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Inspector – Pendle Core Strategy Examination
c/o Derek Thomas, Programme Officer
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Date: Friday, 23 January 2015
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Dear Inspector,

Initial Questions to the Council on the Pendle Core Strategy

Thank you for your questions, arising from an initial appraisal of the Council's Core Strategy submission. For clarity, I will answer each of the questions (highlighted in bold in your letter) in turn.

3. Is this timetable acceptable for the Council?

Yes – I can confirm that the timeline proposed is acceptable to Pendle Council, with Hearing Sessions taking place as follows:

- Week commencing 13th April 2015 – Wilson Room, Town Hall, Market Street, Nelson, BB9 7LG
- Week commencing 27th April 2015 – The Playroom, Ace Centre, Cross Street, Nelson, BB9 7NH

Are the Council still of the view that the hearing sessions are likely to take about 6 days having regard to the issues to be considered and the likely number of representors who wish to appear?

Yes – Having considered the nature of the representations received in response to the public consultation, carried out in accordance with Regulation 19, and the number of representors who have asked to appear in person (20 in total), Pendle Council is still of the opinion that the matters to be dealt with can be addressed in 5-6 days.

Is a list of those representors who wish to appear at the hearings available?

Yes – A list of representors who wish to appear at the hearings is attached to this letter.

4. Could the Council confirm that all the documents and information included in Regulation 22 have been submitted and that there are no outstanding documents to be completed or submitted?

Yes – Pendle Council considers that all the documents and information required by Regulation 22 have been submitted to the Planning Inspectorate.

Continued

5. Has a more detailed summary been produced by the Council with a response to the main issues raised?

No – Planning officers are currently in the process of considering each of the representations the Council received in response to the recent Regulation 19 consultation. A report including the Council's response to the main issues raised will be prepared in due course. Where appropriate this document will highlight the Council's support for any proposed changes to the version of the Core Strategy that was submitted for examination.

6. Are there any such discussions or responses?

Yes – A meeting took place with a representative from English Heritage on Tuesday 13th January 2015, to address the issues raised in their representation. Following a further exchange of information by email, it is anticipated that Pendle Council will write to the Inspector to suggest a number of Additional Modifications (AM) and recommend that he considers the need for Main Modifications (MM) to the Core Strategy.

Meetings are also taking place with representatives of Peel Land & Property, who have indicated to the Council that they are intending to submit a planning application for the Trough Laithe strategic housing site at the end of January 2015. It is not anticipated that any further feedback will arise from these meetings.

Do the Council intend to have further meetings with any representors with a view to resolving key areas of dispute and disagreement, and if so, what is the timetable for such meetings?

No – At this time no further meetings are planned with any representors. However, following the planned exchange of correspondence with English Heritage, the need for a follow-up meeting will be considered.

7. Can the Council confirm that the Plan to be examined comprises the Core Strategy Pre-Submission Report September 2014?

Yes – I can confirm that the Plan to be examined is the Pendle Core Strategy (Pre-Submission Report) dated September 2014.

Has any focused changes/addendum been produced following the consultation?

No – Whilst templates for any Additional Modifications (AM) and Main Modifications (MM) have been prepared, a schedule showing focused changes has not yet been produced. It is anticipated that when the work addressed under Question 5 (above) is complete that such a schedule will be forwarded to the Inspector for his consideration.

Do the Council envisage wishing to make any further changes to the submitted document at this stage of the examination e.g. in response to representations on the September 2014 document?

Yes – Some minor wording changes have already been agreed with English Heritage, whilst other recommendations are under consideration. Again further changes may arise when the work addressed under Question 5 (above) is complete.

Continued



Please confirm that the Council would wish the Inspector to recommend any MMs that he considers are necessary to resolve any issues of legal compliance or 'unsoundness'?

Yes – I can confirm that Pendle Council wishes the Inspector to recommend any Main Modifications considered necessary to rectify perceived legal and/or soundness deficiencies in the submitted Core Strategy, as per Section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended), in order to help expedite its adoption.

8. Is the Council content that the submitted CS is both legally compliant and sound?

Yes – Pendle Council considers that the plan that it submitted for examination is both legally compliant and sound. The discussions that have taken place with English Heritage have not, in the opinion of Pendle Council, identified any issues that affect the soundness of the plan.

9. Is any other evidence likely to be submitted for the examination, and if so, what is the timetable for such submission?

Yes – It has been agreed with English Heritage that a number of documents relating to the historic environment should have been included on the Core Document List. These will be added and forwarded to the Inspector in due course.

In addition, the Department for Communities and Local Government (DCLG) has indicated that it anticipates that new household projections will be released at the end of February 2015. In the unlikely event that these are markedly different from the modelled scenario in the Burnley & Pendle Strategic Housing Market Assessment (SHMA) an update would need to be produced.

11. Has the Council decided whether they will be legally represented at the hearings?

Pendle Council does not intend to appoint legal representation for the Examination of the Core Strategy, but may wish to review this position depending upon the issues that emerge.

12. Will the Council be able to meet these programme requirements?

Yes – I can confirm that Pendle Council is able to meet the programme requirements.

13. Are there any other particular sites or areas that the Inspector should see at this stage to give him a flavour of the Borough?

Yes – In addition to familiarising yourself with the main settlements – Nelson, Colne, Barnoldswick, Brierfield, Barrowford and Earby – and the two strategic sites – Trough Laithe and Lomeshaye – it is recommended that you should also visit the following locations:

Potential housing sites – land off Windermere Avenue, Colne; land off Knotts Drive, Colne; land at Gib Hill, Nelson; and land to the rear of St. Thomas's School, Barrowford.

Alternative strategic employment sites (dismissed) – land off Heirs House Lane, Colne; land off Colne Road, Barrowford; land north of Foulridge; and land off Greenhead Lane, Reedley.

Transport infrastructure – A6068 along the North Valley in Colne (Vivary Way / North Valley Road / Windsor Street) at peak periods.

Continued



Protected landscapes – the Forest of Boland AONB (Barley travelling out via Fence and Spen Brook and returning via Roughlee and Pasture Lane, Barrowford); and the South Pennine Moors SSSI (Watersheddles Reservoir, Lancashire Moor Road).

I can also confirm that Pendle Council will respond to the further questions you have raised, in your letter of 21st January 2015, by the deadline of Friday 6th February 2015.

I trust that the above information adequately addresses your initial questions. Should you require any additional information, please do not hesitate to contact me.

Yours faithfully,

John Halton

Principal Planning Officer (Policy)

