

PENDLE CORE STRATEGY EXAMINATION

Agenda - Session 1

09.30 Tuesday 14 April 2015

The Wilson Room, Nelson Town Hall

Matter - Procedural and Overarching Matters

The purpose of this session is to explore whether the Core Strategy (CS) has been prepared in accordance with legal and procedural requirements set out in the Planning Act 2004 and the Development Plan Regulations 2012 and to consider some overarching matters.

The 2004 Act and 2012 Regulations sets out requirements for a Local Development Scheme (LDS), that regard has been had to the Council's Sustainable Community Strategy (SCS) and the Statement of Community Involvement (SCI) and the Plan has been subject to Sustainability Appraisal (SA). There are provisions relating to the Duty to Cooperate (DTC), publication and notification requirements and dealing with representations.

The Government has a preference for a single Local Plan document drawn up for a period of 15 years. The Council has elected to produce this CS followed by a Site Allocations and Development Management Policies Document (SAP). The CS has a timeframe of 2011-2030.

Agenda

- Welcome and Introductory Matters.
- Council Opening Statement, addressing legal and procedural requirements.

Issues

1. Have the consultation methods used for the Plan and contained within the SCI been satisfactory?
Have the methods used engaged the community?
2. Have all relevant documents been available and subject to consultation?
How will Proposed Main Modifications arising from the Examination process be consulted upon?
3. Has the Council complied with the DTC, particularly in relation to the distribution of housing within the Burnley and Pendle Housing Market Area and the consideration of strategic sites for employment?
4. Has the preparation of a series of documents rather than a single Local Plan been clearly justified, particularly the deferral of site allocations? In this regard there are criticisms that it is 3 years since the publication of the Framework.
5. Is the timeframe for the CS appropriate?
What are the implications for the timeframe for the subsequent SAP?
6. Is the drafting of the policies sufficiently clear on what will or will not be permitted?

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Do they provide a clear indication as to how a decision maker should react to a development proposal?

Are they concise expressions of policy, excluding policy explanation and guidance?

7. Is the Plan clear as to whether a review of Green Belt boundaries will be necessary as part of the SAP?

Should the Plan recognise that Green Belt boundaries around Rural Service Centres may need to be reviewed?

Main Evidence Base

CD/02/01 – LDS

CD/09/01 – SCS

CD/02/02 – SCI

CD/01/02a – SA

CD/01/03 – Habitat Regulations Assessment

CD/01/05 – Statement of Compliance with the DTC

CD/01/09 – Soundness Self-Assessment Checklist

CD/01/10 – Legal Compliance Checklist

C/004 – Council response to Inspector's Further Questions

C/006 – Council response to questions within Preliminary Schedule of Matters and Issues

Suggested Modifications

The Council proposes a Modification to the Plan to include paragraph 7.6 within Policy SDP1 to reflect the presumption in favour of sustainable development in paragraphs 14 and 15 of the National Planning Policy Framework (the Framework) (see MM001).

Participants

Pendle Borough Council (PBC) (*statement HS1/001*)

Shelia Smith (*statement HS1/006 and representation 478805*)

Pam Smith (*representation 868476*)

John and Alison Plackett (*representation 868022*)

Matt Gordon (*representation 868113*)

Michael Courcier, Barton Wilmore (for Junction Property Limited) (*statement HS1/002 and representation 818046*)

Matthew Good, Home Builders Federation (HBF) (*statement HS1/003 and representation 755915*)

Stuart Booth, JWPC (for Beck Developments) (*statement HS1/004 and representations 817585 & 868081*)

John Lamb, Wildlife Trust for Lancashire, Manchester and North Merseyside (*statement HS1/005 and representation 327387*)

Mark Roberts (*statement HS1/007 and representation 818007*)

Turley Associates (for Peel Investments (North) Ltd) (*representation 868120*)