

**Mark Roberts**

**Pendle Core Strategy Examination**

**Hearing Statement Session 1**

Dear Mr Dakeyne

I have a number of further comments in addition to the representations I have submitted to Pendle Borough Council's consultation process. I would be grateful if you could review and consider as part of the Examination process of the Pendle Borough Council (proposed) Core Strategy.

**Session 1**

I note that it the Governments preferred position is for Local Authorities to develop a single Local Plan, drawn up for a period of 15 years, while the Council has determined an appropriate way forward is to produce the Core Strategy followed by a Site Allocations and Development Management Policies Document. The Core Strategy, in part, will therefore cover the historical position between 2011 and March 2015). However it is my understanding that Pendle Borough Council are proposing to utilise the Core Strategy to allocate the strategic housing site at Trough Laithe. The Council have not satisfactorily demonstrated that the strategic site at Trough Laithe is required to deliver housing numbers over the plan period, given the population growth figures and other assumptions they have used.

Further in seeking to 'allocate' the Trough Laithe site prematurely they have failed to consult with residents on the information they have been provided with by the land owner of the Trough Laithe site which apparently demonstrates that the site has the capacity to deliver up to 500 units, without unacceptable impact on traffic, landscape and heritage values, ecology, school provision, affordable housing, residential amenity, services infrastructure. Surely to actually allocate such a large site and one which apparently underpins Pendle's potential housing supply for the next 15 years, they should have considered all of these matters and satisfied themselves that the site is deliverable. They should also have considered what contributions are required to mitigate the impact, this has not been demonstrated and once assessed could lead to the site being unviable. If indeed this process has taken place, the Council have never shared a development framework, or sought to consider people views on these issues – merely stating that the site can deliver 50 dwellings a year.

On this basis the consultation methods are wholly unacceptable, and not in accordance with Government guidelines. The Council have not demonstrated within the Core Strategy, in seeking to allocate the site for large scale residential development, that the site is free from physical, environmental or policy constraints which can be mitigated in an acceptable manner to ensure the development is viable and deliverable.