular, I would remind the council that Mr Andrew Stephenson MP wrote in Nov 1998 that highways England would be assessing the possibility of a relief road connecting the end of the M65 motorway and reducing the traffic load on the north valley road. This road may not be of full motorway standard but a road of secondary status but nevertheless easing the flow through Colne. As far as I know that work is still ongoing. From your consultation plans that most probable routes via Primet Bridge is now designated a Heritage site and the possible lines through the South Valley are covered by Green Areas and Housing developments making such a road impossible to build. Please consult with Mr Stephenson and make provision for future developments of this nature so not to negate all the good work he has done.	Comments noted. Whilst congestion is a major issue in the North Valley and through the Town Centre, the Neighbourhood Plan is a land-use plan and can therefore seek to protect existing land uses where relevant, support changes of use where appropriate and identify land for future supported uses. The Colne NDP cannot address issues which are County functions such as highways. However, the Town Council is proposing to rework the	Colne NDP to be amended accordingly.

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						section on transport and include a number of actions that they will take forward with the relevant bodies	
41	M Chung - Pendle Footpath Officer	38	CNDP7	S/C	<p>We are writing in support of the Colne Neighbourhood Plan and the proposed green spaces in policy number CNDP7. The Ramblers are Great Britain's leading walking charity, working to protect and expand the places people love to walk. Our charity is a membership-led organisation with around 100,000 members and a network of volunteers who maintain and protect the path network. We have an active group located in the Colne area, www.burnleypendleramblers.co.uk.</p> <p>Figures provided by Public Health England 2019, show walking has numerous health benefits and can reduce the risk of type 2 diabetes by 40%, cardiovascular disease by 35%, breast cancer by 20%, colon cancer by 30% and dementia by 30%. Please see www.ramblers.org.uk/advice/facts-and-stats-about-walking.aspx for further details.</p> <p>As demonstrated in the recent and ongoing 'lockdowns' introduced by the Government, more people have started to exercise outdoors, which contributes to a healthier lifestyle and thereby helping to reduce the risk to contracting the COVID-19 virus. Green spaces</p>	Thank you for your support. Comments noted and accepted	No amends

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					such as those identified in the Plan, will help improve not just people's physical health but also their mental health as well. There are areas in Colne where people have no gardens where they can relax and exercise, and areas like Alkincoates Park, the Upper Rough and the Lidgett Triangle, are extensively used by local people to improve both their physical and mental well-being. It is imperative that the proposed green spaces are ring-fenced for generations to come and not sacrificed for housing or commercial developments. COVID-19 will not be going away and open spaces where people can walk, run, exercise their dogs and have valuable quality time with their immediate family members need to be expanded.		
42	Mark Chung	38	CNDP7	S/C	<p>I fully support all the areas proposed as green spaces in the neighbourhood plan, particularly the Upper Rough, CNDP7/2. During 2020, the Upper Rough has become a valued green space for the people of Colne who have enjoyed exercising and walking during the lockdown restrictions due to the pandemic. Walkers, joggers, dog walkers and families have used the footpath networks across the Upper Rough, benefiting from clean fresh air and enjoying the extensive views across Colne and the surrounding countryside.</p> <p>Any house development in this area would be detrimental to both Colner's physical and mental health. Wildlife thrives on the Upper Rough and the curlew, classified in the UK as Red under the Birds of Conservation Concern 4: The Red List for Birds (2015), is seen, heard and nests from Spring to Autumn. If housing developments are allowed then this endangered bird will disappear forever from our area. Roe deer and barn owls are regularly seen on the Rough and kestrels hunt their prey in</p>	Thank you for your support. Comments noted and accepted	No amends

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					the area all year round. Areas like this must be protected from housing developments. Any developments should be prioritised on brownfield sites in Colne.		
43	Clive Hartley	N/A	N/A	C	<p>As someone who was born and bred in the town, I have read the above with interest and would like to congratulate everyone involved in its production. I think that the objectives you have set and the draft policies that are derived from these will, over time, help rectify some of the “planning mistakes” made in the past and also ensure that future development is sympathetic to the historic form, function and character of Bonnie Colne.</p> <p>My only suggested additions to the document are: § that some analysis should be made of the rich network of existing footpaths in and around the town with a view to ensuring that they are protected and maintained into the future; that some reference should be made to the existence of the Foulridge Reservoirs (Lower, Upper and Brown Hill) in terms of the contribution they make as landscape, ecological and recreational resources. Because the boundary of the plan area runs down the middle of these reservoirs, a co-ordinated approach to their future management which recognises their importance in these terms would, in my opinion, be highly desirable going forwards. Wishing you every success with this exciting venture.</p>	Comments noted and accepted. Transport section will be re-worked to include actions/policies relating to Public Rights of Way where relevant	Colne NDP to be amended accordingly

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
44	Michael Hartley	29	CNDP4	C	<p>I notice that the list of Heritage Assets does not include the cottages of Lidgett, though it includes Bent Cottages – part of the same Conservation Area.</p> <p>I suggest that the following houses are included on the list as they represent a row of weavers’ cottages, built at different times but dating back to the first half of the 19th century: Nos 1, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26.</p> <p>Of these, no5 is of a later period but it is interesting because it is built in the style of the now-demolished Trinity Baptist Church, Keighley Rd, (I was told, by the same architect and using leftover materials from the church job!) Thank you</p>	Comments noted.	Non-designated heritage assets have been re-assessed and consulted upon – CNDP to be revised accordingly.
45	Cllr. Jonathan Nixon	ALL	ALL	S/C	<p>I sit on the Neighbourhood Plan Working Group and have done since its inception. I have been heavily involved in putting the documents together in liaison with the rest of the Working Group. I am a councillor in the town of Colne, elected by the good people of Colne and have lived in the town for my entire adult life. I hereby record my support for the entire Plan.</p>	Thank you for your support. Comments noted and accepted	No amends
46	Robert Elliott	The Upper Rough		S/C	<p>We must protect these precious spaces – ‘The green lungs of Colne’ - for future generations. On the Upper Rough, Barn Owls breed each year and pairs of Curlews come to nest and raise their young. Deer graze and the greater spotted woodpecker is often seen on tree trunks. On summers evenings, bats dart and shimmy around our house which is just across the road from the Rough. Folk of the area enjoy the freedom to walk and take in the unspoiled view of ‘Bonny’ Colne upon the hill and the outlying area. Let’s not deprive our descendants of this special treat. Thank you</p>	Comments noted and accepted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
47	Wendy Malone			C	<p>My comments are more general rather than being specific to any of the pages or policies. My comments take into account the risks associated with developing new housing for affordable rent and sale options.</p> <p>The document provides useful facts about the make-up of Colne, although, the data refers to the 2001 census and I would question whether the data reflects the current statistics of deprivation and population migration – an important factor in determining the viability of developing a site for new housing. The justification for policy decisions in the document do not include any reference to previous community consultation that would instigate the policies or “why” the justifications stated are important to the local community.</p> <p>The document suggests there are issues with the volume of traffic congestion, however, there is little reference to the carbon footprint or any proposals to reduce CO2 emissions over the period, fuel poverty or any incentives to reduce the use of fossil fuels and encourage more efficient forms of heating and lighting in existing or new developments.</p> <p>The sites mentioned in the document are predominately brownfield suggesting previous uses would greatly reduce the financial viability of redevelopment. This would increase the risk to any developer looking to invest. Therefore, the potential to assess land stability and site enabling funding would be encouraged. The plan does reflect some of the attraction to living in this area, the question would be is it enough to attract new households into the area therefore increasing the demand for new housing which would open up more opportunities for private developers to operate and provide some competition. A</p>	Comments noted. A marketing brochure will be produced to support the town.	No amends

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					<p>marketing plan to identify the target market would be useful for this purpose and would also provide a reason to invest, giving the Town Council a more accurate picture on whether the number of new units would be likely to be developed over the period.</p> <p>The sites mentioned would need further site investigation as to the viability of development – most of which would not be progressed by developers because of the desk top data that is available, and the risks associated with developing further. I would suggest that making enquiries to see whether there are any government grant available to package up the sites to encourage investment, it reduces the risk to the developer and would entice them to progress, that alongside a potential town marketing plan would provide more assurance that developing in Colne is viable.</p>		
48	Liz Hurley	All		S/C	<p>I want to register my support for this very carefully considered plan. My main areas of interest are protecting Colne's green spaces and heritage. The potential sites for housing particularly meet with my approval as they do protect the green spaces of Colne. I feel the Gib Hill area/Knott's Lane area has already been overdeveloped and would not like to see any further housing on those sites.</p>	<p>Thank you for your support. Comments noted and accepted</p>	No amends
49	Stefan Odor			S	No comment		No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
50	RAGE (Residents Against Gib Hill Exploitation)	38	CNDP7	O/C	<p>It is a matter of great concern to local residents to see that Gib Hill has been removed from the list of areas designated as LGS (Local Green Spaces) in the October 2020 draft of the Colne Neighbourhood Plan. The criteria for such a space, in the words of the plan, are that it should be:</p> <p>a) in reasonably close proximity to the community it serves;</p> <p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>c) local in character and is not an extensive tract of land.</p> <p>Gib Hill unarguably meets all these criteria:</p> <p>a) It is extremely close to the community it serves, bordering housing estates off Knotts Lane and Hollins Road as well as beginning approx. 500m from the A56 main road that runs through Colne and towards Nelson, bordering extensive terraced housing. The site is within 1km of several secondary and primary schools (Fisher Moore, Primet, Pendle Vale, Castercliff, Primet Primary, Pendle View) and footpaths that cross the site are regularly used by children and parents walking to and from school, as well as people walking between Nelson and Colne.</p> <p>b) It is special to the local community; in 2006, when the local plan was last reviewed, 312 residents expressed support for the continuing existence of the hillside as a green space. Moreover, it has become extensively used during the recent covid-19 lockdowns as a space for people to take their permitted daily exercise. In more normal times, it is where they walk their dogs,</p>	<p>Comments noted. Gib Hill is a large area of open land. The Town Council thinks it a valued Green Space for Colners. However, there are three tests for Green Spaces and the site fails one of them as it is an extensive tract of land. Kirkwells will look at all of the evidence provided and the LGS assessment for this site</p>	<p>Gib Hill not identified as Local Green Space and note that Pendle Council has voted to designate this area as a Local Nature Reserve.</p>

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					<p>exercise, practise photography and walk to and from school. In the words of the Town Council’s New Green Spaces policy: A number of areas of Colne do not have reasonable access to quality urban green spaces. This has negative impact on quality of life, reduces opportunities for physical activity and has negative repercussions for health.</p> <p>Given the obvious and currently vital need to designate new green spaces (and preserve existing ones) in the context of the community health needs outlined by the Council itself, why has Gib Hill been removed from the list of designated green spaces on the Neighbourhood Plan?</p> <p>c) Gib Hill is not an extensive tract of land, despite the claim in the Colne’s Local Green Spaces 2020 report that the site is ‘a large area of open land’. In fact the site is smaller than many of the other sites listed as local green spaces. Gib Hill also remains an important open space or ‘green lung’ between Nelson and Colne, preventing anonymous suburban sprawl. Gib Hill is local in character. It is a Priority Habitat in the NERC act schedules and is a rare remaining example of the small Lancashire Field system of pre-industrial agriculture. Several fields on the Hill have BHS (Biological Heritage Status) in the Pendle Local Plan. It is far from being a generic or recent site but contains ancient pathways, hedgerows and fields that are rare examples of their type in the county (see below). It is disappointing to see that Gib Hill is considered in the 2020 Local Green Spaces Report in only thirteen lines of text. Under criterion (c) the site is assessed with a mere five words (‘large area of open land’). This is far too little, given that other sites are measured by area and their</p>		

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					<p>borders are considered.</p> <p>The report's brevity under criterion (c) throws in to sharp relief the strong bias of the report towards one aspect of the Gib Hill site; ten of the section's thirteen lines (in other words the entire report on Gib Hill apart from less than thirty words) is devoted to the Iron Age hill fort site on Castercliff, on the hill above the Gib Hill fields. The report focuses mainly on the class A status of the fort; while the fort remains an extremely important historical site it is not within the Colne Neighbourhood Plan boundary, is not under threat of housing development and is not relevant to the question of the preservation of the Gib Hill fields at lower levels closer to Nelson and Colne, which lie between the two towns and are a green space extensively used by local people and inhabited by wildlife. These fields are far more under threat of development than the fort, given the strong pressure on local councils to (a) raise money in the context of reduced budgets and (b) conform to national government house building quotas. This is extremely relevant given that Pendle Borough Council is the sole owner of the Gib Hill site, making such a sale relatively easy.</p> <p>Moreover, why does the 2020 report ignore the important biodiversity of the Gib Hill site? There isn't the space here to cover this in detail; however, several fields have BHS status, designated for their 'substantive nature conservation value', others are eligible for LNI (Local Natural Importance) status and are the habitats of wildlife including roe deer, barn and tawny owls, badgers, bats, several rare bird species and a large range</p>		

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					<p>of plant species in the meadows and hedgerows. Removing the Green Space status of this site to pave the way for housing development would destroy the habitats of this wildlife.</p> <p>In conclusion, Colne Town Council needs urgently to reconsider this question. The Council should respect the needs of the community it serves by restoring the status of Gib Hill as a green space.</p>		
51	Nigel Garratt			S	No comment		No amends
52	Julia Phipps			S	No comment		No amends
53	Rebecca Ferry	20	LGS4	C	<p>Colne has green spaces that provide wildlife with food and shelter. These spaces act as nesting and breeding places for many creatures and birds. On the Rough, I have observed deer, owls, curlews, hedgehogs and many species of bird. It is our responsibility to nurture these green spaces for future generations.</p> <p>Green spaces promote physical and mental health by providing psychological relaxation and reducing stress.</p> <p>The green spaces in Colne will attract people to the area which will benefit the economy of Colne.</p>	Comments noted and accepted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
54	Alan Bedford	16-20	LGS4	S/C	I strongly believe that we keep the rough as a green space for wildlife and walkers to enjoy as we have lots of brownfield sites that can be used for housing. As a small town it is essential to utilise the benefits that these wild sites provide. These green spaces are part of our heritage and home to declining breeds of birds and other wildlife. I regularly see curlews and lapwings return in the spring to nest and breed. These birds need to be kept in a safe environment, the Rough is perfect for them as the land is not farmed. The ground is wet, which encourages these birds and many other bird species such as barn owls and kestrels. I have also witnessed deer feeding on the rough, we should respect these animals and provide space for them to live.	Comments noted and accepted	No amends
55	Cllr Kevin McNulty	31		C	66. Sun Street. When the old Veevers factory closed, was it then used for the 'British in India' Museum? The British in India museum (Sun Street) opened in Colne in 1972, moving to Nelson in 2006.	Comments noted. Include this information in NDHA Assessment.	No amends
56	Pam Smith			S/C	I wish to add my voice in support of this plan. I am so pleased that any change or development (Whether retails or residential) should 'fit in' with the unique historical character of Colne and has to safeguard the glorious surrounding countryside. I am pleased that future housing should be built on allocated brownfield sites and not eat away at our precious countryside. It is a win-win situation - housing on brownfield sites within the town, if built sensitively, as put forward in the plan, not only safeguards the countryside but also improves the town, making derelict sites part of the community once more. Why build on green fields when we could have desirable riverside properties in waterside? It is good to see our heritage appreciated and safeguarded at last! (It breaks my heart when I look at books of	Thank you for your support. Comments noted	No amends

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					'Old Colne' and see how it used to be before magnificent historical buildings where ignorantly demolished! How tourists would be flock to Colne had it been left untouched. I wholeheartedly approve the re-introductions of the Colne to Skipton line and other rail improvements. However, I am strongly opposed to the proposed Foulridge bypass. It is unnecessary (all the bottleneck traffic in north valley seems to be local traffic) have never seen any traffic jams on my way to either Skipton or Keighley. It would ruin unspoilt countryside and utterly ruin much loved areas of Colne- particularly around Red Lane. Also, industrial estates would spring up alongside it - as happened in Lomeshaye with the motorway.		
57	Denise Morgan			O/C	I myself and friends and people of our area use Gib hill every day, also the dog walking and exercise children playing also used to walk to work and school it's an open class room for local schools. the wildlife and plants are varied. It is the green lung between Waterside and Marsden ward it is a specious green space. we are now being asked to plant more trees as the world needs them as we are destroying the planet make Gib hill a designated local green space -now thank you	Comments noted. See response to Comment 50 above	No amends
58	Christine Hartley	38	CNDP7	S/C	I specifically want to voice my support for the protection of these green spaces from future housing development. The events of the past 10 months have proven the crucial value of being able to walk in the countryside. I've heard quite a few people say, 'thank God we have so many nice walks on our doorstep', or words to that effect. The rural east of Colne in particular is a lovely area and deserves to be protected.	Thank you for your support. Comments noted	No amends
59	Simon Kitchen	19-26	LGS4	C	The upper rough is a key nesting area for red listed birds.	Comments noted.	No amends

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60/1	Andrew Ashworth	38	CNDP7	O/C	<p>When we read the previous draft of the Colne Plan in 2018, we were quite excited and optimistic because in Draft Policy CNDP7 “Protecting Local Green Space” on page 39, it had been proposed to include Gib Hill (CNDP7/8 - Gib Hill Walking Area) which is along the lines of what residents in our part of Waterside and across the town boundary in Marsden had been campaigning for since 2004. Indeed, as part of the Local Plan consultation in 2006, some 312 written declarations of support were collected from local residents. Finally, we thought our voices had been heard by the powers that be.</p> <p>On page 2 of the 2018 draft, it stated as follows: “If you agree with our policies, please tell us! It could be that only one or two policy areas are close to your heart – that doesn’t matter, just give us your view on those. Your responses don’t have to be long – just tell us what you care about.”</p> <p>Which is exactly what we proceeded to do, via my (Andrew Ashworth) written submission. We could have gone into great detail arguing the case, but we heeded the statement “your responses don’t have to be long” and besides, it appeared to be an almost done formality now that Gib Hill was on the list with the other 16 worthy sites. So, what has happened in the 2 years since for Gib Hill to be removed from the list? The explanation in the 2020 report “Colne’s Local Green Spaces” states: “This site is considered to be extensive and open” But a glance at Map 1 on page 7 of the same report clearly shows the area marked LGS8 as being of a similar extent as LGS5 and LGS7, and somewhat smaller than LGS1, LGS2, LGS3, LGS4 and LGS6. Whilst looking at Map 1, you will also notice that of these other substantial sites listed in the previous sentence, all except LGS1 and LGS3 –</p>	Comments noted. See response to Comment 50 above.	No amends

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					which were noted as already having sufficient protection through their Greenbelt / LNR status – are proposed to be carried forward for Local Green Space allocation, and all are clustered along the North and East of the town periphery. There are no sites of any size – aside from the cemetery – on the South side of the town, and LGS8 would have the added advantage over all the other sites of preventing Colne from merging into Nelson. This is simply an unjust and imbalanced selection of sites and it's not fair on the residents on our side of the town who value green open spaces and nature just as much as those who live in the North and East of Colne.		
60/2	Andrew Ashworth	38	CNDP7	O/C	<p>The site LGS8 consists of several fields, in the ownership of a single landowner (Pendle Borough Council), with a physical boundary fence maintained by the landowner. The Neighbourhood Plan Boundary crosses the site but runs along two well-used public rights of way (13-6-FP124 known locally as the diagonal path, and 13-6-FP125, running along the holly double-hedgerow) which can act as a clear, delineated boundary to encompass that area marked in green as LGS8 on Map 1, The Index of Sites Selected. The individual fields are small and enclosed by substantial hedgerows.</p> <p>We don't believe that the Committee was given all – well, in fact ANY – of the relevant information when considering Gib Hill. In the 2020 report "Colne's Local Green Spaces" Gib Hill was considered in just TWELVE lines of text, compared with for example seven pages for LGS4 and six pages for LGS5. We want to make quite clear that we are not having a go at L&B – they have done a great job at protecting their side of Colne, and hats off to</p>	Comments noted. See response to Comment 50 above.	No amends

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					<p>them for that – however we would have submitted similar detailed evidence but it was specifically not asked for at the last consultation, nor subsequently either. The twelve lines of text that Gib Hill did get is pretty irrelevant anyhow, as it is just a brief discussion of Castercliff Hill Fort which has no relevance to the analysis as it is both outside of the Colne Neighbourhood Plan boundary (it is in NELSON) and is disconnected from the Gib Hill fields being over the far side of the Golf Course and beyond the old Heightside Farm. We also question why the site has been renamed in the 2020 report to include the name “Wackersall”. Wackersall is a small, historic area on Burnley Road near to Primet Bridge, with no obvious connection to Gib Hill. Together with the mention of Castercliff, it’s falsely implying a more extensive site than what was being considered in the 2018 report.</p> <p>The Gib Hill fields / LGS8 deserves the respect of a PROPER analysis and needs to put back onto the schedule of Local Green Spaces. The following is some background to the site: Gib Hill is not really a hill. Locally it’s the name that’s been given to the cluster of small, gently sloping, fields behind Fisher-More school, which infill the small remaining gap between the conurbations of Nelson and Colne.</p> <p>The name Gib Hill has been used to demarcate this site in numerous planning documents and editions of the Pendle Local Plan where it is clearly outlined on plans as such.</p> <p>As mentioned, several footpaths cross the site. The “diagonal path” (13-6-FP124) connects Primet Bridge and Waterside to the residential area around Marsden Park. 13-6-FP125 runs alongside the ancient holly double hedgerow – in</p>		

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					<p>itself an important ecological feature, interspersed with alder, oak, hazel, elder, hawthorn and blackthorn, which, according to the local ornithologist group, provides an important habitat for various migrating birds at different times of the year. Footpath 13-6-FP125 was formerly the old packhorse route from the network of ridgeways at the top of Tum Hill and Catlow down along Bott Lane and eventually fording the river at Swinden ford. Unfortunately the right of way became discontinuous when the Golf Course was extended. Another footpath runs through the native woodland between Fisher More and Pendle View schools at the bottom of the fields, and then across the lower fields and over to Liddesdale Avenue in Marsden. This gravel path is very popular with children walking to school each day. A concessionary footpath also runs from 13-6-FP124 through the forestry commission native woodland, branching into one path running across the Golf Course and another linking into the new Persimmon estate at Knotts Lane. Besides these formal footpaths there are numerous informal ones which have evolved over the years by walkers and children exploring the fields.</p>		
60/3	Andrew Ashworth	38	CNDP7	O/C	<p>The fields are used by scores of locals each day, walking dogs, walking to workplaces and schools, taking exercise; All the semi-natural Gib Hill fields are classified as “Priority Habitat” in the Natural Environmental and Rural Communities (NERC) Act schedules. Because the Gib Hill fields have never been intensively used for modern agriculture, they are an increasing rare example of the unimproved grasslands characteristic of the “small Lancashire field system” of agriculture which was dominant in the area for hundreds of years, until modern</p>	<p>Comments noted. See response to Comment 50 above.</p>	No amends

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					<p>techniques wiped out most of it during the 20th Century. Typical of this are the small field sizes of around 2-3 acres, surrounded by hedges of mainly hawthorn and holly, and drainage ditches and dykes. Each field has its own unique name, and these are listed on the local tithe map at the Country Records Office. Because the fields have never been used for intensive agriculture, they contain numerous varieties of grasses, wild orchids (such as Dactylorhiza fuchsia), mosses and bryophytes, which was confirmed by a survey arranged by the Lancashire Wildlife Trust. This led to several of the upper fields being designated as Biological Heritage Status (BHS) in the adopted Pendle Local Plan, which is an important designation of Local, County and Regional importance for “substantive nature conservation value”, and surely should have been mentioned in the 2020 report “Colne’s Local Green Spaces”. Some of the lower fields also meet the criteria for Areas of Local Natural Importance (LNI) and are locally important elements of the Lancashire Ecological Network, making a significant contribution to halting the decline in biodiversity across the county. Wildlife observed on site include: a barn owl, which is regularly seen hunting for small mammals at dusk, nesting tawny owls, kestrels, sparrowhawks, lapwings, curlew, pheasants, noctule and pipistrelle bats (confirmed in a survey by the East Lancs Bat Group), roe deer, badgers, and many different types of butterfly, because of the variety of nectar yielding flora on site. Fifteen birds of national conservation concern have been recorded on the site in recent years, seven of which are Red List species (Grey partridge, reed bunting, bullfinch, song thrush, house sparrow, starling and grasshopper warbler, of which bullfinch</p>		

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					<p>and song thrush breed on the site) and eight are Amber List species (Kestrel, stock dove, dunnock, fieldfare, redwing, mistle thrush, willow warbler and goldcrest).</p> <p>A copy of the Wildlife Report compiled by the Lancashire Wildlife Trust and submitted to Pendle Borough Council as evidence of compliance to BHS / LNI criteria in 2006 is attached to this representation. Please note: the report covers a larger area than LGS8 as it includes some adjacent fields on the Nelson side of the boundary. In summary, site LGS8 meets all three qualifying reasons for designation as a Local Green Space (LGS) under the National Planning Policy Framework (NPPF) paragraph 100:</p> <p>a. It is close to the community it serves: a few minutes walking distance from Knotts Lane and the Persimmon estate to the north-east, Burnley Road and surrounding areas to the north, and Marsden to the south-west.</p> <p>b. It is valued by local residents who use it for walking in the fresh air, running, dog walking, photography, peacefully enjoying views from the hillside, especially of Pendle Hill, watching nature etc. When the Local Plan was reviewed in 2006 some 312 residents filled in cards supporting the continuing existence of the hillside as a local green asset.</p> <p>c. It is not an extensive tract of land, being of a similar size to most of the other proposed Local Green Spaces.</p> <p>And besides these three regulatory stipulations, but perhaps more importantly, it is a vital ecological asset to the town, as well as to the wider society and the planet. So, in light of this above evidence, we ask that the Committee now re-assesses site LGS8 and puts the Gib Hill fields back where they belong, in</p>		

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					<p>the schedule of Local Green Space sites for the Colne Neighbourhood Plan. Thank you.</p> <p>is partly a biological heritage site, home to numerous flora and fauna; is used as an open air classroom and for outdoor recreation by some of the schools within walking distance of the fields (Fisher-More, Pendle View Primary, Pendle Vale, Primet Academy, Primet Primary, Castercliff Primary), and is a precious green lung between Waterside and Marsden. What more does a site need to be allocated as a Precious Green Space?</p>		
61	Stephan Bradley	38	CNDP7	O/C	<p>"Gib Hill / LGS8 deserves to stay in the Local Green Space We use this hill all the time for the last 40 years and now with our family. We see many people using this hill all the time of all ages to take their young children who have just mastered walking to old age pensioners with walking sticks the views are amazing and I have personally seen Roe Deer, Curlews, Barn Owls and Kestrels on this area,</p> <p>As a photographer I use this land almost weekly to capture sunsets and nature, Gib Hill needs to go back into the 10 year plan as a local green space, and we hope that will protect it from future housing development plans and leave it as valuable green space for people and wildlife and Colne's environment as a whole.</p> <p>We have had more than our fair share of large housing developments on this side of Colne "</p>	Comments noted. See response to Comment 50 above.	No amends

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62	Tom Partridge			C	<p>I am commenting on the Draft Colne Neighbourhood Plan in a personal capacity as a Colne resident. But it should be noted that I spend some of my working life in the Colne Town Council area because of my job with Pendle Council as Countryside Access Officer. This includes maintaining the recorded network of public rights of way, which I also use extensively within the Colne area and beyond.</p> <p>In Section 2.1 on the SWOT analysis I would add as a strength that in addition to its rural setting, landscape, parks and open spaces the Colne Town Council area has a comprehensive network of public rights of way and informal paths which provides an abundance of opportunities for people to be able to enjoy the countryside. Rights of way networks as extensive as this are rare in a national context.</p> <p>It therefore follows that in section 2.2 that the key resources which contribute to the quality of life would include this network of footpaths and bridleways. My personal experience is that there is an almost limitless number of different walks starting from home, and this adds greatly to my enjoyment of living in Colne.</p> <p>In paragraph 6.3.5 I welcome the inclusion of the 14 sites listed as areas of local green space for protection, but I notice that neither Greenfield LNR nor Gibb Hill have been included.</p> <p>Greenfield LNR would presumably have some level of protection owing to its LNR status but this is a valuable local asset for</p>	Comments noted. Agree with amendments proposed	Colne NDP may be amended accordingly

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					<p>people and wildlife and therefore I wonder if it should be included.</p> <p>Gib Hill, i.e. the area of land to the south of Colne as far as the Nelson boundary, with schools to the west and the golf course to the east, is used extensively by local people for walking and enjoying nature. This is particularly so for residents in the Burnley Road and Knotts Drive areas of Colne and residents on the southern edge of Nelson. The area was grazed by cattle until about 15 years ago. The cattle may have put some off, but since this use ended new trodden footpaths have been created across the site as people discover for themselves the old hedgerows, trees and planted areas, as well as the flora and fauna which have thrived on this re-wilded area. Gibb Hill is a special area for me and other local people and therefore I would value any protection it could be given by it being included in the Neighbourhood Plan.</p> <p>I am disappointed to see that Objective 6 does not refer to public rights of way under the heading of protecting and enhancing community facilities. The public rights of way network plays an important role in connecting communities and providing the routes which people can use to enjoy nature and our local countryside. This is a free resource at the point of use for local people, which can easily be harmed by unsympathetic development, for example by creating an estate road on the line of a public footpath which once passed through a green space.</p> <p>I would advocate a policy that where development impacts on</p>		

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					public rights of way in green areas then such proposals should only be supported if the right of way is retained for non-motorised use within a wide landscaped corridor. Or, if such a right of way can be diverted to an acceptably convenient alternative route which itself runs within a wide landscaped corridor. The justification for such a policy would be to protect the character of public rights of way through green spaces, thus preventing rights of way in green spaces being entirely gobbled up by development.		
63/1	Julie Owen	29	6.23	O/C	<p>Gib Hill was originally on the local Green Space but on the draft plan it isn't anymore can you explain why?</p> <p>Looking at the Colne's Local Green Spaces, September 2020 document (https://colnetowncouncil.org.uk/ctc/wp-content/uploads/2020/10/Local-Green-Space-Analysis-2020-10-26.pdf) it says:</p> <p>"Demonstrably special? There is evidence that Bronze Age farming took place in this area with the small field system created on the lower Gib Hill slopes. This field pattern became firmly established within the Iron Age and the outline of many of these early fields can be seen today. In this area (OS grid reference SD 8849 3839) according to Carbon-14 dating Castercliffe Hillfort was constructed in either the sixth or seventh century B.C.</p> <p>Throughout the country many hillfort features have survived but the Castercliffe example is one of only three Class A hillforts in the whole of Lancashire. The Iron Age contour and multivallate fort stands 900 feet above sea level. Its defensive ramparts cover a large area of high ground overlooking the Calder Valley and has stunning views of Pendle Hill. The oval shaped plateau is</p>	Comments noted. See response to Comment 50 above.	No amends.

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					<p>115m x 76m while the defensive ramparts are approx. 1.5m high.</p> <p>It was first recognised as an ancient monument in 1920 and the whole area should be assessed for its potential national importance”.</p> <p>Gib Hill should be designated as a local Green Space; it is such a beautiful area and we go walking up there with our dog all the time especially during the summer. It’s a lovely place to walk, so peaceful considering it is close to houses/estate, if we are lucky, we can see the owls and all the wonderful wildlife, rabbits just hopping around and occasionally we may see a deer.</p>		

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63/1	Julie Owen	29	6.23	O/C	<p>Living on Briercliffe Avenue, Gib Hill is a short walk and we are in the countryside, the road itself is a little haven as we get some of the wildlife coming down onto the green, we have had deer, sheep and even cows, we also get a family of ducks each year and we are lucky and see the Bats at night.</p> <p>If houses are built in the Gib Hill area then this quiet cul-de-sac will go especially if a main road is put in and then the safety of the children (and there are plenty on the avenue) would put them at risk. It would spoil this little community and devalue our homes. I moved onto the Avenue in 1999 because it is a quiet, safe environment for children to grow up on, my two regularly disappeared up Gib Hill investigating.</p> <p>In July 2007 some fields had been assessed as potential Biological Heritage Sites, parts of the land have ecological value that would qualify it for designation as a site of Local Natural Importance, but it was decided as there was no threat of development on the site, such a designation would not be pursued.</p> <p>Building houses in this area would cause more harm than good and a lot of wildlife will lose their homes, please put it back onto the Local Green Places.</p>	Comments noted. See response to Comment 50 above.	No amends

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64	Carole and Joseph McGee	3	07/08/2021	O/C	<p>We are concerned that Gib Hill walking area is no longer included as a protected Local Green Space.</p> <p>The area is an invaluable space to the local community. Providing a good open space for walking, exercising dogs and of great value to the local schools in the area. There are many species of flora and fauna, and lots of wildlife such as deer and birds.</p> <p>In addition it is also natural marshy ground. If the area was built on, it could cause significant flooding to the schools and railway. The land is used extensively by the local people.</p> <p>We believe that it is also of historical interest, with possibly having remains of a settlement.</p>	Comments noted. See response to Comment 50 above.	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
65	Mrs Linda Turner	9 to 94	CNDP7, 1-17	S/C	<p>As a long standing resident of East Colne I know how important it is to protect and preserve the character of the area and the Quality of life for the residents; this is the only way of making the community sustainable.</p> <p>Controlled development prioritising brownfield sites is critical to this along with protection of valued green spaces. It is essential that we preserve the open green spaces that sit within our development boundaries, allowing the local populations close proximity access to recreational space whilst encouraging wildlife and developing natural habitats. Areas identified within the plan which exemplify these valued green spaces include the Upper Rough, the Lidgett Triangle, Waterside Millennium Green and Ball Grove.</p> <p>The world has just woken up to the critical nature of the Environmental crisis that exists this Neighbourhood plan makes a great starting point by protecting critical green spaces thereby assisting in the reduction of current and future Environmental problems. Hence it is essential that this Neighbourhood plan be adopted.</p>	Comments noted and accepted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
66	Dr Mark Turner	9 to 89	CNDP7, 1-17	S/C	<p>As a long standing resident of East Colne I know how important it is to protect and preserve the character of the area and the Quality of life for the residents; this is the only way of making the community sustainable.</p> <p>Controlled development prioritising brownfield sites is critical to this along with protection of valued green spaces. It is essential that we preserve the open green spaces that sit within our development boundaries, allowing the local populations close proximity access to recreational space whilst encouraging wildlife and developing natural habitats. The areas identified within the plan which exemplify these valued green spaces cover: LGS2 - Alkincoates LGS4 – Upper Rough LGS5 – Lidgett Triangle LGS6 – Ball Grove Park and Nature Reserve LGS7 – Colne Cemetery LGS9 – Heifer Lane roundabout LGS10 – St Stephen’s Walking Area LGS11 – Byron Road Community Area LGS12 – Hagg Green Space Colne’s Local Green Spaces, October 2020 93 LGS13 – Waterside Millennium Green LGS15 - Whitewalls Green Space LGS18 – Casserley Road/Varley Street/Thorn Grove LGS19 – Snell Grove LGS21 - Ferndean Way in Waterside. These must all be protected.</p> <p>The world has just woken up to the critical nature of the Environmental crisis that exists this Neighbourhood plan makes a great starting point by protecting critical green spaces thereby assisting locally in the reduction of current and future Environmental problems. Hence it is essential that this Neighbourhood plan be adopted.</p>	Comments noted and accepted	No amends
67	Tracey Chung	38	CNDP7	S	No comment		No amends

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68	Ann Pool			S	No comment		No amends
69/1	David Welburn	7	2.1	C	In opportunities there is no mention of the Leeds Liverpool Canal which could be a bigger asset to Colne.	Comments noted.	Colne NDP to be amended accordingly.
69/2	David Welburn	9	2.4	C	Typo in the last sentence - ecological networks and he older	Comments noted and accepted	Colne NDP to be amended accordingly.
69/3	David Welburn	9	2.5	C	Typo in the Town Centre theme - because it is important to retain the market town feel that Colne has – this stems from the town’s size, and the range of shops, commercial, service and leisure uses and offer. Should be on offer?	Comments noted and accepted	Colne NDP to be amended accordingly.
69/4	David Welburn	13	3.9	C	Typo – no space in Alkincoates	Comments noted and accepted	Colne NDP to be amended accordingly.
69/5	David Welburn	20	5.6	C	Typo – The Key Service Centres are focal points for development to meet help demand and Should it be help meet?	Comments noted and accepted	Colne NDP to be amended accordingly.
69/6	David Welburn	29	CNDP4	C	Should the Little Theatre be included in the list?	Comments noted.	Colne NDP maybe amended accordingly.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
69/7	David Welburn	50	6.4.6		<p>This section isn't too clear.</p> <p>SEO 4: Increase the enjoyment and understanding of the landscape and to important mosaics of moorland habitats that support rare birds such as merlin, experience a sense of escapism and inspiration, while also conserving the short-eared owl and twite.</p> <p>Perhaps :</p> <p>SEO 4: Increase the enjoyment and understanding of the landscape (an important mosaic of moorland habitats that support rare birds such as merlin) and experience a sense of escapism and inspiration, while also conserving the short-eared owl and twite.</p>	Comment noted. These are extracts from the Natural England documents produced for the National Character Areas. The Town Council is unable to change the wording	No amends
69h	David Welburn	ALL	ALL	S/C	<p>I support all aspects of the Neighbourhood Plan.</p> <p>In particular I believe that any greenfield or recreation sites should be used as a very last resort when new developments are necessary.</p>	Thank you for your support. Comments noted	No amends
70	Marilyn Fielden			S/C	<p>I am in support of retaining the Lidgett area and the rough in particular as Green Space. There is already impact on the area due to the small estate being built behind Favourdale and the Lidgett Cottages. The view from the mire ridge of Trawden clearly shows the negative impact this has made on the countryside. To build any further on this land would be very detrimental on our countryside used regularly by many walkers and bird watchers. I also support the inclusion of the weavers' cottages on Lidgett in the list of historically interesting area as in Bents</p>	Comments noted and accepted	No amendments
71	Robert Fielden			C	<p>I would also support the inclusion of the weavers' cottages at Lidgett in the list of historically interesting area as in Bents.</p>	Comments noted.	Non-designated heritage assets

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							have been re-assessed and consulted upon – CNDP amended accordingly.
72/1	Zoom session comments			C	Consider a policy protecting sailing, paddle boarding and open water swimming as an amenity under the aegis of the Sailing Club is on the reservoir. While some of the water is in Colne, the sailing Club is in Foulridge.	Comments noted. The Neighbourhood Plan is unable to address private activities	No amends
72/2	Zoom session comments			C	Write a policy supporting the upgrade to bridleways and mountain biking routes of all Colne footpaths capable of becoming bridleways. The group Safer Roads in Pendleside might be worth reaching out to in support of this new policy.	Comments noted. Consider including in reworked transport section	Consider including in amending Transport policy.
72/3	Zoom session comments			C	That the plan supports the development of a wheelpark in Colne as a new youth facility.	Comments noted and accepted	No amends
72/4	Zoom session comments			C	That the Plan supports the opening of a new youth club in Colne to replace the one mothballed five years ago by LCC, either in that location or another location, as Colne has a paucity of youth facilities.	Comments noted. Whilst the Town Council agrees with your comments, infrastructure requirements are included in the Pendle Core Strategy. However text will be included to support a Youth club	Add reference to new youth provision to CNDP8 Background/Justification.
73/1	Rural Policies Zoom 9.10.20			C	Rather than mass planting of trees, to be in favour of little pockets of trees, in more appropriate areas.	Comments noted	No amends
73/2				C	Better to plant trees around existing forests.	Comments noted	No amends

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73/3				C	To look at getting a more elevated status for the Boulsworth Area - special designation	Comments noted. This is not something that can be undertaken by Colne Town Council	No amends
73/4				C	Leeds, Liverpool Canal in Colne - improvement pathways - do we / can we designate as a Green Space?	Comments noted. The canal would not be classed as a local green space	No amends
73/5				C	Do we / should we have a policy to support Rural Business - This would have to be very individual and could not be a blanket policy.	Comments noted. This issue is addressed by the Pendle Core Strategy	No amends
73/6				C	Should we lobby for more green belt designation?	Comments noted	No amends
74	Lee Johnson			C	<p>Veteran and Ancient trees do have some protection from development in the NPPF. Paragraph 175 (C) states: 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'</p> <p>Although this protects them from development it does not protect them from felling for other reasons. The Council has just adopted the Pendle Tree & Woodland Strategy which states: 'We will seek to identify Veteran and Ancient Trees, Ancient Semi-Natural Woodland (ASNW's) and Plantations on Ancient Woodland Sites (PAWS) ensuring that they are protected for the valuable habitats and resources that they are.'</p> <p>I do have a friendly volunteer that is on his way around the Borough identifying Veteran and Ancient Trees. He has uploaded some onto the Woodland Trust website. We are also seeking to work with Lancashire Environment Records Network to undertake an updated Ancient Woodland Inventory so we will</p>	Comments noted. The Town Council considers that this is an important issue. This will be included in Policy CNDP15	CNDP amended where necessary.

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					<p>know exactly what we have got and where. My thought is to then protect those sites and trees with Tree Preservation Orders.</p> <p>We have teamed up with River Ribble Trust. We have committed £30,000 over this year and next for the Lancashire Woodland Connect project. They will be carrying out some tree planting both on private land and some of ours. There is a private site in Winewall that will be planted shortly. As for our sites, we have committed a lot of land in Colne to tree planting and rewilding projects. In total there is around 20 hectares in the area that will create new woodland. That's around twice the size of Alkincoats Park.</p> <p>The moors is a bit of different story. I think it is also outside the area of the Colne NP. The problem here is that the land is in private ownership and the Council do not have any powers to determine what happens on that land. That is really down to Natural England. I completely agree with Mr. Fairless' opinion with regard to this point. However, I think (and it is purely my opinion and not one of PBC) this is one for central government. I don't think that the situation is going to change unless the moorlands are taken into public ownership or it is going to be more beneficial to the landowner to manage them for environmental reasons than for driven grouse shooting. I know the government are working on the Peatland Strategy at the moment but I fear that this will do little while the grouse shooting industry is still viable. I'm not against grouse shooting per se, each to their own, but I think it needs to change from the driven model and go back to a natural form of hunting.</p> <p>I think Cllr. Lord Greaves is going to bring this up in the House at</p>		

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					some point in the future. It may be worth raising the issue with Mr. Stephenson as the Peatland Strategy is being developed.		
75/1	Michael Fairless			C	1. The Leeds Liverpool canal between Barrowford locks and the entrance to the Foulridge Mile tunnel, is situated in Colne. Also it's feeder reservoirs of Foulridge Upper and Lower reservoirs, Slipper Hill reservoir and White Moor reservoir. These are a grade 11 listed historical feature. with recent improvements to its towpath provide a much used countryside access for walkers, dog walkers, and cyclists. More could be done to the footpaths around Foulridge Lower reservoir and also access to these areas, such as the one from Langroyd road, which could do with more work as it is so well used.	Comments noted. To be included in new transport section	Amend accordingly
75/2	Michael Fairless			C	2. Ancient trees should be identified and offered more protection. Pendle as a whole and more so Colne has the lowest tree cover in Lancashire, and Lancashire the lowest in England. Therefore more areas should be identified for either tree planting or rewilding. Especially along river and streams. The	Comments noted. To be included in CNDP 15	Policy amended.

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					Ribble River trust could help, as other national bodies, such as Woodland Trust, and Lancashire Wildlife Trust.		
75/3	Michael Fairless			C	3. Better protect the SSSI moorland and bogs from intensive “grouse management” agriculture, these areas are fast drying out due to large scale drainage and moorland burning. The rich biodiversity of these areas needs protecting, they should be a haven for our rare raptor populations.	Comments noted. Not an issue for the NDP to address	No amends
75/4	Michael Fairless			C	4. Cycle and walking routes along our river from Waterside to Wycoller and beyond to the Pennine Way should be a top priority. We should team up with Calderdale Council and Bradford, Haworth to this end.	Comments noted. To be included in new transport section	Policy amended.
76/1	Colne Labour Party comments			C	Designation of Colne as a Neighbourhood Area was in November 2016. The draft CNDP is good with a reasonable format. We agree that Colne does need a Neighbourhood Development Plan. There are some parts where the grammar and syntax need some sorting such as 3.11 (page 14) but we assume that this is partly due to earlier editing and/or implying that further expansion could be possible. Commenting would be easier with clearer coordinated numbering of policies and objectives, but the policy sequence appears to be logical and satisfactory. Here are some substantial issues we feel are worth pursuing further with our suggested extra policy points in bold type:	Comments noted and accepted	Colne NDP to be amended accordingly.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
76/2	Colne Labour Party comments			C	<p>1. The Air That I Breathe Residents have expressed great concern about the high levels of road traffic through the town and the North Valley and the impact it has on the health of their children and the elderly. 2.0 Colne Neighbourhood Development Plan Key Issues, Vision, Zones and Objectives; Table 1 (Page 7); Weaknesses - here we find the only mention in the Plan of 'Poor air quality in the Air Quality Management Area'. Windsor Street and Skipton Road roundabout are part of a designated Air Quality Management Area where an automatic air pollution level analyser has failed to perform its function since before the last Air Quality Status Report in 2017. We understand that this Area is being monitored in other ways for long-term background Nitrogen Dioxide and particulate matter (PM10) levels and a further Report will be with us presently. Once this information is available it should be taken into consideration as to whether a replacement for the old automatic air pollution level analyser is required at that location to monitor pollutions levels more immediately in real time until a relief road is built.</p> <p>Appropriate air quality policy could be incorporated into CNDP3 – Protecting, Improving and Enhancing the Character of Colne (page 28) and/or Policy CNDP14 – Transport (page 46), such as: CNDP3 (i) Monitor air quality to ensure pollution levels are tolerable. CNDP14 (bullet point 11) Ensure Nitrogen Dioxide and airborne particulate matter (PM10) are within acceptable pollution levels on main thoroughfares.</p>	Comments noted. To be looked at by Kirkwells	To be addressed where possible in revised transport policy.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
76/3	Colne Labour Party comments			C	<p>2. Town Centre CNDP1 - A (page 24) and CNPD2 (page 27) We feel that here the Plan is too vague about how shopfronts should be replaced. New ones should be of a quality and design as like as possible to the original ones with reference to old photographs whenever possible. Colne shop keepers say reducing business rates would help keep more shops open and the CNDP could state this.</p>	Comments noted. Policy is to be amended	<p>Colne NDP to be amended accordingly.</p> <p>Business rates not an NDP matter.</p>
76/4	Colne Labour Party comments			C	<p>3. Protecting, Improving and Enhancing the Character of Colne CNDP1 B (page 25) and CNDP3 (page 28). The relatively well designed SureStart building has been criticised for not presenting a good visual appearance from across the South Valley as much as from Church Street. New development should understand this aspect of Colne's character as a town on a hill not in a valley and be designed appropriately. Existing buildings could have extensions built to give a better distant aspect as well as provide extra facilities inside with views of the surrounding countryside. New boundary walls to housing or other development should be of a traditional stone nature. Where existing traditional dry-stone walls are involved, then they must be maintained and made good whenever possible. The Plan should be more precise about where street trees are to be planted. Planting trees in streets greatly enhances the amenity of an area and there should be a policy about planting trees in streets where they will not damage the pavements or excessively block light to windows. CNDP3 (j) More trees will be planted on streets where they will not damage pavements or excessively block light to windows.</p>	Comments noted.	Policy CNDP3 now replaced with new policy based the Colne Design Code.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					CNDP3 (k) New boundary walls to housing or other development should be of a traditional stone nature.		
76/5	Colne Labour Party comments			C	<p>4. Colne Lane Field and Other Local Green Spaces</p> <p>The benefits of access to fresh air and green space cannot be overstated. There are a high number of terraced houses in Colne that do not have gardens or only have small gardens. Open green spaces contribute to residents' health and wellbeing especially children playing close to home. CNPD7 (page 38) should include a reference to the Colne Lane/Bold Street/Essex Street green space that residents have campaigned successfully against being developed for housing and which they now consider to be a community facility (in line with Objective 6, CNDP9, 6.3.13, page 41). This would be in keeping with CNDP3 (c) (page 28). It is important to argue against the development of any open green space within a residential area. This specific community facility should be designated a Local Green Space under CNPD7: CNPD7/15 Colne Lane Field (page 38) and duly marked on Map 5 (page 58):</p> <p>CNPD7/15 Colne Lane Field</p>	Essex Street to be reconsidered by Town Council.	Amend CNDP on completion of Local Green Space Assessment.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
76/6	Colne Labour Party comments			C	<p>5. Housing Needs Assessment</p> <p>The reference to Lichfields consultants in 6.3.2 (page 35) surely misses the point of the CNPD regarding the Housing Needs Assessment. The Plan must wait for the results of this consultation and consequently it may be possible to make further substantial and material proposals and resolutions regarding housing needs as a result.</p> <p>Re-occupation of long-term empty homes following the death of the occupant/owner should be assisted by the Council especially when the empty home is part of a terrace of homes.</p> <p>Assistance should be available to make homes carbon neutral whenever possible.</p>	Comments noted. Para 6.3.2 to be re-written.	Amend.
76/7	Colne Labour Party comments			C	<p>6. Community Facilities</p> <p>Objective 6 (page 41) To protect and enhance community and recreation facilities. CNPD9 (page 41) only protects community facilities and this should be amended to include enhancement.</p> <p>Colne SureStart Centre was built by the last Labour Government partly because the previous Conservative Government's voucher scheme to give children a head start identified a shortage of pre-school facilities. In our opinion, the Plan presents an opportunity to express support for the aims and ambitions of our SureStart Centre given Colne's ranking in tables of deprivation.</p> <p>Youth centres, such as the one on Byron Road, may well require renewal rather than protection alone. We understand that Lancashire County Council has more recently realised their Youth Services have been cut too much during austerity, leaving a vacuum in towns like Colne. A further policy CNPD9 3 (page 41) should be included along the lines:</p>	Comments noted.	No amends from this comment.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					CNPD9 3. Encourage the establishment of community youth facilities where there is a clear need and/or a demand from residents e.g. youth clubs and other young people's facilities such as skate/wheels parks, shelters and outdoor fitness training.		
76/8	Colne Labour Party comments			C	<p>7. Pedestrian & Bicycle Routes</p> <p>CNDP14 Transport, bullet point 10 (page 46) should include routes to schools and colleges.</p> <p>CNDP1 Colne Market Town (page 24), B All Town Centre Proposals, 6, should specify pedestrian crossings fully incorporated into the Skipton Road traffic lights - a designated gateway to the Town Centre.</p> <p>The Plan needs to consider the surfaces of the streets in towns and ensure that new ones are safe to walk, easy to maintain as well as fitting in with the adjacent buildings.</p> <p>CNPD3 (e) (page 28) There needs to be more emphasis on a requirement to give priority to pedestrians and cyclists in town planning.</p>	Comments noted. Transport section to be re-worked	Add to new Transport policy.
76/9	Colne Labour Party comments			C	<p>8. Heritage Streets</p> <p>Preservation of our heritage will always be tempered by what is possible without entailing excessive cost. In many cases, one can only conclude that it's too little too late. However, we agree with the ethos of 6.2 Heritage Objective 2 (page 28). Since 2005, in agreement with the Highways Department, Colne streets have been designated 'Heritage Streets' with special street name signs and these include Lancaster Street, Bence Street and Grosvenor Street. The scheme helps people take more pride in their streets and encourages residents to nominate their road for preservation of 'proper traditional</p>	Comments noted. Transport section to be re-worked	Add to new Transport policy.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					<p>street masonry'. Several of the assets listed in CNDP4 (page 29) and CNDP5 (page 32) as well as 'Character Areas' of 6.2.8 (page 33) could well benefit from extending this scheme where appropriate.</p> <p>There are many streets and backstreets in Colne which are unadopted by the local authority. A review should be made of all unadopted streets and plans made to bring them up to a better standard with a view to them becoming adopted when resources allow.</p> <p>Not only should cobbled streets be repaired instead of the stones being covered, but also back streets including unadopted ones. Damage to traditional back streets is often caused by refuse collection vehicles and repairs should be undertaken accordingly and not covered in tarmac as in Nelson.</p> <p>CNDP3 (l) Maintain and expand the 'Heritage Streets' scheme.</p> <p>CNFP3 (m) Ensure back streets are repaired in a traditional manner.</p>		
76/10	Colne Labour Party comments			C	<p>9. Allotment Sites</p> <p>CNDP12 Allotments (page 44) only lists 14 allotment sites to be protected whereas the Colne Town Council website lists 21 Colne allotment sites comprising 143 allotments in total. The website also says that people are having to wait about 2 years for a vacant allotment indicating that there is a substantial demand for allotments in Colne. To restate the obvious, there are a high number of terraced houses in Colne that do not have gardens or only have small gardens, so there must be policy actively seeking to designate areas to be developed into new allotment sites at appropriate locations and they should all be protected equally.</p>	Comments noted.	Allotment list to be reviewed in light of Open Space Audit.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
77	Trawden Parish Council			C	<p>The Councillors would like to feedback on their response to the draft neighbourhood plan for Colne. The comments are below:</p> <p>Colne is our closest town, and as such, it is within easy reach. Parking is ample and public transport links are good with a regular bus service travelling to Colne and beyond.</p> <p>There is a good variety of shops and, during the pandemic, it appears that people seem to be reverting back to shopping more locally. This is great boost for the town centre, and hopefully this will encourage more businesses to take up residence here.</p> <p>The Neighbourhood Plan appears to address the issues of travelling from the end of the M65 through Colne, and as we are all aware, this is very difficult at peak times.</p> <p>There are many heritage buildings that must be preserved to keep the charm and character of the town. This is covered in policies within the draft plan.</p> <p>There is some wonderful historic information in the draft plan that covers the whole of the Colne and surrounding areas. This is pleasing to see that it is included.</p> <p>The Plan appears to cover all of the current concerns of the residents. Improvements in the town centre, including promoting traditional shop fronts will further enhance the area, protection and possible creation of open and green spaces, protection of facilities for recreation and health.</p> <p>With regards to the Ball Grove Management Plan - we should put in a sentence to say that a management plan has been developed.</p>	Comments noted and accepted	No amends

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
78	NHSPS			O/C	<p>Draft Policy CNDP9 – Protection of Community Facilities Draft Policy CNDP9 – Protection of Community Facilities of the Pre-submission Neighbourhood Plan manages the loss or change of use of existing ‘community facilities’. At present the policy reads: Where planning permission is required, the loss or change of use of local community facilities into non-community based uses will only be supported when one of the following can be demonstrated: 1. The proposal includes alternative provision on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or 2. Satisfactory evidence is produced that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility. An essential element of supporting the wider transformation of NHS services and the health estate is to ensure that NHS sites are not strategically constrained by restrictive local planning policies. Where such restrictive policies are in place, the reorganisation of underutilised facilities can be delayed. In turn, there are direct implications for the provision of quality healthcare facilities and services, as the reinvestment of capital in modern and fit-for-purpose facilities is prevented or delayed, with ongoing revenue spent on maintaining inefficient parts of the estate. To confirm, a property can only be released for disposal or alternative use by NHSPS once Commissioners have confirmed that it is no longer required for the delivery of NHS services. Furthermore, NHSPS estate code requires that any property to be disposed of is first listed on email to: admin@colnetowncouncil.org.uk NHS Property Services Limited, 99 Gresham Street, London, EC2V 7NG, Registered in England &</p>	Comments noted. Policy CNDP9 refers to all community facilities. It is not possible within planning policies to differentiate between community facilities based on their ownership	No amends

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					<p>Wales No: 07888110 “e-PIMS”, the central database of Government Central Civil Estate properties and land, which allows other public sector bodies to consider their potential use for it. Where NHS commissioners can demonstrate that healthcare facilities are in need of reorganisation, which might include the disposal or development of a facility, there should be a presumption that such sites are suitable for other uses and should not be subject to restrictive policies. To ensure Draft Policy CNDP9 is sufficiently flexible and supports the ongoing needs of the NHS, we have included the following proposed amendments: Where planning permission is required, the loss or change of use of local community facilities into non-community based uses will only be supported when one of the following can be demonstrated: 1. The proposal includes alternative provision on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; 2. Satisfactory evidence is produced that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility; or 3. The loss or change of use of existing facilities is part of a wider public service estate reorganisation. Summary Within the NHS property portfolio, a number of sites are, or may become outdated and no longer suitable for modern healthcare without significant investment. In those cases, and where NHS commissioners can demonstrate that healthcare facilities are no longer required for the provision of services in that particular location, a more flexible approach for public service providers should be applied when considering a change of use to non-community uses. This should include a presumption that those</p>		

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					sites are suitable for other uses and should not be subject to overly restrictive planning policies. NHSPS thanks Colne Town Council for the opportunity to comment on the Pre-submission Plan and hopes the proposed amendments to Policy CNDP9 are considered constructive and helpful. We look forward to reviewing future iterations of the plan and receiving confirmation that these representations have been received. Should you have any queries or require any further information on the enclosed, please don't hesitate to contact me.		
79/1	Mrs J Ingham	45	CNDP13	S/C	I would like to say thank you for the interesting Colne neighbourhood plan, where a lot of work and preparation has obviously gone in. I particularly found the heritage buildings part informative & it is important to conserve and enhance the local buildings of a historic industrial town. I would like to make a few comments on items but don't want to fill in individual forms for each page. I do support a local neighbourhood plan by people who know the local area & its needs. CNDP13 New green spaces page45 . We do have some great green spaces such as Ball Grove, The Rough & Alkincoats wood & park but I feel we can do better as we are all being encouraged to plant more woods and Lancashire is quite low on density of woodland & Trawden area was (Trawden Forest!) We should be able to have some land where the community could all plant trees & bushes for wildlife, people and the climate.	Comments noted.	No amends.
79/2	Mrs J Ingham	46	CNDP14	C	CNDP14 transport pg 46 Although studies have been done on the re-opening of the Colne to Skipton railway, I feel most people would prefer the track to be a walking/cycling track away from the busy roads & getting people fitter. Railway prices are expensive & it would be more appropriate to improve the	Comments noted. The transport section will be re-worked	Transport policy to be revised.

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					terrible slow connection to Preston & a faster connection to Manchester. The problem of the M65 finishing at Colne has not been resolved & should not have been allowed (increases poor air quality)		
79/3	Mrs J Ingham	34	CNDP6/28		CNDP6/28 Page34 Spring Gardens Mill Although this large site is marked out for potential future housing, something should be done with it in the near future as it is an eyesore with dumped caravans etc & an awful outlook for local residents in the Waterside area. (As litter pickers we notice sites becoming a problem)	Comments noted. If the use is unlawful, it could be reported to the Enforcement Team at Pendle Borough Council	Site to be deleted.
79/4	Mrs J Ingham	42	CNDP10	C	CNDP10 PAGE42 Local shops should be protected as much as possible (though landlords charging large rents doesn't help anyone) & long term empty shops need some action (like the old Blockbuster video shop in Colne) There is a danger that the high street, like so many may become full of charity shops, takeaways & empty shops due to people shopping online (sad)	Comments noted	No amends
80a	Dan Coates	10	CNDP8	S	No comment		No amends
80b	Dan Coates	32	CNDP5	S	No comment		No amends
80c	Dan Coates	34	CNDP6	S	No comment		No amends

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81	Pauline Hirons	Whole Plan	Whole Plan	S/C	The Colne Neighbourhood Development Plan clearly highlights key areas for the future viability and enhancement of the area. It is vital that whilst implementing this, the character and heritage of the town is not lost. Conservation areas, green spaces, planning decisions to prevent loss of designated green belt and unnecessary urban sprawl are key in ensuring the town maintains its heritage as a market town. There have been too many decisions made in the past which had detrimental impact on the area, I support the plan and applaud the work that has been put into the document.	Comments noted and accepted	No amends
82	Keith Hartley	Whole Plan	Whole Plan	S/C	As a local resident for a good number of years it is vital we safeguard our local area and community. Kind regards D.K.Hartley	Comments noted and accepted	No amends
83	Trevor Mayes	All	All	S/Cx	The plan shows great foresight in developing Colne for the future whilst ensuring it maintains the both its integrity and uniqueness as a small market town. The transport infrastructure is key in bringing in new business's which in turn will offer young people job opportunities. Most importantly, it is my view that our green spaces are not lost in over development of the area. The town has a rich heritage in many areas, including buildings, and should be protected from the greed of developers and inappropriate decisions made in the name of progress. It is my wholehearted view that the plan should be accepted.	Comments noted and accepted	No amends
84	Mr J Birchenough	38	CNDP7	S/C	It is widely recognised that Open Green Spacers and the availability to use them are extremely important for people's general wellbeing and in particular their mental health. Many of those identified in this policy are accessible for use	Comments noted and accepted	No amends

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					<p>without having to resort to public or private transport; thus being more sustainable, environmentally sound and available to the widest possible groups of people. As they are located around the whole neighbourhood, they are close to and related to the communities they serve, this makes them familiar and inviting which encourages greater use.</p> <p>Particular spaces within the policy:- CNDP7/2, CNDP7/3, CNDP7/13 and CNDP7/14 are crossed by named and actively promoted walking routes, it is important that these remain as open, desirable and accessible as possible.</p>		
85	Roy Hubbard			O/C	<p>I wish to raise my concern over the protection of Gib Hill and encourage the Council to embrace this region as a protected area and prevent urban development on its slopes. Whilst I don't live in the neighbourhood, I am a Pendle resident and have visited/ and passed through this district on foot and have always been impressed by its location and natural history. I think this is a vital green space between two important conurbations and feel it should be protected; primarily for its rich flora and fauna; but also for recreational purposes for its immediate residents (and visitors like me!)</p> <p>So I appeal to those vested with protecting and nurturing Colne's green space and hope you place Gib Hill within your protected plan for generations to come.</p>	Comments noted. See response to Comment 50 above.	No amends.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
86	Ben Needham			C	<p>Colne has previously suffered regarding a lack of full consideration during planning to the character of the town and the protection of the wonderful surrounding countryside and open views that makes the town a unique place to live. Previous developments both in the town centre and housing estates have been to the detriment of the Colne's market town character, history and landscape and is pleasing to see that the proposal works to address these factors going forward.</p> <p>This plan is considerate of maintaining the character and history of the town and works to protect the rural character, landscape and wildlife in which it is situated – aspects that do draw visitors to the area and was clearly evident during the summer “staycations” due to Covid. As local residents, we are blessed that we have the wonderful countryside walks and wildlife straight from our doorstep, which we have seen many walkers appreciate even further during the recent pandemic and is a key factor in attracting visitors to the area.</p> <p>The proposal does take into account the requirement to develop and grow the town and housing but that it must be accomplished sustainably, align to the historic character and heritage of the town and buildings and that works to protect the unique environment that is Colne and the surrounding countryside and villages.</p>	Comments noted and accepted	No amends
87	Ian Clark			S			No amends
88	Gillian Ackroyd			S	Love the idea of making Colne an interesting community of great-independent shops + opportunities for business growth.	Comments noted and accepted	No amends
89	Rebecca Saxon	38	CNDP7	O/C	I would like to add a comment that I hope Gib Hill will be included in the list of locations in Colne listed as Protected Green Spaces.	Comments noted. See response to Comment 50 above.	No amends.

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					<p>It is unthinkable that Gib Hill could be at risk of development, given its vital role as a recreational amenity to the local community, and being a wildlife rich habitat, both of which functions are surely of such value that the area should be protected.</p> <p>Whilst I do not live in Colne I do live in Pendle, and I regularly walk on Gib Hill, value its wildness, and would not like it to be lost to development which in my view would deplete the area of much needed green space essential to the human population and the many species which inhabit the place.</p>		
90	Susan Birchenough	38	CNDP7	S/C	<p>I think the preservation of Open Green Spaces within easy reach of as much of the community as possible is not only important to facilitate general exercise but also for mental health and wellbeing. As more and more people are considering working from home as being a long term permanent option it's particularly important that accessible spaces, close to home are available for what would be, "the lunchtime walk" giving a needed break within easy reach. The spaces marked within the plan provide this.</p> <p>Open Green Spaces also provide important natural habitat spaces and wildlife corridors within the community sometimes being for protect species which otherwise would suffer, as the Curlew and it's key nesting site on The Upper Rough CNDP7/2</p>	Comments noted and accepted	No amends
91	Roy and Jill Shuttleworth			x	<p>We fully support the plan to protect all Colne's green spaces and support the development of brownfield sites to maintain the rural character of Colne as it is without eating into the green fields which surround us!</p>	Comments noted and accepted	No amends
92	John Birchenough			x	<p>I wish to register my overall support for this plan and additionally make specific comments reference to the Future</p>	Comments noted and accepted	No amends

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					Housing Growth and Allocation of Housing Sites. I strongly agree with the proposals for developing Brownfield Sites which when linked to available government support and in line with policy would be viable and provide a well distributed and balanced housing stock through the community. Various small pockets would fit Colne's development in a neater and a more viable / sustainable way than fewer, but larger individual schemes. For example nearer or integrated into the town centre being closer to work places and public transport.		
93	Emma Crickmore			C	Having spoken to Ms Cockburn-Price before Christmas, I wanted to confirm in writing some errors in the description of our property. Re the shippon: the large door at the front is made of plywood with modern glass. Similarly, the windows of the barn are not all original. The downstairs windows are of modern vintage. The upstairs window frame may be older, but the glass, we think, is not original. Therefore, the phrase 'retains its original glazing and joinery', we do not feel is accurate.	Comments noted and accepted	NDHA to be amended accordingly
94	Niall Mellan	34	CNDP6	C	We fully support the allocation of site reference CNDP6/24 - Earby Light Engineering for 180 units. We are currently preparing a planning application for residential development on behalf of our client ELE Advanced Technologies on the northern part of this allocation following positive pre-application discussions with Pendle Borough Council. Given its location close to shops, services and public transport it is clearly a sustainable location for new residential development.	Comments noted and accepted	No amends

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95	Helen Clegg	10	CNDP6	S/C	The use of brownfield sites for development in Colne & the wider area is imperative as we get the win/win situation of the brownfield site being much more aesthetically pleasing & the preservation of our greenfields. It is recognised that it is more costly to develop brownfield sites & builders need to be given the incentive to do this which will benefit all	Comments noted and accepted	No amends
96	Anna Smith			S	No comment		No amends
97	Gemma Hopkinson			S	No comment		No amends
98	Paula Earing			S	No comment		No amends
99	M.Smith			S	No comment		No amends
100	Sarah Lee	38	CNDP7		<p>We moved to Colne in 1990, living on Dewhurst St off Knotts Lane, from south Manchester. From the beginning we loved the town, the accessibility to open countryside and the freedom to enjoy walks right from our door without having to get in the car.</p> <p>We moved over t'hill around eighteen years ago, to the bottom of Gib Hill. We have continued to enjoy the same paths and to raise our two children in a place where we can walk, sledge, blackberry and spot wildlife. It's brought them a respect and appreciation for our natural environment on the Colne/Nelson border and a place to exercise in the fresh air.</p> <p>In more recent years we've seen housing developments sprawl across this hill, giving people good places to live but eating up many of the green spaces the local community valued on this side of Colne. Gib Hill is one of the last places we have and we are keen for it to be reinstated on the Colne Neighbourhood Plan as a Local Green Space.</p>	Comments noted see response to Comment 50	No amends

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					<p>I was told by a Pendle Council planning officer that the Council had said that Gib Hill was too big to be a Local Green Space. But they also said that the Government has not defined the size of a local green space. And Pendle Council owns the land and would gain a large sum if it was developed.</p> <p>But Gib Hill should be a Local Green Space. it is very much valued by the local community which lives on both sides of the hill. It is an important place for wildlife and has a long heritage, with its ancient bell-pits and as an ancient route to the Iron Age hill fort just above, at Castercliff in Nelson.</p> <p>In terms of size, Gib Hill Local Green Space, as shown on the original Colne Town Council plan of Local Green Spaces of 2018, is smaller (often half the size) of other local green spaces!</p> <p>Generations of people enjoy this hill, spotting barn owls, watching pheasants, kestrels and deer, seeing signs of badger activity, finding orchids in the late spring and watching the bats that flit across the meadows. Gib Hill is a place very rich in wildlife and one of the meadows we'd like to see protected has Biological Heritage Status because of the wide range of species it supports, including butterflies, some of which are uncommon.</p> <p>If one species of tree in a hedgerow indicates about 100 years, then with elder, holly, oak, hawthorn, blackthorn, hazel and other species we have an important and ancient hedgerow stretching up Gib Hill from our cottage. And there are some</p>		

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					<p>woodland giants of mature trees on the hill. With the national eco effort to protect trees to help air quality, and the rarity of meadows like those on Gib Hill, we have an important local greenspace to protect for future generations.</p> <p>We don't want to see the urban sprawl continue, joining Colne and Nelson. There needs, as with other valued greenspaces like The Rough, to be breathing spaces, green lungs for our community, near to people's homes. And we need to protect important habitats for wildlife and corridors onto the higher hills and moors above Gib Hill.</p> <p>I would be grateful if you would put Gib Hill back as a Local Green Space in your plan.</p> <p>I am concerned that due to the pandemic and the festive season, most people who value the hill will not be aware of the plan and the need to comment. They may have lost relatives to Covid or have been ill themselves. Also, when I googled Colne Neighbourhood Plan initially I saw that Gib Hill was included, until a neighbour pointed out that I was looking at an earlier, 2018 version which was still online and that it had been taken out of the October 2020 version.</p> <p>Please be aware that this hill is of great value to hundreds of local people who may not know about the Colne Neighbourhood Plan because of the current situation but who would appreciate the Hill having some protection for the future as Local Green Space.</p>		

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101	Cllr David & Sarah Cockburn-Price	Whole Plan	Whole Plan	S	No comment		No amends
102	Margaret Foxley	24	CNDP1	S/C	<p>We wholeheartedly support the objectives of the plan. Maintaining the vitality and viability of Colne whilst supporting future housing growth are seen as the cornerstones of forward planning for the town. We agree that these key objectives can and should be achieved in a way which produces buildings and places of high quality, enhances the historic environment and protects the landscape, green spaces and the natural environment.</p> <p>Colne has long suffered from a legacy of gap sites and insensitive development in the upper part of the town centre. The proposal to identify a redevelopment zone (Policy CNDP1) should help to start addressing these issues and is very much welcomed.</p> <p>Allocating numerous, smaller sites for housing is seen as a more sustainable alternative to large developments on swathes of green fields. It is perhaps more difficult to achieve but we believe that the rewards can be far greater, allowing new housing to be knitted into the existing fabric of the town and hence making a greater contribution to its future vitality.</p> <p>It is our ethos to develop plans driven by local people with a vested interest in the quality of design for the place they live in. The neighbourhood plan incorporates the knowledge and expertise of a range of local people who are keen to make planning policy work at its best on a local level, providing</p>	Comments noted and accepted	No amends

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					appropriate ways of delivering development, whilst maintaining and preserving culture and history.		
103	Yvonne Carroll			S	No comment		No amends
104	Edward Cockburn-Price	Whole Plan	Whole Plan	S	No comment		No amends

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105	Mary Price	Whole Plan	Whole Plan	S	No comment		No amends
106/1	Lee Greenwood	34-37	CNDP6	O/C	<p>Draft Policy CNDP6 – Future Housing Growth Context</p> <p>Policy CNDP6 details the aspirations of the Colne Neighbourhood Plan (‘the CNP’) with regard to housing growth within the designated area. The Localism Act (2011) and the Town and Country Planning Act 1990 (as amended) confirm that neighbourhood plans should be in ‘general conformity’ with the strategic policies of the development plan which is in force. They must also have due regard to any relevant national policies and guidance. Paragraph 19 of the National Planning Policy Framework (2019) reaffirms that neighbourhood plans should support the delivery of strategic policies contained in the development plan.</p> <p>In this instance, the development plan comprises the Pendle Local Plan Part 1: Core Strategy (adopted December 2015), which outlines the Borough Council’s strategic approach to development, including housing provision and distribution. Paragraph 3.44 of the Core Strategy (‘the CS’) states that problems within the local housing market are deep-seated and challenging. In 2003 Pendle became a Housing Market Renewal ‘Pathfinder’, a government initiative which is understood to have brought circa £50 million of funding to Borough. The intention of the HMR programme was to assist in revitalising failing housing markets, including Colne.</p> <p>Despite the efforts of the HMR process and the creation of a Masterplan for the South Valley area of the town, the programme yielded no new housing development, and has</p>	<p>Comments noted</p> <p>The viability study is to be updated.</p> <p>i. CNDP is considered to be in general conformity with the approach set out in the Core Strategy. The CNDP does not have to be in general conformity with the NPPF. The CNDP has, and has had suitable “regard to national policies and advice” (NDP, basic condition a).</p> <p>ii. Various viability reports have been produced. Based on prevailing assumptions the majority of sites throughout the Borough have viability issues. The CNDP does not seek to plan for these market conditions. These issues were acknowledged by the</p>	Policy CNDP6 to be updated and amended along with supporting evidence.

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					<p>subsequently ceased. The Borough Council’s own Development Viability Study, undertaken to support preparation of the Core Strategy, confirms that the viability of sites within the M65 corridor is particularly poor, especially within the inner urban areas of Nelson, Brierfield and parts of Colne.</p> <p>In recognising all of these issues and using the findings of the Strategic Housing Land Availability Assessment as a basis, the CS incorporates various mechanisms to encourage the necessary delivery of housing over the Plan period. This includes the use of greenfield sites to meet the full housing requirement, due to an insufficient supply of viable brownfield sites.</p> <p>Policy SDP2 (Spatial Development Principles) of the CS confirms that the Council will encourage the use of previously developed land, but also consider greenfield land for development, where suitably and sustainably located. It also seeks to direct the majority of new development towards the M65 corridor.</p> <p>Similarly, CS Policy LIV1 (Housing Provision and Delivery) confirms that until Part 2 of the Plan is adopted, non-allocated sites within, and outside of (but close to) a settlement boundary, will be supported where they make a positive contribution to the 5 year supply of housing land.</p> <p>The text which supports CS Policy LIV3 (Housing Needs) confirms the need to diversify the existing housing stock to broaden choice and ownership opportunities. Colne comprises a high proportion of terraced dwellings. There is currently limited availability of larger dwellings for families and table LIV3a within the Policy confirms that the highest priority of need in Pendle is for such homes. This is reaffirmed within CS Policy LIV5 (Designing Better Places to Live).</p>	<p>Core Strategy Inspector. Market uplift and government support (which is available) will help to address viability issues. Even greenfield sites face some of these issues.</p> <p>iii. The HMR is not recent. This programme ended 10 years ago. Government have a new policy and support framework.</p> <p>iv. Brownfield per se does not result in a “limited portfolio of sites which fails to assist in the diversification of the housing market”. Diversification of the housing market is about location and the type of housing delivered on individual sites. The portfolio of sites has a variety of locations and sizes that can deliver a wide range of housing.</p>	

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					<p>Despite the intentions of the CS to promote sustainable housing growth, the Borough Council were required to produce a Housing Delivery Action Plan in 2019 to outline the steps it intends to take, in order to meet a housing delivery shortfall over the previous 3 years (see paragraphs 73-75 of the National Planning Policy Framework for further information). Section 6 of the Action Plan document lists the following main issues potentially affecting delivery:</p> <ul style="list-style-type: none"> • Access to development finance; • Scheme viability; • The structure of development companies and delivery vehicles; • The right choice of sites; • Overcoming developer inertia; and • Infrastructure provision <p>It also confirms that the Borough Council’s Brownfield Sites Fund, which was intended to help stimulate the redevelopment of inner urban housing on previously developed land, had been less successful than expected.</p> <p>It is therefore clear that brownfield delivery in Pendle is complex and has not previously been possible in parts of Colne, even with external funding streams. The CS and its associated evidence base therefore seeks to strike an appropriate balance in the use of both brownfield and greenfield sites.</p> <p>CNP proposed housing sites A total of 28 housing sites are identified in the CNP, ranging from a single unit to those which are capable of accommodating over 200 dwellings. The Plan states that 99.7% of these sites are</p>	<p>Greenfield does not automatically equate with up-market, larger housing. v. Pendle Borough Council’s comments are addressed elsewhere in the Town Council’s consideration of responses.</p>	

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					<p>brownfield (previously developed land) with a single greenfield allocation (site ref – CNDP6/23 – 2 units).</p> <p>The draft allocations are supported by scored assessments, a Viability Study prepared by AECOM and a Flood Risk Exception Test prepared by FRC.</p> <p>The availability, viability and deliverability of sites is a key component in allocating land, as detailed within the National Planning Policy Framework and associated Planning Practice Guidance. Neighbourhood Plans should be prepared positively, in way which is aspirational but also deliverable.</p> <p>The Viability Study which supports the Plan was undertaken in 2018 and models 21 sites originally chosen at that time. A refresh of the housing sites was undertaken by the Town Council in 2020, with changes made to the proposed allocations, resulting in the 28 currently included within the draft Plan.</p> <p>The findings of the 2018 assessment indicate that of the original 21 sites:</p> <ul style="list-style-type: none"> • 2 were viable/deliverable (these sites would cumulatively yield circa 7 units); • 5 were unviable, but are “not too far from providing viable schemes and could potentially be viable over the plan period”; • 9 were unviable and “resulted in positive residual values per net hectare but are unlikely to be deliverable over the plan period without external funding or non-traditional development model”; and • 6 were unviable (with negative residual values) to a degree which would require “a radical approach” to redevelop <p>A significant number of these sites remain part of the draft CNP.</p>		

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					<p>Most notably, 5 of the 6 which were considered to require ‘radical’ intervention by AECOM are suggested for allocation:</p> <ul style="list-style-type: none"> • CNDP6/1 - Land east of Waterside – 24 units • CNDP6/4 – Buck Street – 10 units • CNDP6/8 – Bridge Street Stone Yard – 36 units • CNDP6/9 – Land off Bridge Street – 22 units • CNDP6/10 – Green Works – 9 units <p>It is noted that in their role as a consultee, Pendle Borough Council have assessed each site and raised concerns regarding the availability and suitability of some of the proposed allocations, due to matters such as ownership, flood risk and loss of designated open space. Draft comments were presented to the Policy Resources Committee on the 17th of December 2020 and are appended to this document for reference.</p> <p>Whilst CTC’s approach to advocating a brownfield first is clear, it is not considered that the portfolio of sites presented in the draft Plan is balanced or in conformity with the strategic aims of Pendle Borough Council. The Core Strategy recognises the need for a range of sites in order to diversify the housing stock and meet the highest areas of need, which comprises larger family homes. Achieving this will require a combination of viable brownfield and greenfield development to provide choice for developers and local people.</p> <p>The NP designation covers a significant geographic area, yet a large number of the allocations are located within the South Valley, which contains the most deprived wards not only in Pendle, but the country as a whole (source - MHCLG English Indices of Deprivation 2019). This means that they are unlikely to be attractive to mainstream developers and unsuitable for</p>		

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					<p>creating the type of aspirational housing required. In limiting allocations to such areas, long standing issues of developer interest and viability will be compounded, presenting a significant barrier to the NP delivering its proportion of housing. The now defunct HMR programme demonstrates that non-traditional methods and external funding mechanisms have experienced difficulty in enabling delivery in these locations. The NP is silent on how it considers the current site selection to be justified following the findings of the 2018 Viability Study, nor any information as to what alternative means have been explored to facilitate development on sites with significant viability constraints.</p> <p>The final sentence of the policy, which places a blanket restriction on all new development outside of the settlement boundary, is also contrary to the National Planning Policy Framework and the CS.</p> <p>Conclusion</p> <p>In light of the matters detailed above, Policy CNDP6 does not meet the basic conditions listed in Schedule 4B of the Town and Country Planning Act 1990 (as applied by Section 38A of Planning and Compulsory Purchase Act 2004), for the following reasons:</p> <ul style="list-style-type: none"> • The approach to site selection and the nature of the sites proposed is not in general conformity with the strategic objectives of the adopted Pendle Local Plan Part 1: Core Strategy or the National Planning Policy Framework; • A large number of the allocations have significant viability issues, recognised by the AECOM Study which supports the Plan. No evidence is provided which indicates why the sites 		

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					<p>remain suitable for allocation in light of these issues, or how they might be delivered;</p> <ul style="list-style-type: none"> • The long-standing difficulties of redeveloping brownfield land within Pendle, and particularly Colne, is borne out by the evidence base which supports the Core Strategy and efforts in recent history (the HMR programme) to facilitate development in the South Valley; • Allocating 99.7% of the proposed housing on brownfield land, in a large NP area, results in a limited portfolio of sites which fails to assist in the diversification of the housing market. The Core Strategy acknowledges that the full housing requirement for the Borough cannot be met on brownfield sites alone; • Evidence held by Pendle Borough Council questions the availability of some allocations, and the independent viability information which supports the NP raises significant issues around matters of suitability and achievability. 		

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106/2	Lee Greenwood	42-44	CNDP11	C	<p>Draft Policy CNDP11 – Sport and Recreation Facilities Context</p> <p>Policy CNDP11 lists 10 sports and recreation facilities which the Colne Neighbourhood Plan ('the CNP') seeks to protect. The areas comprise existing sports pitches; bowling greens; cricket and golf clubs, alongside amenity green space.</p> <p>The Policy states that loss of these facilities will only be supported where an applicant can demonstrate that it is no longer needed for recreational use, or alternative local provision can be provided within the neighbourhood area to serve the community.</p> <p>Allocation CNDP11/10 – sports pitches at the former Nelson and Colne College Site</p> <p>In earlier iterations of the CNP, this site was considered as a potential housing allocation. Despite scoring well when compared to other sites, it was removed prior to publication of the Regulation 14 Draft and is now included as a sports/recreation designation.</p> <p>The land remains in the ownership of Nelson and Colne College, however the associated educational facility which was previously located on Barrowford Road was redeveloped for housing a number of years ago. It is now a high-quality residential development (Grenfell Gardens) comprising the conversion of the Georgian former college building and new build dwellings to the west.</p> <p>The land is no longer used by the College or publicly. It is understood that the pitches were last used in 2010, at which time an agreement was in place that the College would maintain the site and make it available to Pendle Borough Council (at no</p>	Comments noted.	No change.

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					<p>cost), in their role of organising and allocating pitches for junior leagues in the area.</p> <p>In the following seasons, PBC confirmed that they had no immediate requirement for the pitches but would notify the College at the earliest opportunity should future need arise. No subsequent requests have been made. It is highly likely that a number of constraints make the pitches an unattractive proposition for recreational purposes. There is a lack of changing facilities; lack of dedicated parking, poor drainage and a lack of lighting for evening/winter use. These issues would be exacerbated should more than one team/group utilise the site at any given time.</p> <p>From a functional perspective, the pitches are also some distance from the main N&CC campus complex, making them unsuitable for regular use by students. The College has its own all-weather 3G pitches at their Scotland Road site, along with an indoor sports hall, MUGA and gym. These more modern facilities can also be booked by community/private groups on evenings and weekends.</p> <p>Accordingly, the land at Barrowford Road is surplus to recreation requirements, with the College actively looking to dispose of the site for residential development. It is included within Pendle Borough Council's Strategic Housing Land Availability Assessment; is within a single ownership and is available for development.</p> <p>Policy CNDP11 advises that the loss of protected recreation uses within the CNP will be supported where there is evidence that the site is no longer needed. The site is not used by the College and no longer required in association with any wider sports</p>		

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					<p>programmes. In addition, the site has not been used by the local community for recreational purposes for many years due to the issues detailed above.</p> <p>Conclusion In light of the lack of current or anticipated future recreation use of this land, and the poor facilities at the site, a restrictive allocation with Policy CNDP11 is not considered to be appropriate. Accordingly, Nelson and Colne College would like to object to its inclusion within the CNP for these purposes and respectfully request that it is removed from the allocations listed within this policy.</p>		

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107	Lee Greenwood on behalf of N & CC	34-37	CNDP6		<p>Draft Policy CNDP6 – Future Housing Growth Context</p> <p>This representation is made of behalf of our client, Nelson and Colne College, and should be read in conjunction with additional submissions made in response to the draft Colne Neighbourhood Plan ('the CNP'), specifically in relation to Policies CNDP6 and CNDP11.</p> <p>Policy CNDP6 seeks to allocate 28 sites for future housing growth within the CNP area. There are, however, a number of concerns regarding the viability/deliverability of the suggested sites and a lack of diversity in the portfolio of land proposed. Those concerns are detailed more fully within our additional response to Policy CNDP6.</p> <p>Policy CNDP11 seeks to allocate a number of protected sports and recreation sites within the CNP area, including the land owned by Nelson & Colne College at the Barrowford site. The rationale for excluding the site from this designation is detailed within our specific response to that policy.</p> <p>Our client's site should be reconsidered for housing as part of the NCP, as it offers an opportunity to deliver sustainable, high quality family homes within the settlement boundary of Colne. This would help to diversify the existing housing stock within the Borough, in accordance with the strategic aims of the adopted Pendle Local Plan Part 1: Core Strategy.</p> <p>Policy Assessment</p> <p>The site at the former Nelson and Colne College was originally included in the CNP call for sites in 2018 and considered alongside other proposed allocations. Against the assessment criteria used by Colne Town Council ('CTC') it performed well</p>	Comments noted	No change.

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					<p>and outscored a number of sites which are now included within the 28 draft allocations.</p> <p>The CTC document 'Colne's Housing Sites' (Sept 2020) states that "the Nelson and Colne College site has been removed and is not considered suitable for housing development", though no further information is available as to why this is the case.</p> <p>The site is also included within the Pendle Borough Council's ('PBC') Strategic Housing Land Availability Assessment (SHLAA) as two separate parcels – the area of land immediately to the south of the redeveloped college complex, and the balance of the open land to the east (between Barrowford Road and the boundary with the M65).</p> <p>Again, the land scores well in assessments undertaken by PBC, with no significant constraints to future development, other than an open space designation within the existing policy base. PBC recognise that if this can be overcome, the respective components of the site could come forward for development with a willing landowner.</p> <p>The site is currently afforded a blanket protection by way of Core Strategy Policy ENV1, which seeks to retain existing, designated open space. Our representations in regard to CNP Policy CNDP11 explain why continued protection for these purposes is no longer reasonable or necessary.</p> <p>In light of our separate comments regarding the limited portfolio of land proposed in the draft NCP, inclusion of the site at the former Nelson and Colne College would allow the Plan to make a meaningful contribution of the supply of larger, aspirational homes, alongside the more viable brownfield sites which have been recommended for allocation. It would assist</p>		

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					<p>in the CNP meeting the basic conditions outlined in the TCPA 1990 (Schedule 4B) for Neighbourhood Plans to be in general conformity with the adopted development plan, and to have due regard to national policies and guidance.</p> <p>Inclusion of the land for housing via the CNP also provides the benefit of allocating sustainable greenfield sites, particularly within the existing settlement boundary, which the Core Strategy calls for on a strategic level. This would relieve pressure to release greenfield sites elsewhere, beyond the settlement.</p> <p>The site comprises an area of open land measuring circa 4.5 hectares and is bounded by residential development on three sides.</p> <p>It is located within the settlement boundary at the western edge of the town and is in close proximity to surrounding services and facilities. The centre of Colne is less than a mile from the site and can be accessed on foot, or by public transport, with several bus stops located adjacent to the site along the length of Barrowford Road. The M65 is also located a short distance from the site, via the B6247 and the A6068.</p> <p>There are no constraints within the site which would preclude future residential development. There are no designated heritage assets in the immediate vicinity and whilst a small number of protected trees are present, these can be accounted for and retained as part of future, detailed proposals.</p> <p>The site is within Flood Zone 1 and is therefore at low risk.</p> <p>Access to the surrounding highway network is good, as are walking/cycling opportunities. There are a number of public footpaths in the vicinity and development of the site would offer future residents direct access to this network, allowing them to</p>		

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					<p>take advantage of alternative routes to the adjacent town centre, or the surrounding countryside.</p> <p>In considering all of these factors, it is clear that the site benefits from high levels of accessibility; is in a sustainable location and presents no known constraints which would prevent development for residential purposes.</p> <p>Future development</p> <p>To demonstrate the intentions of the land owner, a draft housing layout has been prepared and is appended to this submission for consideration as part of the CNP process.</p> <p>The indicative layout demonstrates how the site can be developed sensitively and in a manner which reflects the wider development pattern of this area. Central to the proposals is the provision of a large area of public open space, which is intended to reflect a village green, as a focal point for future residents to gather and utilise. This will ensure that the site retains a sense of openness and also provides an appropriate setting for the converted former college building.</p> <p>High quality landscaping would supplement existing trees and foliage to the boundary, creating a sympathetic, edge of settlement environment. Even with this significant level of green infrastructure provision, the site is capable of accommodating circa 61 detached dwellings (with houses and plots of varying sizes). Internally the layout responds positively to the surroundings, with well-designed streets, natural surveillance of communal public areas and clearly defined routes for pedestrians and vehicles alike.</p> <p>With Grenfell Gardens creating a benchmark for the standard of future development of the remaining land, it is considered that</p>		

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					<p>allocation of the site would generate developer interest and in turn, create associated economic, social and environmental benefits.</p> <p>Benefits of allocating the land</p> <p>Use of the land at N&CC for residential development would offset the need to allocate several of the brownfield sites which performed poorly in viability testing. These sites have historically been undeliverable and are likely to present difficulties in the NDP fulfilling its housing requirement.</p> <p>A number of the proposed allocations are also unlikely to be suitable in terms of their ability to diversify the existing housing stock, due to inherent brownfield viability issues and lack of developer interest in these locations. The N&CC site is sustainable; viable; available and achievable. It therefore presents an ideal allocation opportunity to expand the existing portfolio of sites in a manner which does not prejudice the wider aims of the draft CNP.</p> <p>Conclusion</p> <p>The site has previously been considered for housing as part of the CNP, but has been omitted from the Regulation 14 draft allocations. We have made separate representations on behalf of our client in regard to the suggested portfolio of housing sites in Policy CNDP6 and the inclusion of the N&CC site as protected sports/recreation land in Policy CNDP11. For all of the reasons detailed in this suite of representations, we consider that this natural infill site should be allocated for housing within the CNP and would make a meaningful, sustainable contribution to its housing provision, in accordance with the objectives of the</p>		

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					Pendle Local Plan Part 1: Core Strategy and the National Planning Policy Framework.		
108	Mark Cutler			S/C	I'm fully in support of the Colne Neighbourhood Plan. Wherever possible developing our Brownfield Land/sites has to take top priority. Let's not destroy any more of our beautiful countryside.	Comments noted	No amends
109	Mary Thomas	24-48		x	It is important for our town to keep the 'market' feel of a tight knitted supportive community who all want to ensure the people of Colne are able to keep Colne's local heritage and high street as vibrant and with a 'market feel'. The distinct heritage which older members of the community remember which was at risk of being destroyed due to inappropriate build and demolition of old properties and shops has to be protected and enhanced. A plan for the town which is separate from Pendle's is needed to protect our town and vision for its future. The railway line to Skipton, if reinstated will bring more visitors and more	Comments noted	No amends

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					people to settle in Colne and environs with easier commuting to cities in w. Yorkshire. We need to ensure housing is built in appropriate locations and protect important greenspaces within the township.		
110	David Clamp			S	No comment		No amends
111/1	United Utilities				<p>Specific Comments</p> <p>Policy Wording</p> <p>United Utilities recommends additional wording with respect to Surface Water Management. We recommend the following is included in the plan, as a separate policy.</p> <p>“New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the LLFA, the public sewerage undertaker and where appropriate the Environment Agency”.</p> <p>Surface water should be discharged in the following order of priority:</p> <p>An adequate soakaway or some other form of infiltration system.</p> <p>An attenuated discharge to watercourse or other water body.</p> <p>An attenuated discharge to public surface water sewer.</p> <p>An attenuated discharge to public combined sewer.</p> <p>Applicants wishing to discharge to the public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.</p> <p>Where appropriate, development should incorporate SUDS which avoids all non-permeable surfaces, or delivers a water management system which minimises surface water run-off and</p>	Comments noted.	Policy suggestion not considered appropriate for CNDP – this matter is and can be addressed in Local Plan Part 2.

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					<p>ensures that all surface water is addressed within the site boundary. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.”</p>		

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111/2	United Utilities				<p>Allocations</p> <p>We can see that a number of site allocations are proposed in the Draft Neighbourhood Plan. We would like to take the opportunity to mention that a number of these sites have United Utilities assets, for example sewers and water mains, running through them.</p> <p>Please note that it is the responsibility of the applicant/developer to ensure that all United Utilities resources are afforded due regard in both the masterplanning and build of sites. We urge developers to contact United Utilities to explore options for addressing this as early as possible.</p> <p>A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website https://www.unitedutilities.com/property-searches/. The plans can also be viewed for free. To view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.</p> <p>Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion required as a result of any development will be at the applicant's expense. If considering a water mains or sewer diversion, the applicant/developer should contact United Utilities at their earliest opportunity as they may find that the cost of a mains diversion is prohibitive in the context of their development scheme.</p> <p>Summary</p> <p>Moving forward, we would be grateful if the Colne Neighbourhood Plan group continue to consult with United</p>	Comments noted	No amends

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					<p>Utilities on all future planning documents. We are keen to continue working in partnership with you and Eden Council <i>[sic]</i> to ensure that all new growth can be delivered sustainably. In the meantime, if you have any queries or would like to discuss this representation, please do not hesitate to contact me.</p>		

112/1	Together Housing				<p>Housing Market characteristics in Pendle</p> <p>The North has been changing at a pace during the 21st Century and new areas of growth have emerged alongside areas of relative and sometimes absolute decline. In the North West the growth has focused on the Regional Centre of Manchester/Salford and a corridor which runs from Preston, through Warrington to Cheshire. East Lancashire is not well connected to City Centre Growth, or the Corridors which are growing either side of the Pennines.</p> <p>Pendle was formed in 1974 and this produced a local authority which amalgamated old industrial towns and their rural hinterlands, with plenty of rural and underused land to develop for suburban housing and employment growth.</p> <p>The core of the towns in Pendle have therefore been subjected to three processes of change which have disadvantaged their development:</p> <ol style="list-style-type: none"> 1) De-industrialisation; 2) New growth nodes and corridors which are relatively close but better connected for inward investors; 3) Differential growth within the Local authority district on greenfield locations which did not require the regeneration resources which were historically usually prioritised to the pressing needs of larger northern cities <p>Pendle has high concentrations of deprivation in the private rented stock, low levels of investment in older residential and commercial premises to the west, while growth is appearing in the peripheral locations adjacent to the Skipton Growth area in the north east.</p>	Comments noted and accepted	No amends
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112/2	Together Housing			<p>Demographic Change and demand Because of the economic legacy and differential patterns of migration over many decades, the demographic growth being projected by the Office of National Statistics (ONS) for Pendle is in the lowest quartile in England. The district will age substantially over the next two decades and there will be therefore, an impact on the theoretical "need" for 2 and 3 bed family dwellings.</p> <p>Housing demand has been supported over the last two decades by sustained international migration, the future projections in demand by ONS have incorporated these inward flows of population into the baseline assumptions of the modelling. Therefore, any downward adjustment in immigration as a result of government policy changes will further reduce the demand for accommodation in future, and this will particularly impact on the need for family accommodation;</p> <p>In some wards, the vacancy rates are relatively high, housing demand has been low in the context of a rapidly increasing national population over the last two decades. Future Projections of household change by the ONS, project a decline in housing demand for family accommodation over the next two decades and a rapid increase in household growth for those aged over 65. Given that there is an aging population, some new provision will be needed. Any extra care housing will need Lancashire County Council commitment to provide the revenue funding for support costs.</p> <p>Despite the demographic changes which are underway there is evidence that some of the stock set aside for the over 50s has low demand. There is an issue in some locations relating to build size and quality, which may lead to questions about its long-term future despite rising societal demand for a different housing offer for older groups. Bungalows off Byron Rd are a good example of this.</p>	Comments noted and accepted	No amends
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112/3	Together Housing				<p>Affordability</p> <p>House prices across much of the North of England, including Pendle, declined in real terms over the period since the recession of 2008/9. This pattern is replicated across most of the neighbourhoods in Pendle.</p> <p>Deprivation and Child Poverty are a substantial issue in Pendle, both in terms of the scale of its impact and the neighbourhood intensity. Neighbourhood disadvantage is particularly severe where there are high concentrations of rented housing in all locations, with housing deprivation measured in the worst 1% in England in some locations.</p> <p>The cheapest form of tenure when measured as a weekly cost, is home ownership. There is, however, a barrier to overcome relating to securing a deposit, and affording maintenance and essential repairs may also be an issue for poorer households entering the market.</p>	Comments noted and accepted	No amends

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112/4	Together Housing				<p>The Growth of the Private Rented Sector This has become an issue for social housing providers like Together. Given the low values at the bottom end of the market, renting is often as cheap as the social housing offer, but closer to facilities and employment. Yields for private sector landlords are high in Pendle.</p> <p>The Right to Buy has also led to the change in the social housing offer in many areas, where lettings are predominantly smaller flats or bungalows, such as in Caine.</p> <p>Where household growth has occurred within low income groups in the 21st Century the Private Rented Sector has overwhelmingly accommodated the net change in household numbers. The expanding role the Private Rented Sector now takes in meeting housing need is now evident in analysis of Housing Benefit data. This reflects the historic impact of the Right to Buy on social housing and the relatively low level of provision of social housing in Pendle.</p>	Comments noted and accepted	No amends
112/5	Together Housing				<p>New housing supply In the North West, new housing supply is tending to cluster around green field sites and adjacent to road and rail connections. Brownfield sites need regeneration funding to make them viable. In the absence of brownfield resources and regeneration funding a long-term focus on the development of peripheral sites could undermine neighbourhoods which experience lower demand and high vacancy levels. The national planning system is currently encouraging these trends in development and is promoting a growth in household numbers in East Lancashire in excess of likely household growth.</p>	Comments noted and accepted	No amends

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112/6	Together Housing				<p>Viability</p> <p>The Together Group's aim is to help people to access the housing market within their means and we will facilitate progression along the housing ladder by offering a choice of tenures. Working through partnerships the aim is to develop 2,500 affordable homes of a range of tenures across the North of England, plus 1,000 homes for sale at market values. We work in partnership with Barnfield and Pendle BC as PEARL Together. The Group will retain its appetite to support marginal initiatives which will have an impact on the regeneration of a locality. The sites in the CNDP are aspirational and are likely to be unviable without subsidy of some sort of subsidy (brownfield sites with unknown remediation costs, flood risks). The viability of each site will depend on land availability and costs, plus subsidy available. Subsidy via Homes England for example, will be required for all sites in the CNDP.</p> <p>This means that contracting with Homes England to utilise its programmes to subsidise the provision of affordable housing for rent or progression to home ownership through shared equity arrangements. This strategy could become increasingly unpredictable in the short term, with proposed Government policy changes encouraging home ownership. With obligations to accelerate the use of modern methods of construction and reduce carbon emissions it is likely that even more subsidy will be required to deliver any further affordable houses for rent.</p>	Comments noted and accepted	No amends

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112/7	Together Housing				<p>Summary</p> <p>The housing market in Pendle is challenging, with an over representation of poor housing stock, and without a drive to regenerate areas and/or provide new homes to meet aspirations as well as need, high levels of poverty and poor-quality homes are likely to remain. Demographic changes will impact on demand for new build 2 and 3 bedroomed family dwellings, so a sensible and balanced approach is needed. The brownfield sites for new development in the CNDP could contribute towards increasing new supply, but given the unknown land and remediation costs, and costs to mitigate against flooding, subsidy will be required to make the sites viable. More older person's accommodation of the right design and quality would help meet the needs of a changing demographic, but specialist retirement living, or accommodation with care would require certainty on support costs for those without asset wealth.</p>	Comments noted	No amends
113/1	Tim Webber PEARL				<p>Thank you for the opportunity to comment on the proposed Neighbourhood Plan ('NP'). PEARL makes this submission to be of assistance in its ongoing development.</p> <p>Background</p> <p>Pendle Enterprise & Regeneration Limited (PEARL) is a long established joint venture between Pendle Borough Council and Barnfield Investment Properties Limited (which is part of the Barnfield Group of Companies). PEARL (the consequence of a robust competitive tendering process) is an experienced and competent Developer founded to make Pendle a more prosperous place to live and work. Thus far, it has invested over £80m in mixed use schemes across the Borough on often</p>	Comments noted	

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					<p>challenging, difficult and marginal brownfield sites.</p> <p>Though PEARL is a for profit developer; it is possible to say that is a unique entity with a broader definition taken to viability as compared to that of a typical developer. Indeed, PEARL was conceived to bring forward sites that others would not so as to act as catalyst for wider investment and regeneration in Pendle.</p> <p>General Comments The starting point is to recognise the aspirations of the NP, and plainly a vibrant, utilised and prosperous town centre serves a broad range of stakeholders. The themes and objectives of the proposals are therefore welcomed in pointing a direction of travel, but would suggest that inclusion within 2030 vision of the objective “...that attracts and retains residents and visitors alike” could assist in achieving the destination.</p> <p>As is recognised, Colne is defined by its built heritage and it is right that successive generations champion and enhance its legacy, but there is also a requirement to re-define land use in accordance with changing needs. Arguably, this is what the National Planning Policy Framework (‘NPPF’) promotes as a requirement for a positive plan making agenda. In our view, the attraction and retention of residents will hinge on being able to offer diversity in housing, being agile and responsive to changing market demands so as ensure the town is well positioned in the market to attract the sustainable and physical benefits of investment – employment, enterprise and amenity. That means being alive to issues of exceptionality in decision making where</p>	<p>Comments noted.</p> <p>Comments noted.</p>	

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					there is a strong case to do so. By including the objective of 'attraction and retention of residents', it recognizes the benefits of housing and its positive impact on the high street of Colne and wider Borough and says that town needs to offer a broad range of sites to meet differing housing needs including well designed and well-built modern properties. We also feel it then allows the NP to become a key strand in the development of a marketing strategy for Colne that seeks to define and achieve a clear position for the area. The NP should by all means contain parameters, but to really ensure Colne is well placed to meet the future it should also be dynamic and recognise the interplay between employment, housing and social engagement. We do commend the vision.		
113/2	Tim Webber PEARL				<p>Policy Commentary</p> <p>Before turning to a more detailed consideration of the sites, we feel it important to make a few general observations may assist in taking the plan forward:</p> <p>1. As Practitioners, we believe the proposed Policies should be capable of measurement and monitoring. It is through assessment and review that objectives can be achieved, and failures remedied. In taking these polices forward we would welcome an understanding of how they are deemed to be a success or failure.</p>	Comments noted. The monitoring information will be included.	No amends

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113/3	Tim Webber PEARL		CNDP1		2. To promote continuity and remove potential conflict, polices could be cross- referenced with the wider policy context (where appropriate), for example the Retail Core Strategy in CNDP1 3. We believe that CNDP1 would benefit from a reference point or definition of what is meant by 'best examples' in bringing forward Town Centre development. Still further, as worded the policy does not allow for exceptionality where there is a Borough wide benefit to bringing forward a scheme. Accordingly, we believe the policy would benefit from additional refinement to ensure it is measurable and that Town Centre fully serves the wider Borough both aesthetically and economically.	Comments noted and accepted Comments noted. This will be addressed	Policy revised.
113/4	Tim Webber PEARL		CNDP2		4. Policy CNDP2 could benefit from the use of 'traditional design and appearance' so to allow modern methods of construction to be utilised where appropriate. This would replace 'traditional construction' which implies a restriction on construction methodologies.	Comments noted and accepted	Policy revised.
113/5	Tim Webber PEARL		CNDP3		5. As to Policy CDNP3 the use of "...protect..." on a strict view could amount to effectively prohibiting development. This is given sharper relief when reading down the policy which includes the term "...will be conserved". Still further the term "...best built environment" feels a little imprecise and hard to measure. Perhaps this policy could simply deal with enhancement so as to allow evolution and exception where there is a case to do so?	Comments noted and accepted	Policy CNDP3 replaced with new policy based on the Colne Design Code.
113/6	Tim Webber PEARL		CNDP6		6. CDNP6 has at its heart a notable intention. As worded, the policy seeks to assert that Colne will yield a sufficient volume of viable sites to meet future needs from within the existing settlement boundary. As an experienced and perhaps more	Comment noted.	CNDP6 revised and updated.

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					<p>socially minded residential Developer of a range of housing units, mixes and tenures (open market and social/affordable), we do not necessarily share that view. Again, our broader development experience has shown that Colne must deliver a range of modern – but well considered - housing capable of attracting and retaining families (key assessment criteria will be driveways, gardens, property size and specification). Often these are not possible on minor sites, so there must be diversity in housing.</p> <p>7. That is not to say the sites proposed do not have merit – some do – but we feel as worded and intended, a blanket refusal to consider exceptionality would be counter-productive and impede growth. In short, we believe Colne needs to offer a balanced portfolio of sites to promote positive planning and decision making. We take the view that this is required if Colne is to have an economically active population.</p> <p>8. We are further aware that there must be consideration of viability and again believe our experience is pertinent here. We have brought forward many sites in Pendle and are delivering two in Colne at present. However, these are only possible because of intervention/grant funding predicated on the delivery of social outputs.</p> <p>9. There are two issues that give rise to such a reliance in the Borough. The first is the deliverability of the site and the inevitable site constraints that are associated with developing in an established settlement. Before construction can occur, there is a layer of complexity and abnormal cost peculiar to settlement and brownfield development (this includes size of the sites, demolition, remediation and access). The second is of</p>	<p>The final sentence of CNDP6 should be amended to accord with Policy LIV1</p>	

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					<p>course viability, because as is documented, re-sale values in the Borough are amongst some of the lowest in the country meaning there are inherent restriction on what the private sector will yield as a development value. Add this to the already higher costs, and as a general rule, viability as defined by a 20% developer's profit within an uplift in land value would fail the traditional panacea.</p> <p>10. To bring forward viable settlement development could therefore turn on an intervention basis such as 'gap funding' model (the difference/shortfall between cost and revenue). Intervention is typically available where there is a broader case to do so and these include social outputs associated with the development. It follows to demonstrate value for money, it will be scalable projects that are the priority for such funding programmes (guidance on Homes England Funding is available here: https://www.gov.uk/government/collections/homes-england-funding-programmes).</p> <p>11. For example, our recently started development at Harrison Drive in Colne for 79 affordable units is only deliverable through such funding as it brings about a broader range of social housing of 2 to 4 bed terraced and semi-detached. As an open market or private sale development (given house prices in the area), the scheme would not be viable and overcoming the complexity of delivery (such as securing access) futile (even by PEARL's metric of a 5% return on affordable housing). It follows, there is of course a place for urban development in delivering some of Colne's needs, but arguably without external assistance, the prospects of doing so by the private sector are a little limited.</p> <p>12. There are a number of central government funds available.</p>		

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					These have previously included the accelerated construction programme, the land release fund and the recent levelling up agenda may assist. Public intervention is perhaps the exception rather than the rule in the Local Planning agenda. To be capable of aspirations and growth, we believe therefore, the NP should make provision for exceptional cases outside of the settlement boundary to promote a balanced portfolio of sites that favours agility and positive place making.		
113/7	Tim Webber PEARL		CNDP6		a. CNDP6/1 - Land off Waterside Road: We are aware Pendle Local Plan omitted this site from allocation and that the Northern part of the site is designated Open Space within the meaning of the NPPF (§100).	Open Space	Noted, no change.
113/8	Tim Webber PEARL		CNDP6		b. CNDP6/2 - Land rear of Belgrave Road: Given the size of the site we do not believe this would be capable of meeting the threshold test, or on its face, attract gap funding. At best, we believe this could be treated as a 'windfall site'.	Small site suitable for allocation.	Noted, no change
113/9	Tim Webber PEARL		CNDP6		c. CNDP6/3 – Dockray Street: There are benefits with the site but the availability for housing will need to be robustly determined (given its promotion/current use as employment). Again, the size of the site likely may cause grant funding difficulties.	Availability/Employment use noted.	Noted, no change
113/10	Tim Webber PEARL		CNDP6		d. CNDP6/4- Buck Street: This site was promoted for employment, but the site's size is likely to be a key consideration by a residential developer.	Small site suitable for allocation.	Noted, no change

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
113/11	Tim Webber PEARL		CNDP6		e. CNP6/5 – Dam Side: This site lies within Flood Zone 3 and any prospect of development rests on a Sequential Test, that is, demonstrating there are no other alternative sites available and that it should be considered exceptional. To develop the site, detailed consideration would need to be given to mitigation measures as part of a Floor Risk Assessment and that goes to its viability. Funding may be available but would be subject to the relevant applications process.	Flooding issue identified.	No change.
113/12	Tim Webber MBE PEARL		CNDP6		f. CNDP6/6 – Walk Mill: Again flooding would be a concern here and whilst not insurmountable, further consideration should be given to mitigation. Again this would turn on meeting the exception test. The site does benefit from strong connectivity however to the town centre and this may assist in the grants process.	Flooding issue recognised.	Site to be deleted.
113/13	Tim Webber PEARL		CNDP6		g. CDNP6/7- Shaw Street: We believe this to be designated open space and as such this may conflict with Policy CNDP/7.	Open Space noted.	Site to be allocated.
113/14	Tim Webber PEARL		CNDP6		h. CDNP6/8 – Bridge Street: Please see CDNP/7 commentary and its availability should be considered (given its current employment occupation/use).	Employment use.	Site to be deleted.
113/15	Tim Webber PEARL		CNDP6		i. CDNP6/9 – Bridge Street: Please see CDNP/7 & CDNP/8.	Open Space	Site to be deleted.
113/16	Tim Webber PEARL		CNDP6		j. CDNP6/10 – Green Works: We believe that significant contamination issues would render this site unviable and at just 9 units, the site is unlikely to attract grant funding on its face. That said initiatives such as the land release fund may assist, but again, this cannot be relied upon. Again the best approach is to regard this as a ‘windfall site.’	Small site suitable for allocation.	Noted, no change
113/17	Tim Webber PEARL		CNDP6		k. CNDP6/11 – Knotts Drive: Please could the proposed area be illustrated.	Noted	Site to be deleted.

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113/18	Tim Webber PEARL		CNDP6		l. CND6/12 – Windy Bank: We are aware there is an extant approval on this site.	Approval noted	No change.
113/19	Tim Webber PEARL		CNDP6		m. Sites CNDP6/13 – 18: We believe these sites fall foul of threshold test. They cannot be considered viable as a result and again could be regarded as windfall if issues of viability can be overcome.	Small sites are suitable for allocation.	Noted, no change as a result of this comment.
113/20	Tim Webber PEARL		CNDP6		n. CNDP6/19 – Land south of Red Scar Works: This is an occupied site open used storage/employment site.	Part of the land used for employment - availability	Site deleted.
113/21	Tim Webber PEARL		CNDP6		o. CNDP6/20– Land south of Dewhurst Street: The threshold test precludes allocation so is a possible ‘windfall site’.	Small site suitable for allocation.	Noted, no change
113/22	Tim Webber PEARL		CNDP6		p. CNDP6/21– Land off Hartley’s Terrace: The site has potential but was omitted from the Local Plan. Consideration as to its availability should also be given.	Availability	Site deleted.
113/23	Tim Webber PEARL		CNDP6		q. CNDP6/22– Land at Primrose Hill: The size is likely to be a consideration.	Small site suitable for allocation.	Noted, no change
113/24	Tim Webber PEARL		CNDP6		r. CNDP6/23 – Land at Keighley Road: The site fails the threshold test.	Small site suitable for allocation.	Noted, no change
113/25	Tim Webber PEARL		CNDP6		s. CNDP6/24 – Earby Light Engineering: The site has strong potential for residential development. Though it is doubtful that 180 units could be achieved on the site if (a) available, and (b) flooding issues resolved it could be considered viable.	Comments noted.	Site deleted.
113/26	Tim Webber PEARL		CNDP6		t. CNDP6/25 & 26: These sites fail the threshold test.	Small sites suitable for allocation.	Noted, no change
113/27	Tim Webber PEARL		CNDP6		u. CNDP6/27 – Bunkers Hill: We believe there to be an extant approval on this site.	Permission granted in 2012. Not sure extant. Will check	Noted, no change.
113/28	Tim Webber PEARL		CNDP6		v. CNDP6/28 – Spring Mill: flooding is a concern here and consideration should be given before any residential allocation.	Flooding	Site to be deleted.

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113/29	Tim Webber PEARL		CNDP6		13. We endorse the sentiment of settlement development but would be concerned based on the sites cited, that there is sufficient scope to do so in meeting a broad demography. An active policy not to support any application brought beyond its curtilage does have its complexities. Perhaps this could include exceptionality to the rule?	Wording to be amended in line with LIV1	CNDP6 to be amended.
113/30	Tim Webber PEARL		CNDP7		14. Policy CNDP/7 we would suggest that to be consistent the metric in assessing Local Green Space designation should be that laid down by paragraph 100 of the NPPF.	Comments noted. It is in line with Para 100	No amends
	Tim Webber MBE PEARL				15. Thank you again for the opportunity to comment. There is much to commend in the NP proposals – as indeed there is Colne – but we do hope that our observations will help inform and deliver a balanced portfolio of sites: able, agile and capable of meeting the demands of a changing world.	Comments noted and accepted	
114	Andrew Stephenson				I am writing in support of the Colne Neighbourhood Plan, put forward by Colne Town Council. I have been the MP for Pendle since 2010 and have lived in Colne since 2006. Over the last fourteen years Colne has been slowly improving, driven mainly by small independent businesses and civic society. In contrast to many similar towns, we have seen the opening of new pubs, bars and restaurants and the number of empty shops has fallen. Historic building such as Colne Grammar School (converted into 23 luxury apartments) and the Independent Methodist Church on Albert Road (converted into 9 luxury apartments) have been given a new lease of life. New flats have also been created above retail premises, for example above The Venue and above Tubbs, providing town centre living for younger people. Former mill sites like Oak Street Mill (32 family homes) have been	Thank you for your support and comments noted and accepted	No amends

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					<p>regenerated.</p> <p>At the same time new affordable housing has been provided, like the Arches (21 homes for social rent, Together Housing Group), Bunkers Hill (8 homes, Together Housing), Walton Street (27 empty terrace properties refurbished to provide 26 two-bedroom homes and one three-bedroom property for Together Housing Group) and Carry Lane (12 bungalows, Peter Birtwistle Trust). Colne has also seen an increase in supported living accommodation being provided, with Belvedere Manor Care Home (new 84 bed care home, Methodist Housing Association), the Limes (9 supported living apartments, Making Space) and new homes on Bright Street (10 one-bed properties, Making Space).</p> <p>I cite these developments not as an exhaustive list, but to illustrate how the private sector and various housing associations have already delivered a diverse range of new homes on brownfield sites across the town in the past few years. I believe that so much more could be achieved in the next few years and the foundations of that work must be a robust Neighbourhood Plan.</p> <p>The proposed Colne Neighbourhood Plan sets out a compelling 2030 vision for the town that I know attracts widespread support. It strikes the right balance between protecting Colne’s rural outskirts and retaining its market town centre, conserving and enhancing its heritage.</p> <p>Towns like Colne are at the heart of the governments levelling up agenda and whilst Colne didn’t secure a “Town Deal” from MHCLG (beaten by neighbouring Nelson), new funding sources like the new Levelling Up Fund announced in 2020 present real</p>		

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					<p>opportunities.</p> <p>The Waterside ward (which I live on the edge of) is the 333rd most deprived ward in England so is in the top 5% most deprived wards in England. Half of Colne's Albert Road Conservation Area is in Waterside, a ward with Assisted Area Status and all of the nearby Primet Conservation Area is also in Waterside. Therefore, the area is also eligible for support from Homes England and other funding streams.</p> <p>What is needed is a plan to galvanise people into action, attract investors and accelerate the delivery of new homes. As has been shown across the country Neighbourhood Plans are an ideal way of doing this with the majority over delivering on the targets local communities have set themselves. I believe that with the right support the Colne Neighbourhood Plan will do the same and am committed to working with Colne Town Council on the delivery of the Plan.</p> <p>In particular, I welcome and support the plan to meet Colne's additional housing requirement largely through brownfield development. The plan identifies a large number of sites that, together, would exceed the town's requirement and that are viable, if local stakeholders are willing to help address and overcome the challenges brownfield develop involves.</p> <p>Regenerating brownfield sites can make Colne more sustainable, with better more energy-efficient housing. It is the right approach for investing in our existing, in too many cases deprived, communities and would help limit the need for unpopular and damaging greenfield development sprawl, which threatens our area's scenic countryside and has negative consequences for the environment and local wildlife. It would</p>		

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					<p>be the wrong approach to make towns like Colne bigger, when we can choose instead to make them better.</p> <p>I strongly support the Colne Neighbourhood Plan, which has clearly been drafted with care and consideration for the town.</p>		

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115/1	Barton Wilmore On behalf of STEL				<p>On behalf of our Client, Stel Ltd, we write in response to Colne Town Council’s Neighbourhood Plan Consultation, which is taking place from 26th October to 14th December 2020. This letter of representations should be read in conjuncture with our client’s previous representations to the Colne Neighbourhood Plan (CNDP) Issues and Draft Policies Consultation made in May 2018.</p> <p>Context Our Client has land interests to the east of Colne within the Neighbourhood Plan Area. Those land interests comprise land at Windermere Avenue, Colne, which was subject to planning appeals for the development of two parcels of land. The first, known as Windermere Avenue Site A, was granted outline planning permission at appeal for up to 90 dwellings [Appeal Ref APP/E2340/W/15/3131974], and has now been taken forward by McDermott Homes, who are currently constructing a scheme of 82 homes in accordance with Reserved Matters Approval. Windermere Avenue Site B sits between Skipton Old Road to the south and Castle Road to the north. In a planning appeal linked to the above appeal, outline planning permission was refused for up to 270 dwellings (an additional 180 dwellings over the 90 approved at Site A) [Appeal Ref APP/E2340/W/15/3131975]. The appeal proposal was refused due to the impact that the Inspector considered would be caused by that scheme to the significance of the Lidgett and Bents Conservation Area; that harm is specific to the scheme proposed and cannot be taken as prohibitive to the future development of Windermere Avenue Site B.</p> <p>As such, since the appeal for development on the eastern part of</p>	<p>Comments noted.</p> <p>The CNDP is considered to be in general conformity with the approach set out in the Core Strategy. The CNDP does not have to be in general conformity with the NPPF nor with emerging policies. The CNDP has, and has had suitable “regard to national policies and advice” (NDP, basic condition a).</p> <p>Although a draft neighbourhood plan is not tested against the policies in an emerging local plan, the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested</p> <p>NPPG states</p>	No change.

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					<p>the site was refused, a revised masterplan is being developed for a reduced area of development, capable of delivering circa 160 dwellings. The revised scheme seeks to address the Inspector’s concerns in relation to the previous appeal proposals. A Site Location Plan is attached at Appendix 1 of these representations.</p> <p>In relation to Site B, the Replacement Pendle Local Plan (RPLP) defined the Site as outside the Settlement Boundary of Colne. RPLP Policy 3A defined the Site as being within a ‘Protected Area’ which are to be protected from Development and their open character maintained to secure its potential for long term development beyond the RPLP plan period to 2016. In essence, the land at Phase 2 is safeguarded by the RPLP to meet the longer term needs for the town and borough for development. Pendle Council’s Local Plan Part 2: Site Allocations and Development Policies (LP2) is currently still being drafted and will allocate land for development (including some reserve sites) and is expected to supersede the policies of the RPLP. Our client will engage with that process as the Plan progresses. However, in the meantime, it is our client’s position that the Colne NP must not pre-empt the conclusions of that process and, in the meantime, must not conflict with the provisions of the RPLP which seeks to safeguard Site B at Windermere Avenue for future development. As within our previous representations, this letter sets out that the CNDP should seek to allocate Site B at Windermere Avenue to meet the future development needs of the Town and wider borough.</p> <p>It is noted that the Site has been proposed as Local Green Space within the CNDP (site ref. CNDP7/2), and as such, development</p>	<p>Where a neighbourhood plan is brought forward before an up-to-date local plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:</p> <p>the emerging neighbourhood plan the emerging local plan (or spatial development strategy) the adopted development plan with appropriate regard to national policy and guidance.</p> <p>The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any</p>	

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					<p>on the Site will only be supported where it is evidenced that the proposals are consistent with national policy for Green Belt. Our client objects to this designation and a commentary is provided within these representations and the attached appendices which justifies that position. In particular, we demonstrate that the current draft housing allocations within the CNDP are not likely to deliver a sufficient supply of homes to meet locally identified needs and therefore sustain the community, in line with the thrust of the NPPF.</p> <p>The appeal process confirmed the both Site B's and Colne's sustainability as a location for development; these representations discuss this in more detail and promote the Site to the east of Windermere Avenue for the allocation of residential development within the emerging Neighbourhood Plan.</p> <p>Furthermore, Our Client has additional land interests at Lidgett Triangle, bound by Skipton Old Road to the north, Keighley Road to the south and Bent Lane to the east. This site has also been identified as Local Green Space within the draft CNDP. For the reasons set out above, the CNDP should not pre-empt the provisions of the LP2 in essentially sterilising that land from development. Our Client considers that the land within the Lidgett Triangle comprises land within the urban form of development at the east of Colne KSC and subject to the statutory protection afforded to it through its inclusion within the Conservation Area, may be appropriate for development to meet the future development needs of Colne; the CNDP should reflect this.</p> <p>Our Client's final land interest within Colne Neighbourhood Plan</p>	<p>issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.</p> <p>The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies</p>	

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					<p>area is known as Land Adjacent to 271 Keighley Road, which is identified as a proposed housing allocation in the CNP (ref. CNDP6/23) for 2 units. Our Client is supportive of the allocation of the site at Keighley Road for housing development.</p> <p>Our previous representations set out that we do not consider that the emerging Neighbourhood Plan is compliant with either national policy and guidance nor the policies of the Development Plan, including the Pendle Local Plan Part 1: Core Strategy (2011-2030) (the "LPCS") and the Saved Policies of the Replacement Pendle Local Plan (2001-2016) (the "RPLP") where they have not been replaced by the LPCS.</p> <p>In particular, we assessed the draft Neighbourhood Plan against the basic conditions set out in Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 ("the basic conditions" and Schedule 4B"), and the Planning Practice Guidance Neighbourhood Planning and related PPG chapters. It was concluded that the draft CNDP was not compliant with Basic Conditions (a), (d) and (e).</p> <p>The purpose of these representations, therefore, is to assist the Neighbourhood Plan Working Party (NPWP) in delivering a sound Neighbourhood Plan, which is robust in its development management policies and also secures the delivery of sustainable development to meet the future needs of the community. We do not consider that the revised draft Neighbourhood Plan has addressed the issues raised in our previous representations.</p> <p>As such, these representations will firstly provide comments on the Key Issues, Vision and Objectives and the Planning Policy Context of the CNDP, followed by a review of several relevant</p>		

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					<p>draft policies, including CNDP3, CNDP4, CNDP6, CNDP7 and CNDP16. These comments reflect the views of our client, and our knowledge and experience of national policy requirements and neighbourhood planning issues.</p> <p>Secondly, these representations will comment on the approach to matters relating to housing need and the allocation of housing land within the neighbourhood area. In particular, these representations will demonstrate how the Neighbourhood Plan's proposed housing allocations have demonstrated constraints which will limit their deliverability for housing development. As such, the proposed housing allocations should be revised to ensure that they are able to contribute to the delivery of housing in Colne to meet recognised need.</p> <p>Finally, these representations seek to promote the deliverability of the Windermere Avenue Site B Site and its ability to assist Colne in delivering its housing requirement. As such, the Site should be allocated within the CNDP for housing development.</p>		

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115/2	Barton Wilmore On behalf of STEL				<p>Colne Neighbourhood Development Plan Key Issues, Vision and Objectives</p> <p>As above, our previous representations set out that, overall, our client is in agreement with the issues identified within the SWOT analysis and the key issues arising from that analysis and is supportive of the CNDP identifying land to meet its growth target within the LPCS.</p> <p>However, the CNDP needs to exercise caution that it does not pre-empt, or undermine the ability of the LP2 to deliver sustainable development. At the time of writing, that Part 2 Local Plan is yet to be published for consultation and is yet to be subject any examination in public. It is the role of that LP2 to distribute development from the LPCS and, until LP2 is adopted, the NP must remain flexible on how it will accommodate that growth.</p> <p>Our previous representations stated that the fifth key issue, identified at Paragraph 2.2 of the NP states that the CNDP will, in the rural area, protect open land, landscape and ensure development is appropriate to the open countryside should be amended to clarify that this approach will not be applied where open land is allocated for development. In essence, national and local policy is concerned with balancing the economic, social and environment sustainability of development and it is not for the NP to seek to place greater emphasis on the protection of one or other of those elements than is afforded by local policy. The key issue at Paragraph 2.2 has not been revised, and as such, our comments still apply.</p> <p>Furthermore, we maintain that the Vision of the CNDP should be amended to ensure that the NP seeks to meet the needs of the</p>	<p>Comments noted. The Neighbourhood Plan is not tested against emerging policies.</p> <p>The key issue does not contradict national guidance or local policy.</p> <p>It is not for a neighbourhood plan, to</p>	No change.

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					town and, in its role within the M65 Corridor Key Service Centre (KSC), help meet the needs of its hinterland and the wider borough.	plan for an area beyond its boundary	
115/3	Barton Wilmore On behalf of STEL				<p>Planning Policy Context</p> <p>As within our previous representations, we consider that the planning policy context chapter of the CNDP lacks sufficient detail to demonstrate how the NP seeks to ensure consistency with local and national planning policy.</p> <p>Paragraphs 13 and 29 of the NPPF state that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of those strategic policies. Neighbourhood Plans should not promote less development than as set out in the strategic policies for the area, or undermine those strategic policies.</p> <p>As above, of particular concern, and information which is lacking from the CNDP, is how the NP will interact with, and take account of, the emerging policies of the LP2. In principle, we support that the NP will seek to allocate land within the Neighbourhood Plan Area for housing site allocations, protected open space and local green spaces. The CNDP also, helpfully, acknowledges that there is likely to be an overlap between the NP and LP2.</p> <p>However, it is the role of the NP that it is consistent with, and compatible with the policies within the Development Plan, which are yet to be adopted. Crucially, however, the NP must be flexible enough to take account of the policies of the LP2 as and when it is adopted. It should not be for the NP to seek to limit the ability of the LP2 to Plan for Colne and meet its development</p>	<p>Comments noted.</p> <p>As part of the submission, the CNP will have alongside a Basic Conditions statement that shows how it is consistent with and takes account of national policy and is in general conformity with local strategic policies.</p> <p>The CNDP is considered to be in general conformity with the approach set out in the Core Strategy. The CNDP does not have to be in general conformity with the NPPF nor with emerging policies. The CNDP has, and has had suitable “regard to national policies and advice” (NDP, basic condition a).</p> <p>A draft neighbourhood plan is not tested against</p>	See TC response.

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					<p>needs or prevent Colne from helping to meet the wider development needs of the Borough. It is our contention that, in its previous and revised drafting, the NP will limit the ability of the LP2 to plan properly for Colne, and therefore fails Basic Condition (a).</p> <p>We, therefore, maintain that the CNDP should be amended to specify that its policies must be read in the context of the LPCS and, on adoption, the policies of the LP2. Where a conflict in any policies exists, it should be noted that the policies of LP2 will be given priority.</p>	<p>the policies in an emerging local plan, however, the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested</p>	
115/4	Barton Wilmore On behalf of STEL				<p>Policy CNDP3 – Protecting, Improving and Enhancing the Character of Colne</p> <p>Policy CNDP3 requires that all new development responds positively to the key attributes of the best built environment and design features of Colne. This Policy sets out a general approach to the design of new development. As such, development of a poor design, which may have a significant adverse impact of the character of the area, will not be supported.</p> <p>Our Client is supportive of the aims of the CNDP to respond positively to the key attributes of Colne. However, we consider that the policy criteria is too prescriptive, with regard to the design details of prospective development. Whilst it is necessary for development to respond to its context, it should not be a requirement that development must respond to specific details of its context in isolation, for example, ‘traditional materials, ornamentation and detailing’.</p> <p>It should be for a prospective developer to assess and respond positively to the context of a site; which may include other, non-</p>	<p>Comments noted.</p>	<p>Policy CNDP3 to be replaced with new policy based on the Colne Design Code.</p>

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					<p>traditional materials or plain detailing for example. Whilst we do not advocate that non-traditional materials or plain detailing is appropriate, the NP should not do otherwise. Paragraph 126 of the NPPF warns against unnecessary prescription or detail within development plan policies.</p> <p>Moreover, whilst good design is fundamental to good planning, the CNDP should be mindful here, and in other policies throughout the NP, of its own SWOT analysis which sets out that low house prices and demand is one of the weaknesses of Colne with low site viability being one of the key threats. The CNDP should, therefore, avoid any over-prescription of development detail that is likely to further cause harm to the viability of sites.</p>		
115/5	Barton Wilmore On behalf of STEL				<p>Policy CNDP4 – Development Affecting Non Designated Heritage Assets</p> <p>As within our previous representations, we are supportive of the protection of non-designated heritage assets as a matter of principle, in accordance with the policies within the NPPF; specifically paragraph 135. We note that the requirements of the Policy have not been revised to address our previous comments, although an additional 30 non-designated heritage assets have listed within the Policy. As such, we object to Policy CNDP4 as drafted.</p> <p>In the first instance, the policy requires special attention to be given to the conservation of the listed non-designated heritage assets within the Policy. This test is overly onerous when compared to the policies of the NPPF, which requires only the effect of development to be taken into account and a balanced judgement taken with regard to the scale of harm to the ‘significance’ of a non-designated heritage asset. There is not,</p>	Comments noted. The policy can be amended to align more with the text of the NPPF.	CNDP4 to be amended.

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					<p>and should not, be a requirement to ‘conserve’ a non-designated heritage asset.</p> <p>Furthermore, Policy CNDP4 has the effect of seeking to ‘designate’ non-designated assets within the Development Plan; it should not be for the NP to seek to provide such a designation of heritage assets. Secondly, even if it were accepted that this was a role for the NP, the level of evidence provided within the NP is considered to be insufficient to do so robustly. The NPPF requires that an understanding of the significance of a heritage asset is understood in applications for development and information should be provided proportionate to the importance of the asset. The CNDP has failed to provide sufficient information to demonstrate that the NP has an understanding of the heritage significance of the features it has sought to identify. This is at odds with the provisions of the NPPF.</p> <p>Moreover, the CNPD is vague regarding the definition of the assets which it seeks to designate. The NP should, as a minimum, provide a plan showing the area or item which it seeks to designate and an understanding of the features that it considers adds to the significance of the asset. The NP should be accompanied by an evidence base, which justifies such conclusions.</p>		
115/6	Barton Wilmore On behalf of STEL				<p>Policy CNDP6 – Future Housing Growth</p> <p>Policy CNDP6 proposes to allocate housing land to meet the future housing growth requirement to 2030, as identified in LPCS, for the M65 Corridor. The M65 Corridor is identified within the Local Plan for Pendle as a KSC, comprised of Nelson (including Brierfield) and Colne. There is only one other KSC in</p>	<p>Comments noted.</p> <p>It is not for the CNP to comment on how Pendle have calculated there housing figures</p>	No change.

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					<p>the Borough – West Craven Towns, comprised of only Barnoldswick.</p> <p>For reasons set out earlier within these representations, it is vital that the CNDP does not conflict with the development plan for the Borough, in particular the drafted policies of the emerging LP2, which are relatively early on in the planning process and subject to change. Our client’s site at Windermere Avenue Site B has been promoted as part of a Call for Sites Consultation (site ref. P005).</p> <p>Policy SDP 2 of the LPCS sets out the spatial development principles for the Borough in a settlement hierarchy. KSCs are located at the top of the hierarchy and therefore will be the focus for future growth in the Borough and accommodate the majority of new development.</p> <p>Policy SDP 3 of the LPCS sets out the housing distribution for the Borough and demonstrates that the M65 Corridor should accommodate 70% of the housing requirement for the Borough. Policy LIV1 requires a minimum of 5,662 (net) homes to be delivered in the Borough over the plan period from 2011-2030, which equates to an average of 298 dwellings per annum. As such, the KSCs should be delivering a minimum of 208 dwellings per annum. This emphasises Colne’s position as sustainable location for future development.</p> <p>It is worth noting that delays to the preparation of LP2 have been caused by the publication of new national planning policy and the need to review the Borough’s housing requirement to align it with the Government’s standard methodology. Table 3 of the CNDP demonstrates the housing requirement for Colne, as of March 2019. This is set out below.</p>	<p>Comments again in relation to deliverability to be addressed</p>	

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					<p>952 Overall housing requirement 2011-2030 (reduced from 1,003 due to the re-occupation of long-term empty homes) To be achieved by: B. Completions (2011-12 – 31st March 2019) 238 C. Commitments (at 31st March 2019) 453 D. Allocated Sites (Policy CNDP6) 705 B+C+D 1,396 Table 1: Housing requirement for Colne, as of March 2019</p> <p>In the first instance, Table 3 of the CNDP sets out that that the supply of housing for Colne includes 453 commitments. The source of these commitments, and the evidence base which establishes where those sites are and when they are expected to be delivered, should be provided for review within the NP. Our Client has previously made representations to LP2: Scoping Report and Methodology in April 2017. It is not the intention of this letter to repeat those representations, save to say that it our clients position that the distribution model for the balanced delivery of growth across the M65 should be amended and the amount of development to be directed towards Colne before 2030 should be circa 1,274 as opposed to 1,003. It is noted that this figure has been reduced further to 952, due to the re-occupation of long-term empty homes. We object to this approach.</p> <p>Pendle has a five-year housing land supply in October 2019 of 4.6 years, excluding the re-occupation of empty homes. Including the re-occupation of empty homes, this provides a 9.8 year supply of housing land. This is based on the Inspector of the LPCS accepting that, in an area of housing market decline, the</p>		

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					<p>reoccupation of long-term empty homes can make a legitimate contribution towards meeting the local housing requirement. We are concerned that the Local Plan and Neighbourhood Plan are relying on the re-occupation of long-term empty homes to contribute to meeting the local housing requirement. Pendle LPCS requires an average delivery of 298 dwellings per annum. Net completions from 2019/2020 were 204 and therefore fell below requirement. Therefore, the Borough is at risk of delivering a shortfall in housing.</p> <p>Policy CNDP6 of the CNDP seeks to meet the balanced distribution of housing identified in the emerging LP2 of 952 new homes through the allocation of 28 housing sites. We are supportive in principle of the increased number of housing allocations from the initial draft CNDP. However, as demonstrated in Table 1 above, the proposed allocations provide for an estimated 705 new homes based on assumption of a 50:50 split housing on the singular strategic mixed-use site (ref. CNDP6/28). Site CNDP6/28 is the largest allocation within the NPD and expects to deliver 3.11 hectares of employment land and 207 dwellings.</p> <p>Site CNDP6/28 is considered to be suitable for both housing and employment uses and is allocated for one or the other, or a mix of these uses. As such, we urge caution when assuming that this site will provide 207 units, when the Policy clearly states that the site may come forward for employment generating uses only.</p> <p>Furthermore, it is not clear what the status of the proposed allocations are, and what evidence has been gathered to support their deliverability; this information is crucial for the</p>		

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					<p>understanding of the NP. The NPWP, therefore, need to consider the deliverability of the sites which they have allocated. It is noted that the CNDP states that 99.7% of the proposed allocations are brownfield sites, with only one being greenfield. As there are 28 proposed housing allocations, with only one greenfield, this actually equates to 96.43% brownfield housing allocations. As such, Policy CNDP6 should be updated with this figure.</p> <p>The NPWP need to assess whether there is sufficient evidence to demonstrate that these sites are deliverable within the meaning set out within the NPPF and therefore make a legitimate contribution to the housing supply within the remainder of the plan period to 2030.</p> <p>To assist that process, Barton Willmore have undertaken a high level review of the CNDP proposed allocations. Our findings of this exercise are set out at Appendix 2 and demonstrate that a significant number of the housing sites are not deliverable (within a 5-year period) or developable (within the plan period). From our review, we have discounted a total of 21 housing allocations, out of the proposed 28; this equates to 684 dwellings. We are, therefore, concerned that CNDP has not allocated sufficient land to meet the requirements set out in the Pendle Local Plan and to meet the needs of the community. We object to the final sentence of Policy CNDP6, which states development outside of the settlement boundary will not be supported. To meet the needs of Pendle and the M65 Corridor, it will be necessary to provide development outside of the settlement boundary. Indeed, this is something that the LPCS is</p>		

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					clear on. The CNDP should not seek to provide a level of protection of land outside the Settlement Boundary which goes beyond that contained within adopted local and national policy. Overall, and with regard to the above and Appendix 2, we consider that it is necessary for the NP to revise the proposed allocations to assess their deliverability. This evidence should also be available for viewing by the public.		
115/7	Barton Wilmore On behalf of STEL				<p>Policy CNDP7 – Protecting Local Green Space</p> <p>Policy CNDP7 designates land as Local Green Spaces. It is stated that development of designated Local Green Spaces will only be supported when consistent with national planning policy for Green Belt. As mentioned above, our Client’s Site at Windermere Avenue Phase 2 is designated as a Local Green Space (ref. CNDP7/2 – ‘the Rough’), which we strongly oppose. Our justification for this is set out below.</p> <p>The Phase 2 site is currently designated as a ‘Protected Area’, under Policy 3A of the Replacement Pendle Local Plan (2001-2016). The Replacement Pendle Local Plan is comprised of ‘saved’ policies of the former development plan for the Borough. These policies were saved in April 2009 and will be replaced by the new Pendle Local Plan, following the adoption of LP2.</p> <p>Table B1 within the LPCS sets out the Replacement Pendle Local Plan policies, and where they will be replaced. It is demonstrated that Policy 3A will be replaced by Site Allocations, within the LP2, subject to a review to determine the continued validity of the designations.</p> <p>As such, the Site is clearly identified within the Local Plan for potential future development. It is noted that the LP2 is still in</p>	<p>Comments noted. It has already been established in appeal decisions that Policy 3A is out of date.</p> <p>The site satisfies the criteria for a LGS and has therefore been designated through the CNP.</p> <p>The assessment of how it conforms to the NPPF is included in the LGS assessment report</p>	No change.

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					<p>the early stages of its preparation, however the LPCS clearly states the intentions for the sites designated as Protected Areas under Policy 3A. It is, therefore, our Client’s position that the Colne NP does not pre-empt the conclusions of that process and, in the meantime, does not conflict with the provisions of the RPLP which seeks to safeguard the Site at Phase 2 of the Windermere Avenue development as protected land.</p> <p>Furthermore, Paragraph 99 of the NPPF states that “Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”</p> <p>The designation of the Site as Local Green Space is not consistent with Council’s identification of the Site for potential future development, and in fact restricts development at the Site. This again demonstrates how Policy CNDP7 of the CNP is not in general conformity with the Local Plan, as required by the NPPF.</p> <p>Furthermore, Paragraph 100 of the NPPF states that the Local Green Space designation should only be used where green space is:</p> <p>“in reasonably close proximity to the community it serves; demonstrably special to a local community and holds a particular local significance for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and local in character and is not an extensive tract of land.”</p>		

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					<p>Policy CNDP7 lacks any evidence or reasoned justification as to how it has sought to meet the policy tests contained within the NPPF and the reader is not directed to any other evidence base document for doing so. The CNDP, therefore seeks to designate a large amount of green space and open areas without any justification for how those areas and spaces meet the criteria set out at Paragraph 100 of the NPPF.</p> <p>With reference to the Rough, the value of the land was considered at length within the above referenced appeals; in relation to whether the land was a valued landscape in the meaning of Paragraph 100 of the NPPF. The Inspector at the above appeals acknowledged that the land was clearly 'greatly appreciated' by local residents but noted that the Rough as a whole, is perceived as open countryside in medium and longer range views, and itself has panoramic views outwards in a wider arc, including Pendle Hill, Boulsworth Hill and reported views towards the Yorkshire Dales.</p> <p>Whilst the inspector went on and was at pains to note that this did not mean that the land was of no value, it was his conclusion that the land was of insufficient value to justifiably be designated a 'valued landscape'. The same conclusions can be drawn in relation to the CNDP proposals to include the Site as a Local Green Space. Whilst we do not question the local communities use and enjoyment of the Public Rights of Way (PROW) through the Site and the countryside beyond, this enjoyment is not 'special' in its meaning of the NPPF beyond the enjoyment of other rural spaces beyond the boundaries of a town.</p> <p>Moreover, at noted at the appeal proceedings above, the land at</p>		

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					<p>the Rough is actually privately owned and access to that land should rightfully be via the PROW routes only. Whilst the landowner has not sought to restrict access to the remainder of the land, this relative freedom afforded by the landowner should not be taken as having implied some sort of ownership of the land to the community. We, therefore, object to the inclusion of the land as a Local Green Space within Policy CNDP7.</p> <p>As previously mentioned, our client also has land interests at Lidgett Triangle. This site is also designated as Local Green Space (ref. CNDP7/3). In the first instance, as set out above, the Lidgett Triangle forms part of the Lidgett and Bents Conservation Area and is afforded statutory protection. A longstanding principle of the planning system is that local policies should avoid seeking to place further restrictions on the use of land over and above their primary designation. Whilst the Lidgett Triangle is clearly of value as part of the Conservation Area, we see no evidence that the Lidgett Triangle meets the tests set out at Paragraph 100 of the NPPF to demonstrate how the land is demonstrably special so as to warrant designation as a Local Green Space.</p>		

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115/8	Barton Wilmore On behalf of STEL				<p>Policy CNDP16 – Rural Identity and Character</p> <p>Policy CNDP16 states that, within the countryside (the area outside of the settlement boundary), development must help to retain and enhance the rural identify and character of the neighbourhood.</p> <p>Although the Policy does not prohibit development outside of the settlement boundary, it is considered that it sets out an overly onerous design criteria that development proposals should have to adhere to, as within Policy CNDP3. For example, it is stated that the use of non-traditional boundary treatments, such as timber fences, non-native tree belts and screen will not be supported.</p> <p>As above, whilst we agree that it is necessary for development to respond to its context, it should not be a requirement that development must respond to specific details of its context in isolation. This is for a prospective developer to assess and respond to within the development proposals. The criteria of Policy CNDP16, therefore, is not considered to be compliant with Paragraph 126 of the NPPF, which warns against unnecessary prescription of detail within development plan policies.</p>	<p>Comments noted. Whilst the policy includes examples that will not be supported. It is up to any applicant to justify their use of materials that will not be supported through the application process.</p> <p>Timber fences can have a significant urbanising effect on the rural areas</p>	No amends
115/9	Barton Wilmore On behalf of STEL				<p>Housing Need and the Allocation of Housing Land</p> <p>As above, Barton Willmore have undertaken a review of the CNP proposed housing allocations. Our findings from this assessment are set out in a table format, attached at Appendix 2 of these representations.</p> <p>This review included a desk-top review of the proposed allocation, to assess their availability, constraints and deliverability. Our assessment was aided by the Pendle Five Year</p>	<p>Comments noted. The potential yield of each site is to be re-assessed and viability re-assessed.</p>	

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					<p>Housing Land Supply (5YHLS) Statement 2018/2019 (October 2019), which included a Strategic Housing Land Availability Assessment (SHLAA) Update at Appendix D.</p> <p>To summarise, we have found that 21 out of the 28 proposed housing allocations are undeliverable. Our justification for this relies on the sites' demonstrated constraints, and the lack of available evidence to demonstrate why these sites are otherwise deliverable. This equates to a total of 684 dwellings that are not deliverable by the proposed housing allocations within the plan period.</p> <p>Furthermore, an additional 5 sites have been identified within the Pendle Five Year Housing Land Supply (5YHLS) Statement (2019) SHLAA Update, as capable of delivering less dwellings than proposed by the allocation within the CNDP. Again, there is no evidence available to justify why the NP has increased these capacities. As such, these sites are considered to only deliver the capacity set out in the SHLAA Update, which totals 66 dwellings. The Review found that two sites were deliverable. This includes our Client's Site adjacent to 271 Keighley Road, where we have evidence to justify its deliverability. The capacity of these two sites equates to 3 units.</p> <p>As such, the total housing supply that is deliverable through the proposed housing allocations amounts to 69 dwellings.</p> <p>It is, therefore, necessary that the NPWP provides additional evidence that these allocations will deliver the level of development expected or provide for additional housing allocations to ensure that the CNDP is providing sufficient suitable and deliverable housing sites, to ensure the ongoing</p>		

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					vitality and vibrancy of the KSC. This evidence should also be available for public review.		
115/10	Barton Wilmore On behalf of STEL				<p>Land at Windermere Avenue, Colne (Site B)</p> <p>The Site is located to the east of Colne KSC, which is one of the largest towns in the Borough. The Site adjoins a well-established residential area, with residential properties to the north, west and south, including the new-build properties which are currently being constructed by McDermott Homes (Site A). The Site adjoins Castle Road to the north and Skipton Old Road to the South. To the north-west, the Site adjoins Park High School and abuts open Countryside to the east, albeit the extend of the Site to the east is defined by existing field boundaries.</p> <p>There are no existing buildings within the Site save from a former pump house which is located to the south of the Site. The Site B extends to approximately 11 hectares and is currently used as agricultural grassland and scrubland, with sporadic trees and vegetation located across the Site.</p> <p>Pedestrian access can currently be secured from Castle Road to the north and Skipton Old Road to the south. Pedestrian access has been previously available from Windermere Avenue although this is no longer available as a result of the ongoing development at Site A. Vehicular access to the Site is currently secured from Skipton Old Road to the south, where an existing access exists to serve the former pump house. There is also an existing field access located at the north of the Site from Castle Road.</p> <p>Topographically, the Site benefits from a series of undulations but slopes downwards from north to south. The nature of these</p>	Comments noted. The CNP has focussed on sites within the urban area to enhance the range and type of houses within the main town area and regenerate the inner areas rather than contribute to urban sprawl by developing the urban fringe.	No change.

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					<p>undulations is such that, when viewed from Skipton Old Road in the South, the majority of the Site appears obscured from view. In terms of statutory designations, the southernmost element of the Site, including the existing access into the Site, lies within the Lidgett and Bents Conservation Area. The remainder of the Phase 2 Site lies within the Open Countryside. There are no listed buildings or scheduled monuments within the Site, there are, however, a number of listed buildings within the vicinity of the Site, including: Lidgett, Grade II listed; Former Toll House, Cottage and Stable, Grade II listed; Standroyd, Grade II listed; and Heyroyd, Grade II listed. All of these listed buildings are located within the Lidgett and Bents Conservation Area, to the south of the Site along Skipton Old Road.</p> <p>There are no ecological statutory or non-statutory designations that effect the Site. The Site is located within Flood Zone 1, and is therefore considered to be at the lowest risk of flooding.</p> <p>The Site is situated in a sustainable location, which benefits from excellent access to a wide range of services and amenities located within a short walking distance, including but not limited to: a primary school and high school; local shops; superstore; retail park; town centre; and employment opportunities.</p> <p>The Site is also easily accessible by public transport and is served by the M4 and V44, 95, 95A and 942 bus services, which provide frequent services between Keighley, Gisburn, Higherford, and Colne. The bus stops in both directions are located within walking distance of the Site on Venables Avenue and Keighley Road. In addition, the Site is located approximately 2.2km to the north east of Colne Train Station, which provides frequent rail services to Preston and Blackburn, as well as connections to the wider</p>		

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					<p>national rail network. The prevalence of a number of formal and informal footpaths to and from the Site also help to encourage sustainable travel, particularly for accessible local shops and employment opportunities as detailed above.</p> <p>The proposed development at the Site seeks to provide residential properties with associated vehicular access and parking, private amenity space and landscaping. Our justification for how the proposed development can be accommodated at the Site is detailed below.</p> <p>In order that the development assimilates into the surrounding landscape, the development will be focused to the north west of the Site, broadly following the existing field boundaries but also following the prevailing building line of both the established development and that of the new build properties currently under construction on the Phase 1 Site.</p> <p>Regard can be had to the topography of the Site, so that the proposals are designed such that views of the development will be obscured from sight when viewed from Skipton Old Road. Thus, ensuring that the proposed development does not impact upon the adjoining conservation area.</p> <p>The south eastern area of the Site is given over to public open space and grassland to ensure both a highly verdant development to the benefit of the adjoining and future residents, whilst also preserving the character and appearance of the conservation area.</p> <p>The merits of our Client's Site and its suitability and deliverability established above demonstrated that the Site at Windermere Avenue (Phase 2) can be developed sensitively to</p>		

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					help meet Colne's housing requirement of 952 homes to ensure the ongoing vibrancy and vitality of the KSC.		
115/11	Barton Wilmore On behalf of STEL				<p>Summary</p> <p>This letter of representations has been prepared on behalf of Stel Ltd. in response to Colne's Neighbourhood Plan Consultation. The purpose of this letter is to assist the NPWP in delivering a robust Plan which secures the delivery of sustainable development to meet the future needs of its community.</p> <p>In particular, this letter has demonstrated how the Neighbourhood Plan's proposed housing allocations are largely undeliverable. As such, Policy CNDP6 will struggle to deliver the housing requirement figure of 952 for Colne. It is, therefore, considered that the CNDP housing allocations will need to be revised in order to facilitate the ongoing vitality and vibrancy of Colne, as its role within the M65 Corridor Key Service Centre. Our Client, therefore, objects to the proposed designation of the Site, to the east of Windermere Avenue (Site B), as Local Green Space and instead, promotes the Site as a housing allocation. We have demonstrated how the Site is within a sustainable location for residential development, appropriate for the delivery of C3 Uses and how constraints in relation to landscape and heritage can be overcome to deliver development which will not harm the natural or historic environment.</p>	Comments noted	No change.
116/1	Lancashire County Council				<p>Lancashire County Council Comments</p> <p>Thank you for consulting us on the above planning document. I have provided some officer level comments below, which I hope will be of assistance to you. Concerning school places, at this point we are not in a position to offer a response direct to this</p>	Comments noted.	LCC contacted as owners where necessary.

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					<p>consultation; however, we are in contact with Pendle Borough Councils Planning Team regarding their Local Plan development towards examination and adoption. We will advise the council of the likely impact new housing will have on community infrastructure such as primary and secondary school pupil place provision across the district, including schools located in Colne. The education provision is under constant monitoring by The School Planning Team, any additional needs will be addressed at the appropriate time and will expect Pendle Borough Council to support new places through developer contributions where appropriate. Concerning local green space allocations, there are several proposed local green space designations that overlap with land owned by the County Council for the purpose of the provision of school playing fields. These are an integral and functional part of the school. I would like to reassure you that they are already afforded sufficient protection from inappropriate development by virtue of their status as school playing fields, under, amongst other things, Section 77 of the School Standards and Framework Act 1998. The Council, as Education Authority, has a statutory obligation to ensure that every child living in Lancashire is able to access a mainstream school in Lancashire. Should there be a future requirement to create additional spaces the school playing fields would form one of a number of options for locating these additional spaces; this would be in accordance with Section 77 of the School Standards and Framework Act 1998. A local green space designation would serve to compromise the County Councils ability to meet this need. 2 A designation of Local Green Space is therefore felt to be inconsistent with both Paragraph 99 and 100</p>		

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					of the National Planning Policy Framework, as it could serve to prevent the provision of essential services (school places) necessary to meet the needs of the area and, therefore, contrary to the local planning for sustainable development. · Colne Park High School playing fields. Land to the east is designated on the policies map as local green space, but this designation extends onto the land held by the County Council which is an operational school playing field and an integral and functional part of the school. · Colne Park Primary School/Colne Youth Centre playing fields. The whole of this designation extends over land held by the County Council as an operational school playing field, it is an integral and functional part of the school. Concerning future housing growth, the County Council owns land adjacent to the CNDP6/27 Bunkers Hill allocation. You may wish to enter into discussions with the County Council as to its suitability for inclusion in your plan as a site for future housing growth, if you feel it would assist in contributing to meeting your future housing growth requirement.		
117/1	Lidgett & Beyond				<p>Specific Comments – Local Green Spaces</p> <p>L&B supports the portfolio of sites identified for protection as Local Green Spaces under CNDP7 and the sentiments of CNDP8. In the East Colne area, L&B believes that the sites at the Lidgett Triangle, the Upper Rough, Heifer Lane roundabout, Byron Road Community Area and Ball Grove Park & Nature Reserve wholly satisfy the criteria set out in Para 100 of the NPPF.</p> <p>In particular, the description of LGS4 Upper Rough would benefit from additional information about the proximity to the Lakes Estate and the significant use by dog walkers and by local and visiting ramblers and runners. We applaud the value attributed</p>	Comments noted and accepted	No amends

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					<p>to the area as a key nesting ground for the curlew and the mistle thrush, both red listed birds, as well as the promoted walks and rights of way. Finally, we also highlight and echo the comments extracted from the Planning Inspector’s 2016 Appeal report regarding the setting and value of the site and its contribution to both the Lidgett & Bents Conservation Area and the gateway to, and framing of, East Colne.</p> <p>In Para 4.4 of the detailed Technical Assessment, we suggest that those sites which were ruled out because they already had some form of protection, for example as a Local Nature Reserve or as part of Green Belt, should be reinstated and should be designated as Local Green Spaces. This is based on the argument that such existing designations may be changed or removed in the future whilst the Neighbourhood Plan would still want to support the protection of the Green Spaces. This covers LGS1 Alkincoates Nature Reserve, LGS3 Lake Burwain Walking Area, LGS16 Greenfield Nature Reserve and LGS20 Red Lane green spaces.</p>		
117/2	Lidgett & Beyond				<p>Specific Comments – Heritage</p> <p>L&B supports the portfolio of sites identified for protection and conservation under CNDP4 and CNDP5. In our area, we particularly highlight Bent Lane Brewery, Bents Cottages/Higher Standroyd, Blue Bell, Christ Church & School, Hartley Hospital, Craigmere, Standroyd House, Park Primary, Pump House, and the Castle Road character area.</p>	Comments noted and accepted	No amends

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117/3	Lidgett & Beyond				<p>Specific Comments – Housing</p> <p>L&B applauds the proposed selection of sites. The town of Colne will not survive as a sustainable market town with a vibrant and varied town centre if all development takes place on the surrounding green fields. The doughnut effect and the dependence on cars, as well as the lack of associated infrastructure, will mean the town centre dies and the local character would be lost forever.</p> <p>Clearly, the use of Brownfield sites has challenges around viability and deliverability, but many discussions have been held by the Neighbourhood Plan Working Group with providers of social and strategic housing and the belief is that such funding and support is indeed obtainable from Government sources and from local development vehicles. The next step will involve Colne marketing itself to secure such inward investment.</p> <p>The large site of CNDP6/24 has the support of L&B and of many immediately local residents, but only provided the development sits well in the surrounding green land and makes sensitive use of tree-planting for shielding.</p> <p>The larger sites of CNDP6/6 & 28 are particularly strategic for the regeneration of Waterside and the South Valley. Even if they do not come forward as wholly residential, having a combination of housing and employment uses could be wonderfully sustainable.</p>	Comments noted and accepted	No amends
117/4	Lidgett & Beyond				<p>Conclusion</p> <p>The Draft Colne Neighbourhood Development Plan is excellent for promoting and supporting the sustainable future of the town of Colne and L&B and our supporters offer our wholehearted support.</p>	Comments noted and accepted	No amends

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118/1	Mrs. Alison Plackett,				<p>This draft plan, an important document for the Local Plan stage 2, Colne residents, plus others with an interest in Colne, was made available for consultation from 12/11/20 to 14/12/20. This consultation period was prudently extended until 08/01/21. The consultation period given may have been thought to be an adequate time to respond and return comments, however, Pendle residents were under tier 3/4 restrictions which were needed to control the spread and high infection rate of SARS-CoV-2 prevalent, unfortunately even tighter controls are now needed with a mutant form of this coronavirus.</p> <p>With the aim of the consultation to inform as many people and organisations as possible about the draft plan and to have their say, it seems a pity that it was probably only made available to people :-</p> <ul style="list-style-type: none"> *as a downloadable document to those who requested it through Framework 47 *perhaps town councillors, their family, friends and colleagues *possibly those who may have seen the article in the local Leader/Times – just before Christmas ! <p>Most families were busy with Christmas preparations for the then, five days given to celebrate a family Christmas together. This informed group represents a fairly restricted group of people, who then have to have the available technology, skills and time.</p> <p>Moreover, the prompt furloughing of consultees during the second 'lock- down' who had other deadlines to contend with, may have found that the timing of this consultation period gave them an unacceptable workload or not enough time to give a detailed response before time ran out.</p>	Comments noted and accepted.	No amends

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					<p>Formerly, in pre COVID-19 times, it has been normal practice with a document of this nature, to exhibit maps, photos and proposals from a draft report to give people an opportunity to view these with comment forms available in a public building such as the Town Library or Town Hall foyer. This presumably has not been possible because of required restrictions and it is fair to say that residents, shop workers, walkers in parks and further afield, shoppers, just the ordinary person going about their business have been unaware of this report's existence and consequently they have not had the opportunity to have their say about the future of where they work or live. This is a wasted opportunity when it is clear to see the effort that has been put into this document on their behalf.</p> <p>With a new 'lock- down' being introduced, many workers being re-furloughed, schools closed for most children until possibly the end of March and the inoculation programme now progressing and extending, it would perhaps be fairer to review the time scheduling of this and other consultations to have the chance of a more representative view of a cross-section of Colne people, about their future.</p> <p>These are extraordinary times and in a pandemic of this magnitude there has to be latitude given to the scheduled timing of document availability for public scrutiny., Surely it is in the best interests of all to wait until concerns about COVID-19 diminish and allow people to focus on more normal times and their future.</p>		
118/2	Mrs Alison Plackett				As is stated on page 22, -- 5.10 Pendle Borough Council – PBC- planning department is preparing the Local Plan part 2 -LP2- and	Comments noted. Gib Hill assessed but failed to meet	No amends.

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					<p>will allocate land for environmental protection.</p> <p>If PBC is to allocate Colne land for environmental protection, the two plans -LP2 and CNDP will need to be developed synergistically so as to avoid possible areas of conflict and be available for corresponding consultations for comparison. Presented for consultation with little natural environmental information, it is not possible to make any valid assessment or comment because it cannot be seen if the plan process has taken natural environmental issues into account, though referred to in Key Issues, Vision and Zones.</p> <p>It must also be noted that there is a statutory basis 'to seek to conserve and enhance biodiversity' and that 'a key purpose of this Duty is to embed consideration of biodiversity as an integral part of policy'.</p> <p>It may be helpful to better understand implementation of Section 40 of the Natural Environment and Rural Communities Act 2006 by referring to the Planning Policy Guidance on the Natural Environment – www.gov.uk/guidance/natural-environment and also The 25 Year Environment Plan.</p> <p>It will also be appropriate to demonstrate, in order to comply with Duty to Cooperate, that neighbourhood planning bodies can work collaboratively with partners, including Local Nature Partnerships.</p> <p>In 5.11, Colne Neighbourhood Draft Plan -CNDP- which seeks to pursue designation of proposed LGS to be tested against the criteria consistent with NPPF guidelines, has natural environmental aspects to that criteria.</p> <p>Isn't Local Green Space –LGS-- basically environmental protection for an area of land ?</p>	<p>Local Green Space designation criteria. Point of clarification – neighbourhood planning bodies are not covered by the "duty to cooperate".</p>	

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					<p>With objective 3 missing and Gib Hill not being proposed for a LGS site, I ask for more clarity.</p> <p>I therefore have to object, as do members of RAGE and many members of the public, residents on both sides of the Nelson/Colne boundary to Site no. P239, especially the Colne part, not being included as a proposed LGS area on the grounds that it is an extensive area. As no LGS designations have yet been adopted in Pendle, consideration should be a case based process of independent scrutiny as to what is classed as extensive. I therefore ask that the Colne part of Site no. P239 be included in the CNDP for proposed LGS designation to be tested against the LGS criteria for the following reasons.</p> <p>Site no. P239 was an Area of Special Landscape Character (ASLC arch.) for its geological, geomorphological, archaeological, historical and special landscape features.</p> <p>It now has further natural environmental features, a Biological Heritage site -BHS- on the Colne boundary of county and regional importance and a Local Natural Importance -LNI- area consisting of two fields, the first site in Pendle to easily meet and surpass the new LNI criteria when tested against them.</p> <p>There are other natural environmental designations close by and the BHS being a Local Site is an area of substantive nature conservation value. The LNI fields support and in addition strengthen the conservation value of the area and form one of the core areas of the proposed Lancashire Ecological Network.</p> <p>This group of fields and others around them are Priority Habitat and are associated with BAP species and species of conservation</p>		

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					<p>concern some of which breed on site, others using them for feeding and migration.</p> <p>A bryophyte survey of the fields revealed five species of Conservation Importance and an insect survey undertaken in a small area of the fields showed two Nationally Notable Species and two unusual species to be present. Also shown to be present were several pollinator species, Bumble-bees and other bee species together with a good number of Hover-fly species make this a Focus Area for the Pollinator Strategy. Also records show that this grassland area is one of the best for butterfly numbers in Pendle.</p> <p>Along the Gib Hill ridge from Castercliffe Iron Age Hill Fort, a Scheduled Ancient Monument and a Regionally Important Geological Site –RIGS—extending to an unusual geomorphological RIGS, a glacially formed dry valley feature, is another equivalent Local Site, but for its geodiversity.</p> <p>A recent survey undertaken by Burnley and Pendle Archaeological society using LiDAR imagery has revealed Castercliffe Hill Fort to be more extensive than first thought and that an even larger Iron Age fort underlies Tum Hill Recreation Ground. Between the two is a large enclosure with internal features. Although not yet scheduled, published evidence is shown in The Archaeology of Burnley and Pendle written by John Clayton.</p> <p>In his book, John Clayton et al, show that the group of small fields known as Gib Hill Fields has hedged boundaries that largely follow the ancient boundary pattern of the Iron Age field system.</p> <p>Coal was mined on Gib Hill, with a now historic colliery at</p>		

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					<p>Heightside, which is below the archaeological site and associated with this are numerous 'Bell Pits' spread across the area. I believe, but am not sure as I have not read the citation for the RIGS, that the exposed RIGS stratigraphy near the Castercliffe Hill Fort is mentioned as being exploited for open-cast mining where the disused Bell Pits are situated.</p> <p>Gib Hill has a number of footpaths leading across and along the hillside and has access to be used for many activities, from walking to simply taking-in the surroundings or quietly enjoying the glimpses and sounds of wildlife, in peace.</p> <p>In order to statutorily protect the natural assets of the former ASLC, Gib Hill was submitted as a site to be considered as a proposed LGS in LP2 Development Plan Documents --DPD--as it meets all the criteria for adoption as LGS. From 'You Choose' to LP2 Site allocation submissions, Gib Hill has been featured by residents more than other sites for protection from development. Site allocation submissions associated with this site show historical and new submissions, five of which seek protection for this area. How many sites have this level of public support for protection.</p> <p>Blocks of mixed broad-leaf woodland, funded with forestry grants were planted on Gib Hill and in other areas, such as Greenfield and Quarry Hill, by volunteers and council staff. These were expected to form the basis of a number of Local Nature Reserves --LNR-- around the borough. Gib Hill still has not been designated a LNR despite twice having been given approval by Pendle Executive Council for part of Gib Hill to be adopted as a LNR.</p> <p>Gib Hill has been visited by Natural England staff on several</p>		

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					occasions and a letter of support for the areas viability and suitability, shows the area well qualified for adoption as a LNR. For the above reasons and in line with LGS guidance to stop any further encroachment of housing or other development onto this special landscape, please review Colne Town Council's decision not to carry forward this site for LGS adoption as most of it is in Colne and its future should not be forgotten but secured as a green lung and climate change mitigation area between Nelson and Colne so that the natural heritage and culture of the area can be appreciated by future generations.		
119/1	Historic England				Colne Neighbourhood Development Plan: Pre-submission Draft (Regulation 14). As the public body that advises on England's historic environment, we are pleased to offer our comments on the submission draft of Colne Neighbourhood Development Plan. The Colne Neighbourhood Plan area contains a number of designated heritage assets comprising 42 listings (including 1 x Grade I and 2 x Grade 2*) and 4 Conservation Areas. The plan area is also likely to contain many other features of local historic, architectural or archaeological value. The National Planning Policy Framework (NPPF) indicates that plans should set out a positive strategy for the conservation and enjoyment of the historic environment (para 185) and can include detailed policies on conserving and enhancing the historic environment and design (para 28). It is important that as well as identifying heritage assets in the plan area, that the plan includes a positive strategy to safeguard those elements that contribute to their significance.	Comments noted. The non-designated heritage assessments have taken account of the HE advice note. The CNDP plans positively for the historic environment.	None as a result of this comment.

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					<p>To ensure that the protection and enhancement of the historic environment is fully embedded within Colne Neighbourhood Plan we recommend that you refer to Historic England’s advice on Neighbourhood Planning and the Historic Environment and particular our Advice Note No.11, which is available on our website: historicengland.org.uk/advice</p> <ul style="list-style-type: none"> • HE Good Practice Advice in Planning 3 - The Setting of Heritage Assets: historicengland.org.uk/images-books/publications/gpa3-setting-of-heritageassets/ • HE Advice Note 3 - Site Allocations in Local Plans (which also applies to neighbourhood plans): historicengland.org.uk/images-books/publications/historic-environment-and-siteallocations-in-local-plans • HE Advice Note 7 - Local Heritage Listing: historicengland.org.uk/images-books/publications/local-heritage-listing-advicenote-7 <p>We recommend that you familiarise yourself with the terminology of historic environment planning (such as “historic environment”, “conservation”, “significance”, “heritage asset”, and “setting”) by referring to the glossary in the NPPF. Where relevant, we recommend accurately copying these and other terms across to your plan’s own glossary. You can also familiarise yourself with basic legislative and policy protections that heritage assets in England enjoy by browsing our online Heritage Protection Guide at historicengland.org.uk/advice/hpg</p> <p>You will need to consider whether or not the plan would be likely to have significant environmental effects and thus require Strategic Environmental Assessment (SEA) to comply with EU</p>	<p>The SEA has been publicised separately and the plan will be amended</p>	<p>SEA screening has been</p>

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					<p>obligations. This is established by following the Environmental Assessment of Plans & Programmes Regulations 2004, which require the neighbourhood plan qualifying body to consult Historic England (and others) on the matter in the form of a Screening Opinion. Your local planning authority can advise on this, and we publish HE Advice Note 8, Sustainability Appraisal and Strategic Environmental Assessment to support this process: historicengland.org.uk/images-books/publications/sustainability-appraisal-andstrategic-environmental-assessment-advice-note-8/heag036-sustainability-appraisalstrategic-environmental-assessment/ We recommend that you seek the advice of the planning and conservation staff at Pendle Borough Council who are best placed to assist. If you have not already done so, we recommend that you also speak to the staff at the Lancashire County Council who look after the Lancashire Historic Environment Record (HER, formerly SMR). They should be able to provide details of locally-important buildings, archaeological remains and landscapes (non-designated heritage assets) as well as designated e/planning/improve-your-neighbourhood/ Our advice note should be the first port of call for advice on heritage in neighbourhood plans, and is written specifically for those such as yourselves preparing plans. Other Historic England advice that may also be of use includes:</p> <ul style="list-style-type: none"> • HE Advice Note 2 - Making Changes to Heritage Assets: historicengland.org.uk/images-books/publications/making-changes-heritageassets-advice-note-2/ heritage assets. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). 	<p>in line with any response to that.</p>	<p>revised for submission,</p>

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					<p>Given the number of designated heritage assets present within the plan area and the allocation of land for the development of circa 705 houses within the draft neighbourhood plan, Historic England wish to make some detailed comments.</p> <p>Site Allocations (Policy CNDP6 - Future Housing Growth) Our key concerns relate to the allocation of sites within policy CNDP6. The inclusion of the sites in the draft plan does not appear to be accompanied by sufficient evidence to demonstrate that the sites can be developed without harm to the historic environment. Paragraph 190 of the NPPF states that the particular significance of any heritage asset affected by a proposal - in this case, proposed site allocations - should be identified and assessed, taking account of available evidence and necessary expertise. The impact of the proposal on that significance should be considered, aiming to avoid or minimise any conflict between the asset’s conservation and the proposal. Historic England previously offered advice in 2018, which included the following: “Before allocating any site there would need to be some evaluation of the impact, which the development might have upon those elements that contribute to the significance of a heritage asset including their setting, through undertaking a heritage impact assessment. The assessment of the sites needs to address the central issue of whether or not the principle of development and loss of any open space is acceptable. It needs to evaluate: 1. What contribution the site in its current form makes to those elements which contribute to the significance of the heritage</p>		<p>Heritage Impact Assessment has been revised following these comments.</p>

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					<p>assets. For a number of these heritage assets, it might be the case that the site makes very little or no contribution.</p> <p>2. What impact the loss of the area and its subsequent development might have upon those elements which contribute to the significance of those heritage assets.</p> <p>3. If it is likely to result in harm, how might that harm be removed or reduced to an acceptable level.</p> <p>4. If the harm cannot be reduced or removed, what are the public benefits that outweigh the presumption in favour of the conservation of the heritage asset?</p> <p>The selection of sites for development needs to be informed by an up-to-date evidence base and the Plan should avoid allocating those sites which are likely to result in harm to the significance of the heritage assets of the Plan area. Where adverse impacts are unavoidable, the Plan should consider how any harm might be mitigated. This could include measures such as a reduction of the quantum of development at a site, amending the types of development proposed or locating the development within another part of the site allocation. Such initiatives need to be fully justified and evidenced to ensure that such measures are successful in reducing identified harm. The allocation of sites for development may also present better opportunities for the historic environment. For example, new development may better reveal the significance of heritage assets or may provide an opportunity to tackle heritage at risk".</p> <p>Demonstrating a robust approach to site selection - as set out above - will help strengthen your allocations policy as well as improving the plan's chance of meeting the basic conditions at examination.</p>		

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Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					<p>Objective 2 - To protect, conserve and enhance the historic environment and character of Colne including listed buildings, conservation areas and non-designated heritage assets and the character of the older parts of town We recommend rewording the objective as follows: "To protect, conserve and enhance the historic environment and character and distinctiveness of Colne". This will make the objective more succinct, in line with other objectives. The term 'historic environment' encompasses all types of heritage asset set out in the latter part of the objective, and the more detailed information (listed buildings, conservation areas etc) can then be drawn out or clarified within the text.</p> <p>Policy CNDP3 - Protecting, Improving and Enhancing the Character of Colne. The content of the policy is much broader than 'character', as it also encompasses more general design issues. So, to avoid confusion, we recommend that the policy's title is amended to reflect this and express that it is also more generally about the design of new development.</p> <p>Policy CNDP4 - Development Affecting Non-Designated Heritage Assets We acknowledge and support the development of Colne's local list of non-designated heritage assets alongside and in support of the plan. In terms of the policy itself, as it is principally a list of the non-designated heritage assets, we recommend that its title is amended to reflect this, to: 'Non-Designate Heritage Assets'.</p>		<p>No change arising from this comment.</p> <p>CNDP3 now replaced with a new policy on design.</p> <p>Noted, no change.</p>

Colne Neighbourhood Development Plan Consultation Statement, August 2022

Ref	Name:	Page Number	Policy Number	Support Comment Object	Comments	Town Council response	Amendments proposed
					<p>Policy CNDP4 - Development Affecting Non-Designated Heritage Assets & Policy CNDP5 - Urban Character Areas We recommend that the wording of the two policies is only some but not all of the allocations proposed within the draft plan are shown on map 5, and the conservation area maps (maps 2 to 4) do not illustrate all four of the conservation areas. We recommend that the following are included to address this:</p> <ul style="list-style-type: none"> • Maps 2 to 4 - Conservation Areas All four conservation areas should be mapped for consistency and to avoid confusion. All four should include both designated and non-designated heritage assets within their boundaries. It would also be helpful to have a separate full neighbourhood plan area map showing the boundaries of all four conservation area alongside each other. • Map 5 - Policies Map Inset This should extend to the whole of the plan area, so that all of the allocations are visible together. • Non-designated heritage assets All non-designated heritage assets should be mapped together with an accompanying key. • Housing allocations It would be beneficial to have a map with all allocations and an accompanying key. We hope that our latest comments will be of use. Please contact me should you require any clarification. 		<p>Mapping to be revised.</p>

Appendix 1. Businesses Consulted

A J Car Sales

A J Gas & Plumbing Services

A1 Roofing

Aaken Engineering

Admiral Lord Rodney Pub

Allan, James & Peel

Alma Inn

Amber Restaurants

Angels Hair Design

Anglers All

Applied Security Consultant

Aquarius Acoustics

Arbory Group Ltd

Arcol Engineering Ltd

Atkinson T & Son

B Doult Aerials

Bargain Booze

Barnoldswick Dental Lab

Barrow Ford Hotel Supplies

Best-Lock (Europe) Ltd

Big Picture Business Solutions Co

Blacklane Ends Tavern

Body Shokkers

Border Safety Supplies

Boundary Mill Stores

Brians Jewellers

Bright Lites UK

Brimac Asphalt

Broadcast Medium

Butler Sheet metal

C & A 4x4

C & S Heating & Plumbing

Carella

Carry Boarding Kennels

Causeway Glass

Cemetery Chippy

Central Cooking Ltd

Clark J & F, Newsagents

Classic Home Furniture

Clough RJ, Planthire

CNC Support Ltd

Colne Auction Saleroom

Colne Cabs

Colne Car Centre

Colne Diagnostic Centre

Colne MOT Centre

Colne Tyre Centre

Colne Vehicle Storage

Commercial Hotel

Cosgrove & Bellamy

Cottontree Inn

Couture Sofa Co

Coversure Insurance Services

Crown Way Homes

D&S Joinery

Danik Electrical Ltd

DC Joinery

Deb n Hair

Deighton Plumbing

DJB Electrical

DLB Hair Design

Drain Busters

DS Autos

Eames Brook Housing Association

East End Garage

East Lancs Blade Polishers

East Lancs School of Dancing

Electrical Services (Nelson) Ltd

Ellis J & Son

Emmott Arms

EU Recruitment

European Care UK Ltd

Everitt Allen

Exactamend Ltd

Fairhaven EMI Residential Home

Farmer Foster

Fennel UK Ltd

Fishwick Vehicle Sales

Flashing Box Ltd

Flying Firkin Distribution Ltd

Ford Spares

French N & H Ltd

Furnico Ltd

Gardener's Choice Factory Shop

Gibson's Garden Machinery Ltd

GNS Marketing

Going Dutch Continental Florist

Graham's of Colne

Habilis

Hair 2000

Hargreaves Bannister Ltd

Hartley Funeral Directors

Hartleys

Headstart Hair Design

Healthy Option

Heaps of Shoes

Hedgehogg Florists

Helliwells Funeral Services

Helping Hands

Heritage Homecare Services

Hird K & C Ltd

HL Tool Co

Hodgson Wm, Funeral Services

Hogg Joinery

Homag UK Ltd

Home & Dry Ltd

Horsfield S & Son

Horsfield W

HQ Hair Salon

IBS Radio & TV

Incline Innovations

Independent Financial Choices

Indigo Bespoke Interiors

In-Town Taxis

I-Ota

J Car Sales

J Pearson

J Whiteside

J.S.D Engineering & Construction Ltd

Jaycee TV

Jayne Berry Interiors

JE Dixon Garage

Jencom

Jerusalem Farm Riding School

JK Landscapes

John Macadam Ltd

K Bowker

K Guy Plant Hire Ltd

KFC

Kings Taxis

Lakeside Garden Centre

Lancashire Carpet Clearance

Lancaster House Mortgages

Lancs & Yorks Stone Cleaning Services

Langroyd Hall Restaurant

LBS Group

Lee & Colledge Engineering

Lee Garden Take-Away

Lee Gear Engineering

Leedams Pharmacy

Leeming Joiners

Lisa's Appetites

Lloyd Motors

Local School of Motoring

M65 Gas Ltd

Manor Property Management Ltd

Mark Wilkinson Bathrooms

Markham's Minimarket

Martech Ltd

Masda Metalworkers

McDonalds Restaurants

Mellin T H

Miller & Sons, Carpets

Montgomery Signs

Moore's Profiles

Moorland Sheet Metal Co

Mulligan BM

Nail Design

Natural Progression

Neerock Ltd

NEL Services

Net Assets Ltd

NISA Local

Norman Law Motors Ltd

North Valley Chippy

North Valley Hotel

North Valley Motors

Number 10 Kebabs

On-the-spot Home Care Services

Open Door Media

Options Inward House

P Chadwick

Pad-2-Let

Paragon Hygiene Services

Paramount Corp Ltd

Peace of Mind

Peaches & Cream

Pendle Accountancy Services

Pendle Aquatics

Pendle Business Micros

Pendle Caravan Services

Pendle Carton & Packaging

Pendle Forest Rope Craft

Pendle Slot Racing

Pendle Warehouse & Distribution Ltd

Personal Finance Management

Phlav

Physiotherapy Services

Pollard R

Pollard, Surface Contractors

Polyprints

Poundstretcher

Power Showers Ltd

Promat ID Ltd

Quality Care Ltd

Queen Hotel

Queen St Garage

Quinn M

Rapid Replication Ltd

Red Mammoth Productions

Reed Engineering

Riley Innovations

Robinson T

Rockford Financial Services Ltd

Rodney Lange

Rytrack Solutions

Shades Unisex Hair Salon

Shutt J Painters

Simpson Edgar & Son Ltd

Skipton Rd Dental Surgery

Skipton Rd Sub-Post Office

SLV Advice

Smith M

Speedy Hire Centres(Northern)Ltd

SPS Electrical

Stafco Ltd

Standing Electrical Installations

Standroyd Textiles

Storey, Stan Tractor & Machinery

Sunshine Farm Feeds

Tarvey Painting

Taylor's Wholesaler

Techstyle Connections

The Cuttin Corner

The Frying Pan

The Lunch Box

The Mortgage Shop

The Smart Partnership

The Worx

Thompson Painting

Timber Center

Tomlinson J

Top Gear Clone

Trade Frames Direct

Trade Gaps Wholesale Childrensware

Traidmark Windows

Travis Consultant Engineers(Burnley)Ltd

Trawden Furniture

Type-a-line

Uniblast

Union Cabs

Vantage Garages

Vinyl Revival

Vulcan Services

Weave Zoe Ltd

Webbing World

Whitaker Bathroom Designs

Wilson Shoe Repairs

Wolseley Timber centre

Woodworks

Zap Marketing Ltd

Zencoe Print & Promotional

Appendix 2. Statutory Bodies and Others Consulted

Pendle Borough Council

Lancashire County Council

Together Housing

West Street Community Primary School

Christ Church CE Primary School

Colne Cycling Campaign

Colne Trinity Baptist Church

Friends of Alkincoates Park

Colne & Nelson RUFC Ltd

Colne Golf Club

Colne Team Ministry

Colne Town Centre Forum

Friends of Ball Grove

Friends of Greenfield LNR

Housing Pendle

Lidgett & Beyond Group

Lord Street County Primary School

Park County Primary School

Park High School

Pendle CPRE

Pendle Disability Forum

Pendle Friends of the Earth

Pendle Leisure Trust

Pendle Vision

Pendle Youth Council

Peter Birtwistle Trust

Primet County Primary School

Primet High School

Providence Independent Methodist Church

Ramblers' Association

Sacred Heart RC Church

Sacred Heart RC Primary School

SELRAP

St. John Fisher & Thomas More RC High School

St. Michael & All Angels CE Primary School

The Good Shepherd RC Parish & Holy Saviour RC Church

Transdev Burnley & Pendle Ltd

Tum Hill Residents Group

Waterside Action Group

Alkincoates Woodland Nature Reserve Group

Bethel Independent Methodist Church

Director of Development, Calico Homes

Head of Highways, Lancashire County Council

Ribble Rivers Trust

The Woodland Trust

Appendix 3. Regulation 14 Response Form

Office Use Only

Consultee No.

Representation No.

Regulation 14 Response Form



**Colne Neighbourhood Development Plan
Regulation 14 Consultation**

Monday 26th October 2020 – Friday 8th January 2021

All responses must be received by Friday 8th January 2021 at 5pm

Representation Form

Please complete and return one form for each comment made

Name	
Organisation	
Address	
Email	
Tel. No.	

Please state to which part of the Draft Neighbourhood Plan your representation refers.

Page Number	
Policy Number	

Are you supporting or objecting, and are you making a comment?

(Please indicate with X)

Support	
Object	
Making a Comment	

Please Turn Over

Please use the box below for any comments.

I also consent to my details being shared with Pendle Borough Council for the purpose of Pendle Borough carrying out their duties at Regulation 16 consultation, please tick this box

Thank you for your time and interest.

Please return this form to:

Neighbourhood Plan, Colne Town Hall, Albert Road, Colne, BB8 0AQ

Or via email to: admin@colnetowncouncil.org.uk

For more information on the contents of this document contact:

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