

Colne

Neighbourhood Development Plan

Strategic Environmental Assessment/ Habitat Regulations Assessment

July 2022

A technical assessment prepared on behalf of
Colne Town Council by:

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The Planning People

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Appendices of Statutory Consultee Responses

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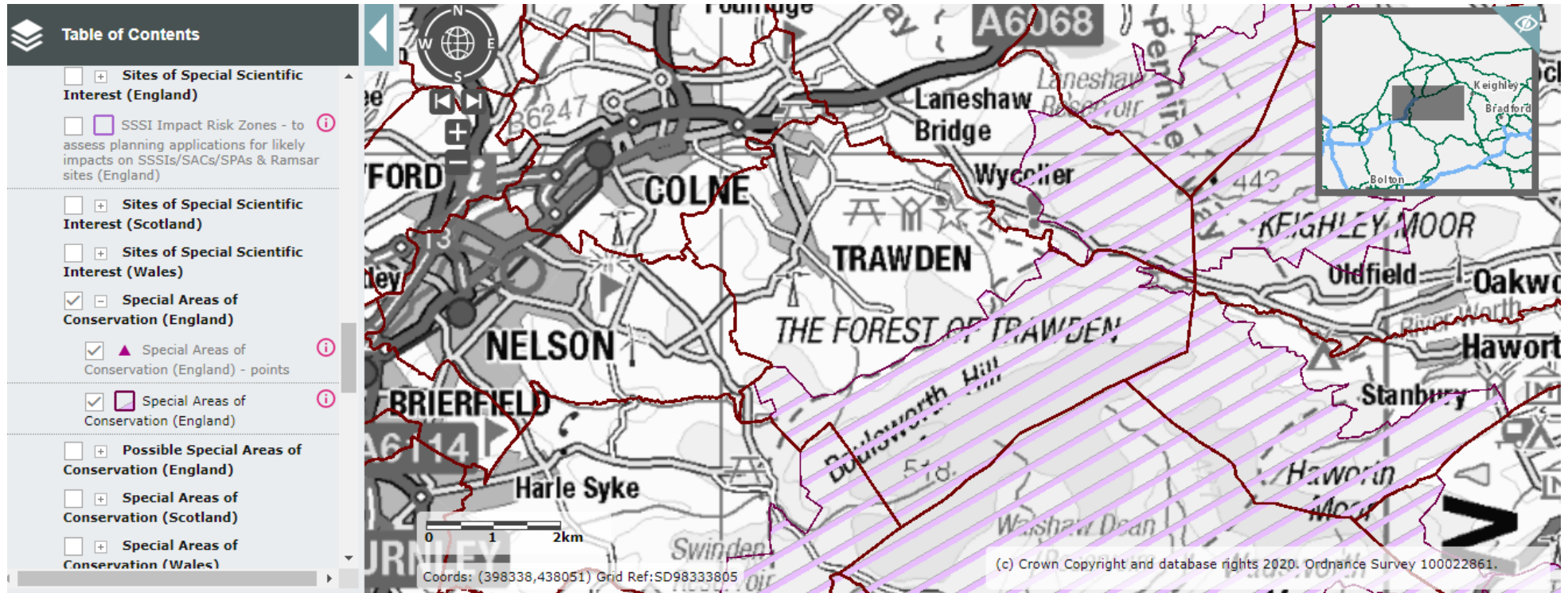
1.0 Introduction

- 1.1 Strategic Environmental Assessment (SEA) is a systematic and comprehensive process for evaluating the environmental effects of a plan or programme to ensure that the environmental implications of decisions are taken into account before any such decisions are made. The need for the environmental assessment of plans and programmes is set out in the EU Directive 2001/42/EC, known as the SEA Directive.
- 1.2 Under this Directive, Neighbourhood Plans may require SEA, but this is very much dependent upon the content of the Plan. For plans which "determine the use of small areas at local level" or are "minor modifications" to existing plans, the Directive only requires SEA where they are likely to have significant environmental effects. The expressions "small area" and "local level" are not defined in the Directive and must be interpreted in relation to the nature and scope of a particular plan. Screening is needed to determine whether such plans are likely to have significant environmental effects.
- 1.3 Annex II of the Directive lists criteria for determining the likely significance of the environmental effects of plans and to be used in a screening exercise. The findings of the exercise must be subject to consultation with Historic England, the Environment Agency and Natural England. The results of the screening process must be detailed in a Screening Statement, made available to the public.
- 1.4 This Screening Report is an assessment as to whether the contents of the Regulation 16 Draft Colne Neighbourhood Plan published alongside this Screening Report in 2022 requires a Strategic Environmental Assessment in accordance with the Directive. It also determines whether the Neighbourhood Plan requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) and (4) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). An HRA is required when it is deemed likely that there will be significant adverse effects on protected European Sites (Natura 2000 sites) as a result of the implementation of a plan/project.
- 1.5 A recent European Court judgment has been handed down Case C-232/17 *People Over Wind and Peter Sweetman versus Coillte Teoranta*, henceforth "People Over Wind". This concerns how screenings such as this take into account any impact on protected

European sites. In this case, the relevant site is the South Pennine Moors Special Protection Area/Special Area of Conservation (SPA/SAC), Map 1.

- 1.6 This judgment has ruled that “it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on the site”.
- 1.7 The Colne Neighbourhood Plan has been prepared to be in general conformity with the strategic planning policies in the Pendle Local Plan Part 1: Core Strategy (“PLPCS”). The PLPCS was subject to its own Sustainability Appraisal and Habitat Regulations Assessment (https://www.pendle.gov.uk/info/20072/planning_policies/275/development_plan_documents/2).
- 1.9 Maps 1 and 2 show the location of the Colne neighbourhood area in relation to the South Pennine Moors Special Protection Area(SPA)/Special Area of Conservation (SAC), a protected European site, and Special Site of Scientific Interest (SSSI).

Map 1. Colne Neighbourhood Area and South Pennine Moors Special Area of Conservation (source: Magic Maps <https://magic.defra.gov.uk/MagicMap.aspx>)



Map 2. Colne Neighbourhood Area and South Pennine Moors Special Protection Area (source: Magic Maps <https://magic.defra.gov.uk/MagicMap.aspx>)



2.0 Legislative Background

Strategic Environmental Assessment

- 2.1 The SEA Directive was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations)¹. Detailed guidance on these regulations can be found in the Government publication, A Practical Guide to the Strategic Environmental Assessment Directive (ODPM 2005)².
- 2.2 The Planning and Compulsory Purchase Act 2004 requires local authorities to produce Sustainability Appraisals (SAs) for all Development Plan Documents in order to meet the requirement of the SEA Directive and it is considered best practice to incorporate the requirements of this Directive into a Sustainability Appraisal (National Planning Policy Framework, paragraph 165). As a neighbourhood plan is not a Development Plan Document, it does not legally require a Sustainability Appraisal. However, there are instances where a SEA would need to be undertaken in order to meet the requirements of the SEA Regulations.
- 2.3 Consequently, to establish whether the neighbourhood plan might give rise to significant environmental effects, it is necessary to screen the plan (see Section 5).

Habitats Regulations Assessment.

- 2.4 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Habitats Directive. The Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate Assessment. In relation to this, paragraph 1 sets out a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site. Paragraph 4 indicates that a qualifying body which submits a proposal for a neighbourhood plan must provide such information as the competent authority may

¹ http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practic_alguidesea.pdf

reasonably require for the purposes of the assessment or to enable them to determine whether an assessment is required.

- 2.5 The legislation requires that, where there is a risk of a significant effect on a European site, either individually or in combination with other plans or projects then the plan should progress from HRA screening to an Appropriate Assessment.
- 2.6 Regulation 32 of the 2012 Regulations prescribes a further basic condition for a neighbourhood plan. This requires that the making of the neighbourhood plan does breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. This basic condition covers the implications of neighbourhood plans for designated European sites. This matter is addressed in this SEA/HRA screening.

3.0 Colne Neighbourhood Development Plan

3.1 The purpose of the Colne Neighbourhood Development Plan is to provide a set of statutory planning policies to guide development within the neighbourhood area over the period to 2030 and has been prepared by a Neighbourhood Plan Advisory Committee (NPAC) on behalf of the qualifying body, Colne Town Council.

3.2 The objectives of the Colne Neighbourhood Plan are:

Town Centre

- 1. To maintain and enhance the vitality and viability of Colne as a market town**

Heritage

- 2. To 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**
- 3. To protect and conserve the town's natural environment**

Community

- 4. To support future housing growth**
- 5. To protect local green spaces and open spaces within the town**
- 6. To protect and enhance community and recreation facilities**
- 7. To ensure appropriate transport and other infrastructure is in place to support new development**

Rural

- 8. To conserve valued landscape features**
- 9. To ensure that the design and appearance of future development helps to maintain Colne's rural identity and character**

3.3 In order to deliver these objectives, the Plan set out a number of planning policies. These cover the following:

Policy CNDP1 – Colne Market Town

Policy CNDP2 – Shopfronts

Policy CNDP3 – Design in Colne and the Colne Design Code

Policy CNDP4 – Development Affecting Non-Designated Heritage Assets

Policy CNDP5 – Urban Character Areas

Policy CNDP6 – Future Housing Growth

Policy CNDP7 - Protecting Local Green Space

Policy CNDP8 – Protection and Enhancement of Community Facilities

Policy CNDP9 – Protection of Local Shops and Public Houses

Policy CNDP10 – Protection of Sport and Recreation Facilities

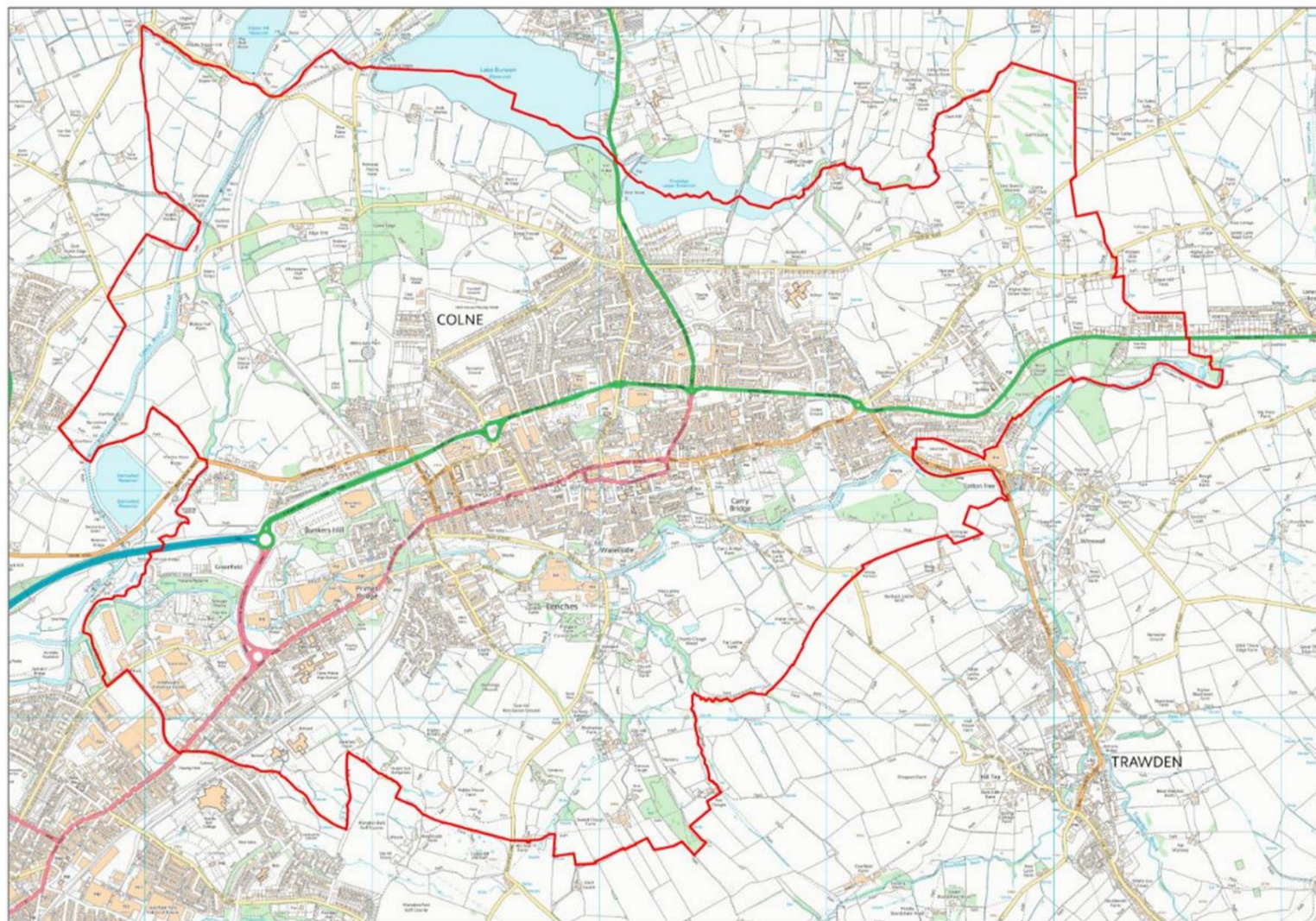
Policy CNDP11 – Protection of Allotments

Policy CNDP12 – Transport

Policy CNDP13 - Conserving and Enhancing Valued Landscape Features

Policy CNDP14 – Rural Identity and Character

Map 3. Colne Neighbourhood Plan area which is subject to the SEA screening process (© Crown copyright [and database rights] 2020 OS 100055940 on behalf of Colne Town Council 100055940)



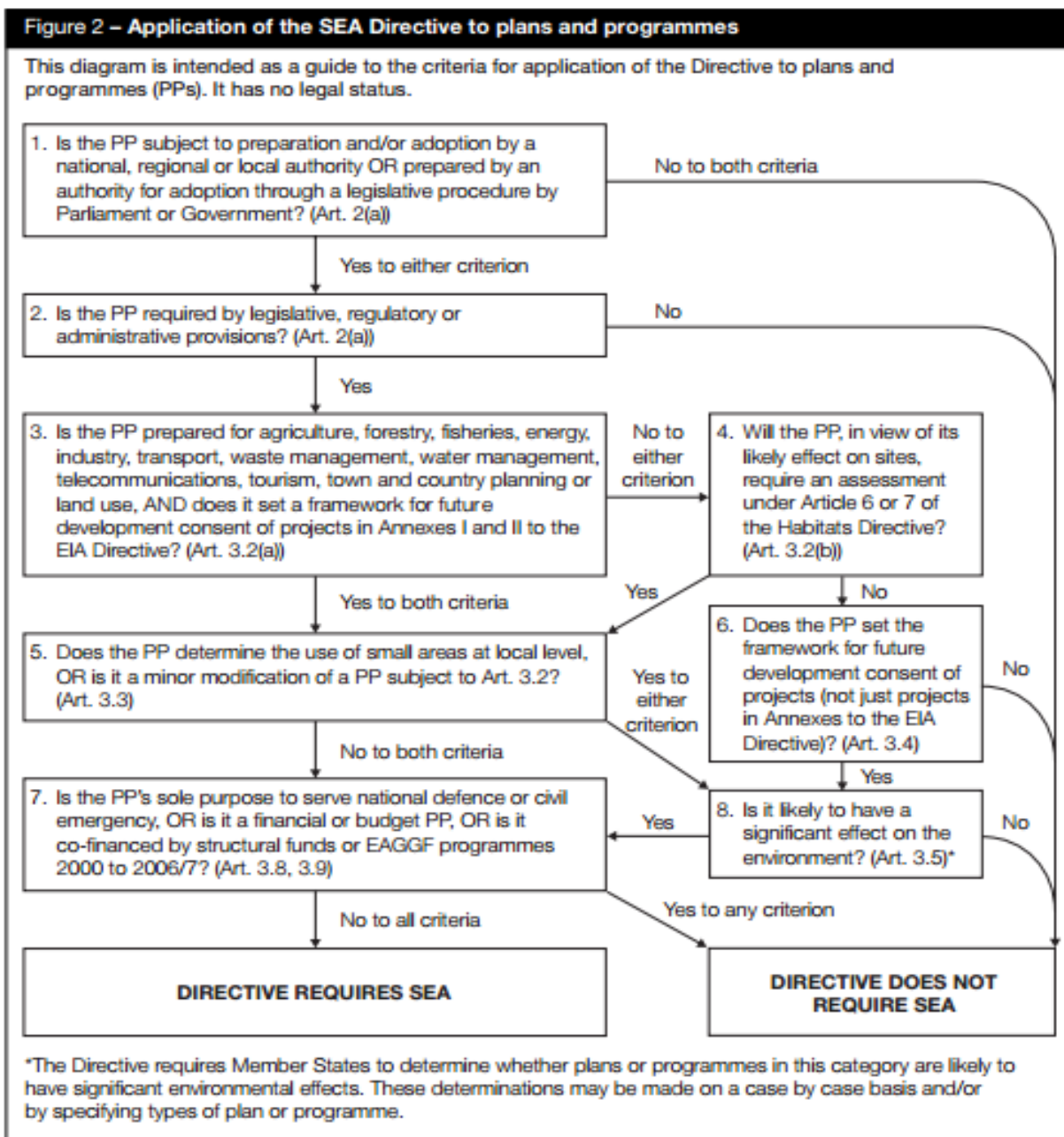
- 3.4 It is a requirement of the Town and Country Planning Act that neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Colne is situated within Pendle Borough and must, therefore, be in general conformity with the strategic planning policies in the Pendle Local Plan Core Strategy (PLPCS). The PLPCS was subject to a full Sustainability Appraisal which incorporated a SEA assessment, and this previously completed SEA has been taken into account in undertaking the screening assessment of the Colne Neighbourhood Development Plan.

4.0 Screening Process

4.1 It is the purpose of this report to assess whether the policies and proposals in the Regulation 16 Draft Colne Neighbourhood Development Plan are likely to have 'significant environmental effects'. This screening assessment has been undertaken in two parts:

- The first part assesses whether the neighbourhood plan requires SEA in accordance with the flow chart set out below
- The second part considers whether the neighbourhood plan is likely to have a significant effect on the environment, using criteria set out in Schedule 1 of the EU SEA Directive and the Environmental Assessment of Plans and Programme Regulations 2004 (see section 2)

4.2 Government guidance, as set out in 'A Practical Guide to the Strategic Environmental Assessment Directive', identifies the following approach to be taken in determining whether SEA is required:



4.3 This process has been followed and the findings are set out in the table below:

Table 1: Establishing the Need for Strategic Environmental Assessment

Stage	Y/N/?	Reason
1. Is the plan or programme (PP) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	Neighbourhood plans may be prepared under the provisions of the Town and Country Planning Act 1990, as amended by the Localism Act 2011. They are drawn up by a qualifying body, which, in the case of Colne, is the Town Council. The neighbourhood plan is subject to independent examination and referendum. If the Plan receives 50% or more 'yes' votes at referendum, it will be 'made' by the local planning authority (Pendle Borough Council)
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	The preparation of a Neighbourhood Development Plan (NDP) is discretionary. However, once 'made', it will form part of the statutory development plan for the area and will be used in the determination of planning applications. It is therefore considered necessary to answer the following questions to determine further if a SEA is required.
3. Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2(a))	Y	The Colne Neighbourhood Development Plan (CNDP) has been prepared for town and country planning and land use purposes. The CNDP sets out a framework for future development in Colne. Once 'made', it will form part of the statutory development plan, and will be used when making decisions on planning

Stage	Y/N/?	Reason
		applications which could include development which may fall under Annex I and II of the EIA directive.
4. Will the Plan, in view of its likely effects on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	?	The CNDP could potentially have impacts on sites covered by the Habitats Directive. However, this requires individual assessment of a Plan (see section 6). 5 kilometres (5 miles) south east of the neighbourhood area is the South Pennine Moors SPA/SAC (Maps 1 and 2).
5. Does the Plan determine the use of small areas at local OR is it a minor modification of a PP subject to Article 3.2? (Article 3.3)	Y	The CNDP determines the use of development sites at the local (neighbourhood) level through the implementation of the plan's criterion-based development management policies and the allocation of sites for residential development (Policy CNDP6).
6. Does the Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? Article 3.4)	Y	A NDP forms part of the development plan and will be used in the assessment of planning applications. It, therefore, helps to set, alongside other development plan documents, the framework of policies for helping to determine future development at a local level.
7. Is the Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Article 3.8, 3.9)	N	Not applicable

Stage	Y/N/?	Reason
8. Is it likely to have a significant effect on the environment? (Article 3.5)	?	A NDP could potentially have an effect on the environment. However, whether this is significant depends on the proposals in the Plan. An individual screening assessment of the CNDP is required (see section 5)

5.0 Screening Assessment

5.1 The results of the preceding assessment indicate that, depending upon the content of a neighbourhood plan, a Strategic Environmental Assessment may be required. For this reason, neighbourhood plans should be assessed, individually, in order to determine their likely significant effects on the environment.

5.2 The criteria for determining the likely significant effects referred to in Article 3 (5) of Directive 2001/42/EC are set out in Annex II of the SEA Directive and Schedule 1 of the Regulations. The proposals within individual neighbourhood plans will need to be assessed against these criteria:

1. The characteristics of plans and programmes, having regard, in particular, to:
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection)
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the trans-boundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),

- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special national characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

5.3 The policies set out in the Regulation 16 Draft Colne Neighbourhood Development Plan (2022) have been used to undertake this screening assessment. If the conclusion of the screening exercise is that a SEA is not required, any major changes to the existing policies or introduction of new ones should be subject to a further screening assessment to ensure that significant effects are not likely.

5.4 The table below sets out the assessment of policies in the Colne Neighbourhood Development Plan in relation to the criteria outlined earlier:

Table 2: Assessment of the Likelihood of Significant Effects on the Environment

Criteria for determining the likely significance of effects	Is the Colne NDP likely to have a significant environmental effect?	Justification for Screening Assessment
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	No	The CNDP sets a local policy framework for development proposals. It supports the implementation of policies in the adopted PLPCS which have already been subject to SEA as part of the Sustainability Appraisal. In terms of the South Pennine Moors SPA/SAC (Maps 1 and 2) the allocated housing development sites; and the criteria based nature of policies in the CNDP are

Criteria for determining the likely significance of effects	Is the Colne NDP likely to have a significant environmental effect?	Justification for Screening Assessment
		considered such that in terms of the types of development to be managed via the CNDP policies that there will be no significant adverse impact on the SPA/SAC.
The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	No	The CNDP must be in general conformity with the policies in the development plan – PLPCS. The CNDP supports the implementation of higher tier policies by setting more detailed policy, in line with these higher-level policies, at the neighbourhood level and, as such, is not considered to have a significant influence on these higher-level plans and programmes.
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	No	The CNDP contributes to the achievement of sustainable development at the neighbourhood level. Policies set out in the CNDP protect assets of local environmental value, including landscapes, non-designated heritage assets, local green spaces and open spaces and provide locally distinct planning policies to protect these environmental assets. The likelihood of significant effects on the environment is, therefore, minimised and will be managed, alongside other development plan policies. From the nature of these policies it is concluded that there will be no impact on the South Pennine Moors SPA/SAC (Maps 1 and 2).
Environmental problems relevant to the plan or programme.	No	The CNDP proposes development of 15 residential development sites. It is possible that existing

Criteria for determining the likely significance of effects	Is the Colne NDP likely to have a significant environmental effect?	Justification for Screening Assessment
		environmental problems may be improved or reduced through the implementation of the CNDP's policies e.g. by re-using previously developed land or dealing with on-site issues such as under use and possible contamination.
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	No	The CNDP must be in general conformity with higher level plans that comprise the development plan for the area. These have had regard to European Community legislation on the environment. Consequently, the policies of the neighbourhood plan are not considered to be relevant to the implementation of EC legislation. Waste Management is not a matter for neighbourhood plans.
The probability, duration, frequency and reversibility of the effects.	No	Development is likely over the plan period meaning that some environmental change will take place. However, the CNDP policies are designed to ensure that any new development proposed by others will be sustainable and any environmental impacts minimised. In terms of the South Pennine Moors SPA/SAC (Maps 1 and 2) the allocated development sites; and the criteria based nature of policies in the CNDP are considered such that in terms of the types of development to be managed via the CNDP policies there will be no significant adverse impact on the SPA/SAC.
The cumulative nature of the effects.	No	The CNDP's policies are unlikely to have significant cumulative impacts on the local environment. The site allocations are almost

Criteria for determining the likely significance of effects	Is the Colne NDP likely to have a significant environmental effect?	Justification for Screening Assessment
		exclusively previously developed land within the Colne urban area. They bring back into use this under-used resource. The quantum of development proposed is in line with that in the PLPCS, this document was subject to Sustainability Appraisal.
The trans-boundary nature of the effects	No	The policies in the CNDP are unlikely to have significant environmental impacts on neighbouring areas. In terms of the South Pennine Moors SPA/SAC (Maps 1 and 2) the allocated development sites; and the criteria based nature of policies in the CNDP are considered such that in terms of the types of development to be managed via the CNDP policies there will be no significant adverse impact on the SPA/SAC.
The risks to human health or the environment (e.g. due to accidents).	No	No significant risks to human health or the environment as a result of the Plan's policies have been identified. In fact, the Plan is likely to improve human health by improving access to green infrastructure; by protecting open spaces; and by protecting sport and recreation facilities.
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	The CNDP is concerned with development within the neighbourhood area. The geographical area covered by the Plan is 1,090.46 hectares and the neighbourhood area had a population of 17,855 in 2011 (2011 Census). The potential for environmental impacts is likely to be limited and minimal. In terms of the South Pennine Moors SPA/SAC (Maps 1 and 2) the allocated

Criteria for determining the likely significance of effects	Is the Colne NDP likely to have a significant environmental effect?	Justification for Screening Assessment
		development sites; and the criteria based nature of policies in the CNDP are considered such that in terms of the types of development to be managed via the CNDP policies there will be no impact on the SPA/SAC.
<p>The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> - special natural characteristics or cultural heritage; - exceeded environmental quality standards or limit values; - intensive land-use. - the effects on areas or landscapes which have a recognised national, Community or International protection status. 	<p>No</p>	<p>The neighbourhood plan area is urban/rural in character and its natural heritage assets include three Local Nature Reserves (Alkincoates Woodland, Upper Ball Grove Lodge and Greenfield) all of which are subject to protection policies in the CNDP. There are 59 entries on the National Heritage List for England. These have been taken into account when preparing the CNDP and a separate Heritage Assessment of the housing allocation site accompanies the CNDP and this document. The neighbourhood area has 4 Conservation Areas (Trawden Forest, Lidgett and Bents, Primet Bridge and Albert Road). The CNDP is unlikely to adversely affect the value and vulnerability of the area in relation to its natural or cultural heritage. In fact, its policies provide greater support to enhance the natural and cultural assets of the area. In terms of the South Pennine Moors SPA/SAC (Maps 1 and 2); the protection policies, the largely previously developed land allocations and the criteria based nature of a significant number of the policies in the CNDP are considered such that in terms of the types of</p>

Criteria for determining the likely significance of effects	Is the Colne NDP likely to have a significant environmental effect?	Justification for Screening Assessment
		development to be managed via the CNDP policies, there will be no significant adverse impact on the SPA/SAC.

5.5 Based on the SEA Screening Assessment set out in Table 2 above, the conclusion is that the Colne Neighbourhood Development Plan will not have significant adverse effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to SEA. Specifically, in terms of the South Pennine Moors SPA/SAC (Maps 1 and 2) the predominantly urban, previously developed residential allocations; the protection policies; and the criteria based nature of policies in the CNDP are considered such that in terms of the types of development to be managed via the CNDP policies, there will be no significant adverse impact on the SPA. This conclusion is drawn without considering the need for any mitigation or measures to avoid or reduce harmful effects arising from the plan on the SPA/SAC.

5.6 The main reasons for this conclusion are:

- The CNDP supports the implementation of policies in the adopted Pendle Local Plan Core Strategy which have already been subject to SEA through the Sustainability Appraisal and assessed as having no significant environmental effects.
- The CNDP is a lower tier plan in the hierarchy of planning documents for the area, and therefore has limited influence on other plans or programmes.
- The CNDP is concerned with development at the neighbourhood level. Its impacts are therefore unlikely to be strategic.
- Through its policies, the CNDP seeks to avoid or minimise negative environmental effects on natural and built heritage assets.
- When considering impact, without the need to avoid or reduce harmful effects on the South Pennine Moors SPA/SAC (Maps 1 and 2) the predominantly urban, previously developed residential development sites; and the criteria based nature of policies in the CNDP are considered such that in terms of the

types of development to be managed via the CNDP policies there will be no significant adverse impact on the SPA/SAC.

6.0 HRA Screening

- 6.1 The Habitats Regulations Assessment (HRA) refers to the assessment required for any plan or project to assess the potential impacts against the conservation objectives of Natura 2000 wildlife sites (this includes the South Pennine Moors SPA/SAC). This assessment must determine whether a plan would adversely affect, or is likely to affect, the integrity of a site(s) in terms of its nature conservation objectives.
- 6.2 Under Criterion 4 of Table 1: Assessing the Need for SEA, it was concluded that the CNDP may have an impact upon internationally designated sites and as such a ‘case by ‘case’ assessment is required.
- 6.3 The HRA process is generally divided into three stages. The initial stage of the process is the screening stage and determines if there are any likely significant effects or risk of significant effects possible as a result of the implementation of the plan. If there are significant effects the plan will need to undertake an Appropriate Assessment. The screening process should provide a description of the plan (see earlier) and an identification of the Natura 2000 sites which may be affected by the plan and assess the significance of any possible effects on the identified sites.
- 6.4 Colne itself does not contain a *Natura 2000* site. However, there are a number of such sites that could potentially be affected by the Pendle Local Plan Core Strategy (PLPCS) and this has been subject to an Appropriate Assessment during its preparation (https://www.pendle.gov.uk/downloads/file/7947/habitat_regulations_assessment). The Appropriate Assessment considered the potential effects of the policies and proposals in the PLPCS and on the integrity of the following European Sites:

Table 1. The European Sites

Site Name	Designation	Distance (km)
South Pennine Moors	SAC	Within Borough
South Pennine Moors Phase 2	SPA	Within Borough
North Pennine Moors	SAC	10.8
North Pennine Moors	SPA	10.8
North Pennine Dales Meadows	SAC	13.2
Bowland Fells	SPA	17.0
Ribble and Alt Estuaries	SPA	38.4
Ribble and Alt Estuaries	Ramsar	38.4

[Distances are measured from Borough boundary to nearest boundary of site]

Source: Core Strategy Habitat Regulations Screening Assessment (February 2014)

- 6.5 The CNDP policies and proposals are in conformity with those in the PLPCS which has been subject to Appropriate Assessment. This confirms that the PLPCS will not result in adverse effects on the integrity of any European site.

“On the basis of the information contained above including consultation with Natural England it is Pendle Borough Council’s opinion that the proposed plan to which this screening opinion relates:

- a. is not directly connected with or necessary to the management of the site, and
- b. is not likely to have a significant effect on a European Site (in combination with other plans or projects).

Accordingly, an “appropriate assessment” will not be required of those effects under Regulation 61, 62, 67 and 68 of The Conservation of Habitats and Species Regulations 2010 before the Council decides to undertake, or give any consent, permission or other authorisation for this plan.

Similarly, the development proposed through the CNDP is “not directly connected with or necessary to the management of the site” and “is not likely to have a significant effect (in combination with other plans or projects)” on a European Site, it is therefore concluded that no further work will be required in relation to the CNDP in order to comply with the Habitat Regulations.

7.0 Statutory Consultee Consultation Responses and Action

- 7.1 Consultation responses to the Regulation 14 Draft CNDP were received from the 3 statutory agencies (English Nature, Environment Agency, Natural England).

Natural England

- 7.2 The full consultation response from Natural England is to be found in Appendix 1 of this document.

- 7.3 Natural England concluded on SEA that:

“It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.”

- 7.4 Natural England concluded on HRA screening that:

“Natural England agrees with the report’s conclusions that the Colne Neighbourhood Plan would not be likely to result in a significant effect on any European Site, either alone or in combination and therefore no further assessment work would be required.”

- 7.5 Colne Town Council note the content of this response and that no further action is required at this stage.

Environment Agency

- 7.6 The full consultation response from the Environment Agency is to be found in Appendix 2 of this report.

- 7.7 The Environment Agency object to the Draft Regulation 14 CNDP as follows:

“We object to the proposed plan for the following reasons:-

Reasons

- *Two sites at risk of flooding have been brought forward as residential allocations but they are not considered in the submitted FRA;*
 - *Land south of Red Scar Works*

- *Earby Light Engineering*
 - *Two sites in flood zone 3 have been considered in the FRA, however it has not been demonstrated that they would be safe for their lifetime nor that they would not increase flood risk off site. It has not been demonstrated that they are suitable for a more vulnerable end use;*
 - *Spring Gardens Mill*
 - *Walk Mill, Green Road*
- 7.8 Colne Town Council's Neighbourhood Plan Advisory Committee (NPAC) agreed on 21st March 2022 to remove these sites from the Draft CNDP. This was communicated to the Environment Agency on 25th March 2022. The Environment Agency responded as follows:
- "Thanks for confirming that the four sites at risk of flooding are being withdrawn.*
- I can confirm that we would withdraw our current objection to the plan if the four sites were removed.
- 7.9 Colne Town Council agreed to remove the 4 sites highlighted in paragraph 7.7 from the Regulation 16 Draft CNDP. It is noted in the Draft CNDP that both the NPAC and the public at Regulation 14 supported the site at Earby Light Engineering for housing and hence would support any future developer addressing the flood risk issue.

Historic England

- 7.10 The full consultation response from the Historic England is to be found in Appendix 3
- 7.11 Historic England's conclusion on the Regulation 14 Draft CNDP was that:
- "from the perspective of our area of interest, the need for SEA of the draft plan cannot be screened out. We therefore advise that SEA is required. The views of the other statutory consultees should be taken into account before you conclude whether SEA is needed."*
- 7.12 This conclusion was drawn for the following key reasons:

“• The plan area contains many heritage assets including conservation areas, listed buildings, and the potential for non-designated assets;

- Heritage assets are fragile and irreplaceable and can be harmed by change directly, and also indirectly, through development within their setting;*
- The plan proposes the allocation of a number of sites for development.”*

7.13 Colne Town Council acknowledges that there is potential for less than significant harm to heritage assets. This conclusion is drawn because:

- The neighbourhood area’s heritage assets have been considered throughout the CNDP’s preparation. This is evidenced through key supporting documents e.g. the Planning Policy Assessment and Evidence Base Review and the Heritage Impact Assessment. The Town Council have also had access to and made full use of resources available from Pendle Borough Council (e.g. Conservation Area Appraisals and Management Plans); Lancashire County Council (Lancashire Historic Town Survey); and national resources (National Heritage List for England).
- The CNDP was prepared taking into account national planning policy and guidance, including that highlighted in Historic England’s SEA/HRA response.
- 15 housing sites are now allocated in the regulation 16 Draft CNDP. In general these are vacant sites or open spaces, many arising from previous housing/industrial demolition. None of the sites impact directly on listed buildings, only 3 are in Conservation Areas, and 3 include non-designated heritage assets. These non-designated heritage assets are identified under Policy CNDP4 of the CNDP and will be conserved in a manner appropriate to the significance of the asset. Overall the Town Council concludes that there is minimal impact on heritage assets. Indeed, sympathetic development could enhance the historic environment (where relevant) in the vicinity of these sites.
- The Heritage Impact Assessment undertaken as part of the identification of housing allocations includes potential mitigation – this will be included in the supporting text of the Regulation 16 Draft CNDP.

- Policy CNDP1 includes a Town Centre Redevelopment Zone (TCRZ). This Zone adjoins the eastern boundary of the Albery Road Conservation Area. The section of the TCRZ in the Regulation 14 Draft that was in the Albert Road Conservation Area will be removed. The area also includes the listed Market Cross. Overall the TCRZ is an area of late 20th Century redevelopment that is poor in terms of design and urban environment. Policy CNDP1 seeks comprehensive or piecemeal redevelopment of this area to an agreed set of principles. Development that is managed sympathetically will preserve and enhance Colne's historic environment. To ensure this is identified in policy terms a new criterion (f) will be added to Policy CNDP1.
- As well as the site-specific policies and proposals the Regulation 16 Draft CNDP also includes policies on the following:
 - CNDP2 – Shopfronts
 - CNDP3 – Design in Colne and the Colne Design Code
 - CNDP4 - Development Affecting Non-Designated Heritage Assets
 - CNDP5 – Urban Character Areas
 - CNDP7 – Protecting Local Green Space
 - CNDP9 – Protection of Local Shops and Public Houses
 - CNDP13 – Conserving and Enhancing Valued Landscape Features
 - CNDP14 – Rural Identity and Character

All of these policies provide additional protection for the conservation of the historic environment. These will be in addition to the protection afforded by other parts of Pendle's development plan. It should also be remembered that the development plan is read as a whole and whilst a site may be allocated, say for housing, through the development management process any development proposal would also have to be assessed for its impact on other interests of acknowledged importance, e.g. listed buildings, conservation areas, and other development plan policies.

- The Regulation 16 Draft CNDP also includes Policy CNDP3 Design in Colne and the Colne Design Code. This policy references the Colne Design Code and the National Design Guide. Policy CNDP3 is a general, plan-wide policy when used alongside the Colne Design Code and National Design Guide it

will help support the proper planning of the historic environment.

8.0 Conclusions and Recommendations of the Screening Assessments

8.1 This report sets out the assessment of the need for the CNDP to be subject to Strategic Environmental Assessment as required by the SEA Directive and Appropriate Assessment as required by the Habitats Directive.

8.2 The assessment of both of these requirements has been undertaken on the Regulation 16 Submission Draft CNDP to be published in Summer 2022. As such if the content of the Neighbourhood Plan is significantly changed before publication there may be the need for a further screening exercise to be undertaken on any revised version of the CNDP.

Strategic Environmental Assessment (SEA)

8.3 In relation to the requirement for the CNDP to be subject to Strategic Environmental Assessment, it is concluded in the assessment undertaken in Section 5 of this report that the Plan in its current form is unlikely to have significant environmental effects and therefore SEA will not be required.

8.4 Previous objections raised by the Environment Agency and Historic England have been overcome by removing sites at risk of flooding and sites with significant heritage impact. Based on further consultation with Historic England (May/June 2022) it has been concluded that there is a potential for less than significant harm to heritage assets. This conclusion is based on the information in this report and the accompanying Heritage Impact Assessment. The Heritage Impact Assessment concludes any impact is minimal, or where it is not this can be overcome by suitable mitigation that can be addressed at the development management stage, using existing development plan policy, and, in time, policy set through the CNDP. This will include, for the first time, the identification of non-designated heritage assets in the CNDP.

Habitat Regulations Assessment (HRA)

8.4 In terms of the requirement for the CNDP to be subject to Habitat Regulations Assessment, the appraisal set out in Section 6 of this report concludes that no further work will be required in order to comply with the Habitat Regulations.

People Over Wind

- 8.5 The European Court has ruled in *People Over Wind* that “it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on the site.” The specific site of concern in this instance is the South Pennine Moors SPA/SAC. This screening has drawn the conclusion that without considering the need to avoid or reduce harmful effects that there will be no adverse impact on the SPA/SAC.

9.0 Further Consultation May/June 2022

- 9.1 Prior to submission of the CNDP it was decided to re-consult on the revised CNDP, Heritage Impact Assessment and SEA/HRA screening with the statutory bodies.
- 9.2 The Environment Agency confirmed that further SEA work was not needed based on the information that sites at risk of flooding had been removed from Policy CNDP6. A copy of the full response is included at Appendix 4.
- 9.3 Historic England wrote to advise as follows:

“Having reviewed this information we still consider that SEA of the neighbourhood plan cannot be screened out at this time in relation to our interests, cultural heritage. SEA is essentially a separate process. Our advice would be that the SEA screening is amended to include that there is the potential for harm. Then at SEA scoping stage (the next stage of the SEA process) you would scope it out, using the HIA as evidence to inform this.

Notwithstanding, our comments are advice only, and it is for the Local Authority to make the decision, taking into account the comments of all of the statutory consultees including ourselves.”

- 9.4 The conclusions in section 7.0 and 8.0 of this report have been amended to acknowledge that there is “potential for harm” of cultural assets. However, based on the Heritage Impact Assessment, this harm is considered to be less than significant. The amended reasoning is set out in section 7.
- 9.5 Pendle Borough Council has provided an informal opinion on Historic England’s comments. This concurs that with the submitted Heritage Impact Assessment it will be possible for Pendle Borough to issue a screening determination that further SEA screening will not be necessary. This matter should be addressed by Pendle Borough as a matter of urgency when the CNDP is submitted. Kirkwells would also add that this does carry a twofold risk: firstly that Pendle Borough may decide not to issue such a determination; secondly, if Pendle Borough were to issue a positive determination the CNDP examiner may decide to disagree with this. The latter would be significant as this is one of the basic conditions.

Appendix 1

Date: 08 January 2021
Our ref: 339071
Your ref: Colne Neighbourhood Plan

Michael Wellock
Managing Director
Kirkwells
michaelwellock@kirkwells.co.uk

BY EMAIL ONLY



Hornbeam House
Crewe Business Park
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CW1 6GJ

T 0300 060 3900

Dear Mr Wellock

Colne Neighbourhood Development Plan SEA/HRA Screening

Thank you for your consultation on the above dated 04 January 2021 which was received by Natural England on 04 January 2021

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

Habitats Regulations Assessment (HRA) Screening

Natural England agrees with the report's conclusions that the Colne Neighbourhood Plan would not be likely to result in a significant effect on any European Site, either alone or in combination and therefore no further assessment work would be required.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Jacqui Salt
Consultations Team

Appendix 2

Colne Town Council
Colne Town Hall
Albert Road
COLNE
BB8 0AQ

Our ref: NO/2012/104469/OR-10/IS1-L01

Your ref: Colne NDP

Date: 09 February 2022

Dear Sir/Madam

Colne Neighbourhood Development Plan with Housing Allocation

Thank you for consulting us on the Colne Neighbourhood Development Plan.

We have reviewed the submitted Flood Risk Assessment (FRA) referenced below;

Sites Selected for Allocation: Exceptions Test Colne Town Council Neighbourhood Plan Client: Colne Town Council Report No: 2019-113 Revision A Date: 20/12/2019 produced by Flood Risk Consultancy Ltd.

Environment Agency position

We object to the proposed plan for the following reasons:-

Reasons

- Two sites at risk of flooding have been brought forward as residential allocations but they are not considered in the submitted FRA;
 - Land south of Red Scar Works
 - Earby Light Engineering
- Two sites in flood zone 3 have been considered in the FRA, however it has not been demonstrated that they would be safe for their lifetime nor that that they would not increase flood risk off site. It has not

been demonstrated that they are suitable for a more vulnerable end use;

- Spring Gardens Mill
- Walk Mill, Green Road

Overcoming our objection

The allocation of sites in the Neighbourhood Plan is effectively a grant of outline planning permission and to date, insufficient information has been supplied to demonstrate that these sites are appropriate for a more vulnerable end use.

In order to overcome our objection a full assessment of the four sites listed above should be provided which must include;

- A detailed assessment of flood depths and extents across the site
- An indication of whether any ground raising within the flood extent will be required and if so, where within the site compensatory storage will be supplied
- An outline of how and where the specified number of residential units can be achieved on the site and what mitigation measures are likely to be required, e.g. minimum finished floor levels.
- A consideration of the impacts of climate change on the extent and depth of flooding within the site boundary.

In addition to the above concerns, we note that there is nothing it indicate that the sites that have been brought forward satisfy the requirements of the Sequential Test. Evidence to demonstrate that the proposed allocations have been identified having regard to the flood risk sequential test will be required to demonstrate that the plan is sound and complies with the requirements of the National Planning Policy Framework. Only where the plan maker can demonstrate that no alternative sites are available at a lower risk of flooding within the plan area and that, where applicable, the requirements of the Exception Test are satisfied, should such sites be considered for allocation.

Sequential test

The sequential test seeks to identify if there are sites available that are more suitable for development outside of Flood Zone 2 & 3. We note that the submitted FRA indicates that a sequential approach will be taken to allocate built development to the areas of least risk within the site boundary of the sites brought forward for allocation.

However, the over-arching principle of the sequential test does not appear to have been considered in that it has not been demonstrated that there are no sites at a lower risk of flooding available for

development.

In accordance with the National Planning Policy Framework (paragraph 162), development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and the local authority strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater.

The only developments exempt from the sequential test in flood risk areas are:

- Householder developments such as residential extensions, conservatories or loft conversions
- Small non-residential extensions with a footprint of less than 250sqm
- Changes of use (except changes of use to a caravan, camping or chalet site, or to a mobile home or park home site)
- Applications for development on sites allocated in the development plan through the sequential test, which are consistent with the use for which the site was allocated.

Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

Who undertakes the sequential test?

It is for the local planning authority, to decide whether the sequential test has been satisfied, but the site allocation should demonstrate, with evidence, what area of search has been used. Further guidance on the area of search can be found in the planning practice guidance [here](#) .

What is our role in the sequential test?

We can advise on the relative flood risk between the proposed site and any alternative sites identified - although your strategic flood risk assessment should allow you to do this yourself in most cases. We won't advise on whether alternative sites are reasonably available or whether they would be suitable for the proposed development. We also won't advise on whether there are sustainable development

objectives that mean steering the development to any alternative sites would be inappropriate. Further guidance on how to apply the sequential test to site allocations can be found in the planning practice guidance [here](#).

Yours faithfully

Carole Woosey
Planning Advisor

e-mail clplanning@environment-agency.gov.uk

Appendix 3



Mr Michael Wellock
Kirkwells
Lancashire Digital Technology Centre
Bancroft Road
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Lancashire
BB10 2TP

Direct Dial: 0161 242 1445

Our ref: PL00733022

5 February 2021

Dear Mr Wellock

Strategic Environmental Assessment (SEA) Screening Opinion for Colne Neighbourhood Development Plan

We write in response to your e-mail of 4 January 2021, seeking a formal Screening Opinion from Historic England as to whether SEA of Colne's draft Neighbourhood Development Plan is required. As the public body that advises on England's historic environment, we are pleased to offer our comments.

For the purposes of this consultation, Historic England will confine the advice given to the question, "Is it likely to have a significant effect on the environment?", in respect to our area of interest, cultural heritage.

We can advise that the emerging plan is likely to result in significant environmental effects. In coming to this view we have taken the following factors into consideration:

- The plan area contains many heritage assets including conservation areas, listed buildings, and the potential for non-designated assets;
- Heritage assets are fragile and irreplaceable and can be harmed by change directly, and also indirectly, through development within their setting;
- The plan proposes the allocation of a number of sites for development.

As such, from the perspective of our area of interest, the need for SEA of the draft plan cannot be screened out. We therefore advise that SEA is required. The views of the other statutory consultees should be taken into account before you conclude whether SEA is needed.

We would like to draw your attention to our guidance on the SEA process (Sustainability Appraisal & Strategic Environmental Assessment, Historic England Advice Note 8, 2016) which you may find helpful. It can be found here: www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/

In addition, Historic England advises that the conservation and archaeological staff of



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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the Pendle Council and Lancashire County Council (the latter who look after the HER (formerly SMR)) are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on: local historic environment issues and priorities, including access to data held in the HER; how the policies or proposals can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets.

We also wish to thank you for providing your Heritage Impact Assessment (dated September 2020) following our request. We would strongly encourage you to review and further develop your HIA, to help ensure that it provides a robust evidence base in support of the proposed site allocations, improving the plan's chance of meeting the basic conditions at examination. At this time we suggest that significance and harm are not fully addressed, and to help overcome this, we recommend that you take into account guidance contained within the Historic England Advice Notes (HEAN) series, including:

- The Historic Environment and Site Allocations in Local Plans, Historic England Advice Note 3, 2015
Available here: www.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/
- Neighbourhood Planning and the Historic Environment, Historic England Advice Note 11, 2018
Available here: www.historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/
- Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019
Available here: www.historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/

Thank you once again for providing Historic England with the opportunity to comment. We request that you please send us a copy of the determination as required by Reg 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Yours sincerely,

Pippa Brown
Historic Places Adviser
Pippa.Brown@historicengland.org.uk

cc:



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Appendix 4

Colne Town Council Colne Town Hall Albert Road Colne Lancashire BB8 0AQ	Our ref: NO/2012/104469/OR-11/PO1-L01 Your ref: Date: 09 June 2022
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Dear Sir/Madam

Colne Neighbourhood Development Plan

Thank you for consulting us on the final draft of the Colne NDP.

We have reviewed the final draft of the Development Plan and considered the Preferred Site Options submitted as part of the plan. We have also reviewed the updated Flood Risk Document. We note that the recent update of section 7 on pages 11 – 17 of this document highlights the removal of the following four sites from those allocated:

CNDP 6/6 - Walk Mill, Green Road

CNDP 6/19 - Land south of Red Scar Works

CNDP 6/24 - Earby Light Engineering

CNDP 6/28 - Spring Gardens Mill

The previous inclusion of these sites formed the basis of our objection to the Plan in our formal response dated 09 February 2022.

The removal of these sites from the allocation means that we now have no objection to the NDP and housing allocation proposed.

We do however have the following advice for the Town Council.

NEA/SEA Appraisal

We have reviewed the NEA/SEA document submitted and can confirm that no additional SEA is required to satisfy issues within the Environment Agency's remit.

Exception and Sequential Test

We can confirm that the site allocations comply with part b of the Exception Test, however, it is not for us to assess compliance with part a of the Exception Test or the Sequential Test. The LPA will be required to demonstrate to the inspector that these requirements have been adequately met. Please see the additional guidance below.

Flood Risk on allocated sites

The Flood Risk Assessment of the sites submitted with the NDP provides a site-specific assessment for each site allocation and makes recommendations for site specific modelling and potential mitigation against flooding. Whilst many of the recommendations are appropriate, it is for the individual developer to undertake their own site-specific Flood Risk Assessment to support a planning application and the submitted NDP document does not replace this requirement. The site by site recommendations in this document are not an exhaustive list, individual sites must be sufficiently supported by evidence-based mitigation measures included in a site specific FRA.

Recommendations to Support the NDP and Exception Test

The following points are included in Pendle's recently rewritten Strategic Flood Risk Assessment and we would recommend that the approach to flooding in Colne clearly references the following points within the policies in the NDP;

- No development within the functional floodplain, unless the development is water compatible;
- Surface water flood risk should be considered with equal importance as fluvial risk;
- The sequential approach must be followed in terms of site allocation and site layout;
- Ensure site-specific Flood Risk Assessments are carried out to a suitable standard in accordance with national guidance as a minimum, where required, with full consultation required with the LPA, LLFA, the EA, United Utilities (UU), Internal Drainage Boards (IDB) where applicable
- Phasing of development must be carried out to avoid possible cumulative impacts, and consideration given to the on-site management of water during each development phase
- Planning permission for at risk sites can only be granted by the LPA following a site-specific FRA and suitable Sustainable Drainage Strategy, with full consultation required with the LPA, LLFA, the EA, UU and IDB where applicable.

Climate Change

In July 2021, the EA updated its climate change allowances for peak river flows for use in FRA's, based on UKCP18 projections. The updated allowances are now based on smaller scale management catchments rather than the larger river basin districts. The guidance on how to apply the allowances has also changed. Climate change allowances included within the report are not in accordance with the current guidance and should be updated.

Compensatory Flood Storage

New development in the floodplain is likely to cause a reduction in capacity for flood storage, which can lead to an increase in flood risk elsewhere. Compensatory storage helps to ensure that flood risk isn't increased as a result of development. All new developments in Flood Zone 3, with an allowance for climate change must assess displacement of flood waters as part of their proposals and where required provide a scheme for level for level compensatory flood storage.

Where replacement buildings or dwellings are proposed, it must be demonstrated that no significant increase in building footprint will lead to an increase in flood risk elsewhere.

The Exceptions test does not include an assessment of whether compensatory storage is required for any new development proposed and it would be preferable to see, as a minimum, a recommendation for any site-specific flood risk assessment to review the requirements for this.

Environmental Permitting (England and Wales) Regulations 2016 / Land Drainage Consenting

Colne Water is a statutory main river and flows through and/or adjacent to a number of sites proposed under this development plan. It is also the main source of fluvial flood risk to the sites included within the Exceptions Test report. The report makes no reference to Environmental Permitting (England and Wales) Regulations 2016 and the requirement for an Environmental Permit for works on or within 8m of a fluvial main river. We strongly recommend this is included. Information should also be included where necessary, with regards to Land Drainage Consents on ordinary watercourses. You should consult your Lead Local Flood Authority for more information on this issue.

Yours faithfully

Carole Woosey
Planning Advisor

List of Abbreviations

CNDP - Colne Neighbourhood Plan Development Plan

HRA - Habitats Regulations Assessment

NPAC - Neighbourhood Plan Advisory Committee

PLPCS - Pendle Local Plan Core Strategy

SA - Sustainability Appraisal

SAC - Special Area of Conservation

SEA - Strategic Environment Assessment

SPA - Special Protection Area

SSSI - Special Site of Scientific Interest

A technical assessment prepared on behalf of
Colne Town Council by:

Kirkwells

The Planning People