

Colne Neighbourhood Development Plan

Hearing Note

Context

This note sets out details for the hearing on the Plan. It builds on the preliminary note on this matter.

Hearing Details

The hearing details are as follows:

Date: Wednesday 15 March 2023

Time: 10:15

Venue: Colne Town Hall, Albert Road, Colne. BB8 0AQ.

The participants

The following organisations have been invited to attend the hearing:

- Colne Town Council (CTC);
- Pendle Borough Council (PBC);
- Lidgett and Beyond (LB); and
- Little Cloud Limited (LC).

The various parties should be represented by no more than two persons at each of the sessions. The public are welcome to attend the hearing. However, there will be no opportunity for other bodies or the public to participate directly.

The issues and the hearing sessions

The hearing will be based on Policies CNDP6 (Future Housing Growth) and CNDP7 (Protecting Local Green Space) of the submitted Plan.

For clarity, the hearing will not consider the current planning application for residential development on land to the east of Windemere Avenue, Colne (22/0790/OUT). This application overlaps with the land proposed to be designated as a local green space (Upper Rough LGS4) in the submitted Plan. The determination of that planning application is a separate matter for the Borough Council in its capacity as the local planning authority.

The hearing will have four sessions as set out below. The participants invited to attend each session are shown in *italics* (using the abbreviations already set out in this note).

Session 1

- Does the wording 'to help meet future housing requirements to 2030' in Policy CNDP 6 suggest that the submitted Plan has sought to assist in meeting the residual requirements for the town as identified in the Core Strategy?
- Should paragraphs 6.3.2/6.3.3/6.3.9 of the Plan be simplified so that they more closely relate to Policy CNDP6, take account of the most up-to-date position on housing commitments, and reflect the Borough Council's decision to proceed with a new Local Plan?

- How can the Plan best comment on the way in which the Town Council would assess the need or otherwise for a full or partial review of the policies in a made neighbourhood plan once the emerging Local Plan has been adopted?
CTC/PBC/LC

Session 2

- Are the proposed allocations in Policy CNDP6 available for development?
- Will the sites concerned come forward in the Plan period?
- Is the Town Council satisfied that the AECOM Viability report (February 2022) remains up-to-date and reflects the current financial position on the development of homes in the town?
CTC/PBC/LC

Session 3

- Would the proposed designation of local green spaces 1 (Alkincoates Nature Reserve), 2 (Alkincoates Park), 3 (Upper Foulridge) and 6 (Ball Grove) in Policy CNDP7 be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services (NPPF paragraph 101 and Planning Practice Guidance 37-007-20140306)?
- Are the proposed local green spaces capable of enduring beyond the end of the Plan period (NPPF paragraph 101)?
- Are the proposed local green spaces local in character and not extensive tracts of land (NPPF paragraph 102 and Planning Practice Guidance 37-015-20140306)?
CTC/PBC/LB

Session 4

- Would the proposed designation of Upper Rough (LGS4) as a local green space in Policy CNDP7 be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services (NPPF paragraph 101 and Planning Practice Guidance 37-007-20140306)?
- Is the proposed local green space capable of enduring beyond the end of the Plan period (NPPF paragraph 101)?
- Is the proposed local green space local in character and not an extensive tract of land (NPPF paragraph 102 and Planning Practice Guidance 37-015-20140306)?
CTC/PBC/LB/LC

The hearing itself

I would like to meet with the participants at 09.45 on the day of the hearing at the Town Hall. This meeting will discuss the detailed format of the hearing. It will not discuss the substantive matters to be debated at the hearing.

The day will follow the order of the four sessions. I will aim to deal with the first two sessions in the morning and the third and fourth sessions in the afternoon. Whilst the timing of each session will need to be fluid, I can advise that the third session will not start before 13.30.

The hearing will address the matters on a session-by-session basis. I will ask the various questions and lead any follow-up discussions. A neighbourhood plan hearing is intended to achieve a balance between getting to the heart of identified issues and having a light-touch approach so that lay people can both understand and take an active part in its proceedings. The hearing will proceed on this basis. There will be no opportunity for any party to question the other parties.

As the representations made by the parties invited to the hearing are clear and comprehensive, I am satisfied that additional hearing statements are not required. It would however be helpful if the following information could be available by Friday 10 March:

- the production of an agreed draft revision of paragraphs 6.3.2/6.3.3/6.3.9 (and any other consequential revisions to text or tables) by the Town Council and the Borough Council (as an initial response to the second question of the first hearing session); and
- the production of an A3 map showing the relationship between the Green Belt and the proposed local green spaces 1/2/3/4/6 (by the Borough Council).

Once available this information should be circulated to the other hearing participants and then published on the examination website.

The next steps after the hearing

I will finalise my report on the submitted Plan as quickly as possible after the hearing. The elements of the report on the remainder of the Plan will have been completed before the hearing takes place.

The examiner's report

The hearing introduces an additional stage into the examination process rather than affecting the way in which the report will be produced and finalised. I will send a fact check report to the Borough Council and the Town Council (as set out in the note on examination arrangements). The final report will be published once the fact-checking process has concluded. The main findings of the hearing will be incorporated within the report on a policy-by-policy basis.

Andrew Ashcroft
Independent Examiner
Colne Neighbourhood Development Plan

17 February 2023