

Trawden Forest Neighbourhood Plan

Regulation 16 Consultation Representations

Comment ID	Representor ID	Organisation / Representor	Comments
C001	00729	CLlr Sarah Cockburn-Price	<p>Trawden Parish Council is to be congratulated for this masterly plan, which sets out a vision for the future development of the Village, while successfully setting it in the context of the past and what residents and visitors value about this successful community. I am wholeheartedly in support of this Plan which has made large demands on the time of an awful lot of volunteers. I learnt a great deal about the demographics of the Village (which I have represented for four years) and this data has successfully been deployed to inform the policies laid out in the Plan.</p> <p>The broad aims of what the Plan chose to focus on, contained in the Summary at the bottom of page 21, seem entirely logical, but are also supported by the evidence base (Appendix 11) and consultation exercise. I agree completely with the Plan's Vision and policies.</p> <p>Although dealing with a series of complex, though interrelated topics, the Plan is beautifully clear and simply written.</p> <p>As a local councillor, I took part in one sustainability appraisal session and was impressed. The Parish Council adopted Pendle's methodology of appraising sites and each was discussed at length, before the various individual factors were scored.</p> <p>Policy 1 is modest, well-reasoned and not in conflict with the NPPF or Pendle's Core Strategy.</p> <p>The design guidance for new development is comprehensive and thoughtful, without being overly onerous and high quality new design is welcomed, as well as more traditional forms of building. The policy of 1-2 affordable homes being delivered within a windfall site is sensible in a Village with some of the highest house prices in the Borough.</p> <p>With such a high proportion of terraced houses, parking is a big issue in the Village, so the plan writers were wise to tackle it. The desire is expressed to ensure new development does not exacerbate an existing problem, measures are sought to ameliorate the existing situation and that green measures should additionally be introduced, are all laudable.</p> <p>With Trawden remaining a largely undiscovered gem within Lancashire, it is wise to recognise the beneficial effect tourism might have in its future in respect of both exploration of its heritage and countryside. The Parish Council is seeking not to exploit, but to protect and enhance in policies 5, 6 and 7. I could not applaud these policies more.</p> <p>Policy 8 lays out the Locally Valued Assets and it is heartening to note some of these are quite recently founded. The Plan also supports its potential new community shop and book lending facility. It is clear to me that the withdrawal of public sector involvement in some of the Village facilities has led the community to pull together in such a way that Village life has paradoxically been enhanced. Policy 8 celebrates and seeks to protect the Village's valued facilities.</p> <p>For a Village surrounded by thousands of acres of wild, untamed moorland, Policy 9 is heartening, as it values relatively small green spaces dotted throughout the three settlements that make up the Village. Some of these are cared for by volunteers and so the act of listing them in the Plan should help to preserve them.</p>

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			I sincerely hope that many Trawden residents will take the time to read this excellent document and acknowledge the effort that has gone into producing it. Trawden is the first settlement in the Borough to get to this stage of the Neighbourhood Plan process, so is a trailblazer for Pendle! I hope too, that the Inspector will respect the local knowledge that informs the Plan on every page.
C002	01550	Historic England Mr Darren Ratcliffe	Thank you for consulting Historic England on the submission stage Trawden Forest Neighbourhood Plan. I provided substantive advice to Adele Waddington on the 11 th December 2017 in relation to an earlier draft; I am pleased to note that the plan has been amended in places to reflect my advice. I have nothing to add to the points raised in my previous correspondence prior to referendum.
C003	00336	Natural England Ms Jacqui Salt	<p>Thank you for your consultation regarding the Trawden Forest Draft Neighbourhood Plan dated 23rd February 2018.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals.</p> <p>We have reviewed the attached plan however Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>If the Neighbourhood Plan changes and there is the potential for environmental impacts, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening exercises may need to be undertaken.</p>
C004	01551	Ms Joanne Turner	<p>Please register my support for the Trawden Forest Neighbourhood Plan. The Parish Council is to be congratulated on this plan. As a resident of Hollin Hall I think that policy 4 (parking) is very good, and hope that the site allocated with 16 parking spaces is developed. Our problems with parking have worsened recently, it has become a nightmare.</p> <p>Thank you to the Parish Council for creating this plan. I haven't read all of it yet, but I wanted to support the ideas on parking and the extra spaces it will give us on Hollin Hall, they are much needed.</p>
C005	01552	Mr & Mrs S Flanagan	<p>Firstly I would like to state that I have never received any information through my door reference this plan- it states on your consultation literature it was delivered to all households in 2016- I never received such a document and the first time I was aware of the scheme/proposals was at the community scarecrow festival in July.</p> <p>I would like to raise objections to site 011 proposal. Development on Hollin Hall. At the moment I am unclear to the exact proposal but would like to summarise my objections as follows:</p> <ol style="list-style-type: none"> 1) I would be concerned to the extra cars driving down the lane; at the moment many vehicles drive too fast and due to number of children using these road would have concerns, also for the animals (horses). 16 bays would increase risk 2) Building on this area would be unsightly and ruin the rural landscape of the village. Green spaces are important to the history of the village and used as amenity for walkers and wildlife. This is the only bit of land in the area that's is still field 3) If building/evacuation of area was to go ahead I would have to raise the issue of previous years issues with the land in front of floats mill. There were many problems with movement of earth/land when the new houses were built and further development in the locality would potentially cause structural concerns. Especially to the homeowners at the top of floats mill estate 4) I bought a home for the countryside view, not to see a view of parking bays and bungalows. If the proposal is to have a car park too, again this would be unsightly and increase pollution in the area and increase noise levels – generating issues with noise and traffic pollution and would also like to see where the access road would be- certain points are very tight and limited for space 5) If the proposal was to be granted I would initiate again discussions with the management company of the car park. Residents should be able to use the land used for car parking – in the plans was to be used for Floats Mill development. (Trawden Beck) Majority of cars- if not all- are used for residents along Hollins hall. So we would initiate the right to install a barrier so the land that belongs to Floats Mill residents- to only be used by us. Approx. cost received from Block Management is around 2k. So I would strongly consider what parking "sweetner" is being used for the owner of the land opp Hollins Hall to gain approval for

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C006	00954	Mr Geoff Hook	<p>Please find attached an extract from an Ordnance Survey sheet depicting an area of Trawden affected by the above Neighbourhood Plan.</p> <p>The land marked in red is owned by my client, within the draught of the above Plan a portion of his land has been designated Local Green Space. This proposed designation, within Policy 9 of the above plan, has been implemented without my clients consent or his knowledge, he therefore wishes to lodge a strong objection to the proposals and request it be removed.</p> <p>My client notes from the definition of Open Space within the NPPF (National Planning Policy Framework) is as follows:-</p> <p><i>“Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.”</i></p> <p>The definition from the Open Space Audit defines open space as:</p> <p><i>“All open space, in public or private ownership, that is located either wholly within, or within 300 metres of, a defined settlement boundary which has the potential to provide amenity value to a community in the form of recreational, environmental, social or economic benefits, together with all formally designated recreation areas irrespective of their location. Such land shall not include land within the curtilage of a private dwelling or private farmland, unless covered by a formal environmental designation e.g. a Biological Heritage Site (BHS).”</i></p> <p>Examples of open space include: Parks, Play Areas, Outdoor Sports (playing pitches, golf courses etc), Amenity Greenspace (incidental areas of grass, vegetation that provide an amenity value), Natural Greenspace (designated wildlife sites), Green Corridors (e.g. former railway line, canal corridor).</p> <p>Local Green Space has a separate definition. The Planning Practice Guidance states that <i>“Local Green Space designation is a way to provide special protection against development for green areas of particular importance.”</i></p> <p>The NPPF indicates that:</p> <p><i>“The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</i></p> <ul style="list-style-type: none"> ·where the green space is in reasonably close proximity to the community it serves; ·where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and ·where the green area concerned is local in character and is not an extensive tract of land.” <p>Should you be unwilling to remove the area of land hatched in green from the Local Plan we would request sight of any formal</p>

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			environmental designation that has been carried out on the land within my clients ownership, subject to one not being available we would again request that the portion of land hatched in green within the Plan be removed.
C007	00954	Mr Geoff Hook	<p>I note from the above proposed plan that once again the opportunity has been missed to provide Winewall with a settlement boundary. I find this somewhat of a mystery as hamlets such as Crowtees in Roughlee, Whitehough in Barley have such boundaries, these are smaller conurbations.</p> <p>I would be obliged for an explanation into why this has not been addressed.</p>
C008	00152	Environment Agency Mrs Liz Locke	<p>Thank you for consulting us on the above. We have reviewed the Trawden Forest Neighbourhood Plan (2018-2030) Submission Version in so far as it relates to our remit.</p> <p>Environment Agency position</p> <p>We object to the Submission Version of the Neighbourhood Plan as it does not comply with the requirements of paragraph 16 of the NPPF.</p> <p>The proposed plan does not support the strategic development needs set out in the adopted Pendle Local Plan Part 1: Core Strategy 2011 – 2030. The proposed site allocations do not comply with Policy ENV7 Water Management, in that a number of proposed residential allocations are in areas at risk of flooding. No evidence or information has been submitted to allow us to conclude that these allocations can be developed safely.</p> <p>Any residential allocation in an areas considered to be at risk of flooding should be supported by sufficient information to demonstrate that the site will be safe. If a site is sequentially acceptable, any mitigation measures necessary to make the development safe should be identified and need to be secured through the plan.</p> <p>The proposed allocations at risk of flooding:</p> <ul style="list-style-type: none"> • Ref 012 – Land to the rear of Black Carr Mill and, • Ref 015 – Black Carr Mill <p>are also directly adjacent to Trawden Brook, which is a Designated Main River watercourse. Separate legislative requirements apply to development within 8 metres of the landward edge of the retaining wall of Trawden Brook and new buildings, walls, private gardens and other features which restrict access to the watercourse will not be permitted. Development over the watercourse (other than for access crossings) will also not be permitted. This could reduce the number of dwellings that may be deliverable on these sites.</p> <p>Overcoming the objection</p> <p>Sufficient information needs to be provided to demonstrate the proposed allocations comply with ENV 7 and to allow the EA to conclude that the sites can be developed safely, without increasing flood risk elsewhere. We would advise you to review the Pendle SFRA and / or contact the EA to obtain relevant flood data. This will allow an assessment of flood risk to establish whether or not allocating these sites for development complies with existing national and local planning policy.</p>
C009	00505	The Coal Authority Ms Melanie Lindsley	<p>Thank you for the notification of the 23 February 2018 consulting The Coal Authority on the above NDP.</p> <p>The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development</p>

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			<p>commencing.</p> <p>As you will be aware the Neighbourhood Plan area lies within the current defined coalfield.</p> <p>It is noted that the Neighbourhood Plan proposes to allocate sites for future development, but these are proposed outside of the area identified as being at risk from likely historic unrecorded coal workings at shallow depth. We would expect consideration to be given, when proposing any site allocations, to surface coal resource and the impacts of mineral sterilisation in accordance with national and local planning policy.</p> <p>In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) please continue to consult The Coal Authority on planning matters using the specific email address of planningconsultation@coal.gov.uk.</p>
C010	01554	Mr Jason Varley VWM Ltd	<p>Please find attached an extract from an Ordnance Survey sheet depicting an area of Trawden affected by the above Neighbourhood Plan.</p> <p>The land marked in green is owned by VWM, within the draught of the above Plan a portion of his land has been designated Local Green Space. This proposed designation, within Policy 9 of the above plan, has been implemented without OUR consent or his knowledge, we therefore wishes to lodge a strong objection to the proposals and request it be removed.</p> <p>My client notes from the definition of Open Space within the NPPF (National Planning Policy Framework) is as follows:-</p> <p><i>“Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.”</i></p> <p>The definition from the Open Space Audit defines open space as:</p> <p><i>“All open space, in public or private ownership, that is located either wholly within, or within 300 metres of, a defined settlement boundary which has the potential to provide amenity value to a community in the form of recreational, environmental, social or economic benefits, together with all formally designated recreation areas irrespective of their location. Such land shall not include land within the curtilage of a private dwelling or private farmland, unless covered by a formal environmental designation e.g. a Biological Heritage Site (BHS).”</i></p> <p>Examples of open space include: Parks, Play Areas, Outdoor Sports (playing pitches, golf courses etc), Amenity Greenspace (incidental areas of grass, vegetation that provide an amenity value), Natural Greenspace (designated wildlife sites), Green Corridors (e.g. former railway line, canal corridor).</p> <p>Local Green Space has a separate definition. The Planning Practice Guidance states that <i>“Local Green Space designation is a way to provide special protection against development for green areas of particular importance.”</i></p> <p>The NPPF indicates that:</p> <p><i>“The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</i></p> <ul style="list-style-type: none"> <i>·where the green space is in reasonably close proximity to the community it serves;</i> <i>·where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</i> <i>·where the green area concerned is local in character and is not an extensive tract of land.”</i>

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C011	01555	Ms Helen Walker	<p>After carefully considering the proposals put forward by the steering group in the Trawden Forest Neighbourhood Plan (2018-2030) I have two main points to make.</p> <p>The first concerns road safety. I was present at a planning meeting back in 2003 (as were many residents of Hollin Hall) when we witnessed the recommendation of the County Engineer; that there should be no further development beyond the Cockhill Club, being completely ignored by Pendle Borough Council in order to push ahead with the development of Hollin Hall Mill. He stated <i>categorically</i> that the road could not sustain any more traffic and that the lack of pavement and narrow nature of the road was already putting pedestrians and vehicles in dangerous conflict. I frequently walk to the end of Hollin Hall from the bus terminus and I can testify that this dangerous conflict of vehicles and pedestrians has indeed got much worse since the development of Hollin Hall Mill. This is a walking route for children going both to Trawden Forest Primary school and to catch the bus to schools further afield and I think it is only a matter of time before a serious accident occurs. This situation is much worse during the winter months when the poor lighting in places can render pedestrians on the narrow road almost invisible to drivers.</p> <p>It is mainly for this reason that I am completely against any more developments that would result in increased traffic along this dangerous stretch of highway being included in the plan.</p> <p>My second point concerns the more specific issue of proposal #11 on land adjacent to 37 Hollin Hall, for two dwellings and a car park. Whilst I think the reduction of on-road parking is a laudable aim, given how congested Hollin Hall is with parked cars, I am not convinced that this car park will make much difference at all. Although it apparently offers an extra 16 parking bays, when the reduction of on-road parking the development itself will cause is considered, the net increase is only 7.</p> <p>Furthermore, I have serious doubts that it will ever actually be built. Once planning permission is granted the landowner/developer may decide the car park project is too expensive (it will be very costly considering the amount of structural work that will be necessary due to the gradient of the ground) and just go ahead with the bungalow/s. I understand that neither Trawden Forest Parish Council or Pendle Borough Council have any power to force developers to stick to either the proposed developments on the Neighbourhood Plan, or the plans they submit for approval, once permission is granted.</p> <p>I have seen this non-compliance with planning permission conditions happen in practice on Hollin Hall twice during my residency here. The bungalow behind Hollin Hall at Slack Booth was only granted planning permission (despite it being on green belt land and beyond the settlement boundary at the time) because the farmer who put in for planning permission claimed he was going to live in it. As soon as it was built he sold it and moved out of the village.</p> <p>In 2003 a lot of effort went into ensuring that the chimney of Hollin Hall Mill was retained for its cultural heritage value following the development there, but without any penalty or consultation it just disappeared one day, thereby conveniently alleviating the need for anyone to pay for its maintenance.</p> <p>Colin Blackburn's offer to build this car park is a blatant inducement intended to persuade Hollin Hall residents not to object to his bungalows being built on this green field site. He is exploiting the village parking problems in order to realise his long held ambition to build again on the land he acquired for this purpose in the 1980s.</p>

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			<p>I feel the steering group have themselves been subtly steered towards including proposal #11 in the neighbourhood plan by members of the group, who are also Trawden Parish Council members and long time associates of Colin Blackburn. This association has become obvious when they have expressed detailed knowledge of his intentions and plans on several occasions during Steering Group meetings. These members of both the Steering Group and Trawden Parish Council are aware that following the protracted fight in the 1980s to obtain permission to built 35 & 37 Hollin Hall, Colin Blackburn was obliged to sign, as part of the planning permission, an agreement not to seek any further planning permission for houses on this land at any time in the future. How then can permission be granted for him to proceed with proposal #11? It should be noted that readiness to proceed with the development was a key element in the scoring criteria during the Site Assessment exercise carried out during May 2017.</p> <p>Also it was only following much reconsideration and adjustment of figures (see attachments) that this green field site was awarded the same number of points (158 - just enough to scrape through to inclusion in the final plan) in their Site Assessment exercise, as proposal #13 (the brown field site at Concept Staging). These are clearly very different propositions for development and yet have been recorded as comparable by the steering group.</p> <p>The first I knew about the existence of the Trawden Forest Neighbourhood Plan Steering Group was during the initial launch of the consultation exercise at The Trawden Garden Festival in July 2017. During a conversation I had with John Dransfield, from the steering group, he assured me that despite any objections that may be raised this development on Hollin Hall “was going to happen”. I sincerely hope that as events unfold his prediction doesn’t come to expose this whole process as mere window-dressing for a foregone conclusion.</p> <p>To conclude, I am completely against proposal #11 - the development adjacent to 37 Hollin Hall being included in the Trawden Forest Neighbourhood Plan and request that it be removed prior to approval by Pendle Borough Council.</p>
C012	01556	Mr Colin Munro	<p>I am submitting my representation comment in regard to the Trawden Forest Neighbourhood Plan public consultation as invited by Pendle Borough Council.</p> <p>First of all I'd like to thank the TFNP steering group members for giving their time, effort and input in producing a great plan. The majority of the work is good for Trawden. Well done. And I understand thanks are also due to key personnel at PBC who have ably assisted sometimes attending evening meetings at Trawden. Thank you.</p> <p>My response is tempered with the knowledge that one of the 'sites' would have not been included if the landowner didn't have 'friends' on the Parish Council. I believe acquaintances and loyalties have had an influencing role in getting what should be a rejected site included in the plan.</p> <p>Thus I am alerting Pendle Borough Council and the Independent Examiner of this prejudice through this representation.</p> <p>Site number 011 (ref. P279) is a field grazed by sheep outside the existing Settlement Boundary. The field in question has been the subject of a failed planning application in 1994, and a failed attempt to be included in the current Settlement Boundary (Replacement Pendle Local Plan Omission Sites ref X51) circa 2005.</p> <p>I have witnessed Trawden Forest Parish Councillors manipulating the steering group on several occasions allowing this landowner's submission to be put forward as acceptable and giving it, in my view, wrongly supported status.</p>

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			<p>It would be a shame if all the hard work of the TFNP steering group participants amounted to nothing because of a NO vote in the resident referendum because of the "strong anti-feeling" towards this one site.</p> <p>Here are just some points that support my comments:</p> <ul style="list-style-type: none"> • At the July 2017 (Garden Festival) consultation, the Parish Council representative at the Saturday presentation advised me on several occasions during my information gathering for site 011 that 'it WAS going to happen'. How can that be so even before the consultation had closed!? • The July Consultation was flawed. A poster proudly announcing "Policy 1 – would support developments only WITHIN the settlement boundary" and a map showing a settlement boundary turned out to be wrong. This critical inaccuracy lulled residents in to believing that nothing would be done outside the displayed settlement boundary. (site 011 is outside) • No commissioning or conducting of independent parking surveys of the alleged 'hot spots' in the village has taken place. Although there is a problem with the amount of traffic near the site, parking is not actually an issue*. A survey would show this and negate the landowners "sweetener" of a car park proposal. • Certain Trawden Forest Parish Council members of the steering group seemed to know a lot about the plans and promises of the landowner. Email correspondence was witnessed. • The landowner carries out accountancy duties for the Parish Council. <ul style="list-style-type: none"> *A car park survey was done by a local resident and submitted to the Steering Group but only the Parish Councillors saw it. A diluted summary was then presented to the steering group for their 'agreement'. *The Steering group ignored several invites from a local resident to drive to the alleged parking 'hot spot' near site 011 to show that parking was available any evening. Perhaps they knew parking wasn't a problem but wanted to avoid proof. <p>Finally: Which of the two sites below is more suitable to build houses on? The answer = they both are. According to the TFNP they both score exactly the same (158) and consequently were both supported. Instinct tells you something is wrong here. I ask Pendle Borough Council to continue doing the right thing as you did in 1994 and 2005 and have site 011 remain outside the settlement boundary and remove it from the plan before it goes to public referendum.</p>
C013	00954	Mr Geoff Hook On behalf of Dale Contractors	<p>Land Bank Quarry, Trawden</p> <p>Please find attached an extract from an Ordnance Survey sheet depicting an area of Trawden affected by the above Neighbourhood Plan. Grid ref 390982E 439499N</p> <p>The land marked in red is owned by my client, within the draught of the above Plan a portion of his land has been designated Local Green Space. This proposed designation, within Policy 9 of the above plan, has been implemented without my clients consent or his knowledge, he therefore wishes to lodge a strong objection to the proposals and request it be removed.</p> <p>The NPPF States :- 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement</p>

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			<p>investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.</p> <p>77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> ● where the green space is in reasonably close proximity to the community it serves; ● where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and ● where the green area concerned is local in character and is not an extensive tract of land. <ul style="list-style-type: none"> ● It is my clients contention that the land within his ownership is not in close proximity or accessible to the local community. ● The land is not of local significance to the local community, it bears no historical significance, the recreational value is nil as there is no public access to the area concerned. ● The area is a Conservation Area and has such the trees have significant protection under the existing legislation. ● It would appear that the proposed TFNP proposes a significant amount of green space areas which would drastically reduce the potential for reasonable development for years to come. The whole plan, it would appear, stifles any future development or expansion of the Trawden Forest Area <p>My client notes from the definition of Open Space within the NPPF (National Planning Policy Framework) is as follows:-</p> <p><i>“Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.”</i></p> <p>The definition from the Open Space Audit defines open space as:</p> <p><i>“All open space, in public or private ownership, that is located either wholly within, or within 300 metres of, a defined settlement boundary which has the potential to provide amenity value to a community in the form of recreational, environmental, social or economic benefits, together with all formally designated recreation areas irrespective of their location. Such land shall not include land within the curtilage of a private dwelling or private farmland, unless covered by a formal environmental designation e.g. a Biological Heritage Site (BHS).”</i></p> <p>Examples of open space include: Parks, Play Areas, Outdoor Sports (playing pitches, golf courses etc), Amenity Greenspace (incidental areas of grass, vegetation that provide an amenity value), Natural Greenspace (designated wildlife sites), Green Corridors (e.g. former railway line, canal corridor).</p> <p>Local Green Space has a separate definition. The Planning Practice Guidance states that <i>“Local Green Space designation is a way to provide special protection against development for green areas of particular importance.”</i></p> <p>The NPPF indicates that:</p> <p><i>“The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</i></p> <ul style="list-style-type: none"> ·where the green space is in reasonably close proximity to the community it serves; ·where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and ·where the green area concerned is local in character and is not an extensive tract of land.”

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C014	01468	Mr Geoff Hook On behalf of Mr Roy Pickles	<p>Land at Green Bank House, Trawden</p> <p>Please find attached an extract from an Ordnance Survey sheet depicting an area of Trawden affected by the above Neighbourhood Plan. Grid ref 391736E 437662N</p> <p>The land marked in red is owned by my client, within the draught of the above Plan a portion of his land has been designated Local Green Space. This proposed designation, within Policy 9 of the above plan, has been implemented without my clients consent or his knowledge, he therefore wishes to lodge a strong objection to the proposals and request it be removed.</p> <p>The NPPF States :-</p> <p>76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.</p> <p>Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.</p> <p>77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> ● where the green space is in reasonably close proximity to the community it serves; ● where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and ● where the green area concerned is local in character and is not an extensive tract of land. <ul style="list-style-type: none"> ● It is my clients contention that the land within his ownership is not in close proximity or accessible to the local community. ● The land is not of local significance to the local community, it bears no historical significance, the recreational value is nil as there is no public access to the area concerned. ● The area is a Conservation Area and has such it and the trees have significant protection under the existing legislation. ● It would appear that the proposed TFNP proposes a significant amount of green space areas which would drastically reduce the potential for reasonable development for years to come. The whole plan, it would appear, stifles any future development or expansion of the Trawden Forest Area ● The land is within the curtilage of a private dwelling. <p>My client notes from the definition of Open Space within the NPPF (National Planning Policy Framework) is as follows:-</p> <p><i>“Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.”</i></p>

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			<p>The definition from the Open Space Audit defines open space as: <i>"All open space, in public or private ownership, that is located either wholly within, or within 300 metres of, a defined settlement boundary which has the potential to provide amenity value to a community in the form of recreational, environmental, social or economic benefits, together with all formally designated recreation areas irrespective of their location. Such land shall not include land within the curtilage of a private dwelling or private farmland, unless covered by a formal environmental designation e.g. a Biological Heritage Site (BHS)."</i></p> <p>Examples of open space include: Parks, Play Areas, Outdoor Sports (playing pitches, golf courses etc), Amenity Greenspace (incidental areas of grass, vegetation that provide an amenity value), Natural Greenspace (designated wildlife sites), Green Corridors (e.g. former railway line, canal corridor).</p> <p>Local Green Space has a separate definition. The Planning Practice Guidance states that <i>"Local Green Space designation is a way to provide special protection against development for green areas of particular importance."</i></p> <p>The NPPF indicates that: <i>"The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</i> <ul style="list-style-type: none"> ·where the green space is in reasonably close proximity to the community it serves; ·where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and ·where the green area concerned is local in character and is not an extensive tract of land."</p> <p>Should you be unwilling to remove the area of land hatched in green from the Local Plan we would request sight of any formal environmental designation that has been carried out on the land within my clients ownership, subject to one not being available we would again request that the portion of land hatched in green within the Plan be removed.</p>
C015	01468	Mr Geoff Hook On behalf of Mr Roy Pickles	<p>Land Adjacent to Rye Croft, Trawden</p> <p>Please find attached an extract from an Ordnance Survey sheet depicting an area of Trawden affected by the above Neighbourhood Plan. Grid ref 391691E 438035N</p> <p>The land marked in red is owned by my client, within the draught of the above Plan a portion of his land has been designated Local Green Space. This proposed designation, within Policy 9 of the above plan, has been implemented without my clients consent or his knowledge, he therefore wishes to lodge a strong objection to the proposals and request it be removed.</p> <p>The NPPF States :- 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.</p> <p>77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p>

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