

Hearing Statement for Matter 12

Independent Examination of the Hyndburn Local Plan.

On behalf of Clowes Development and McDermott Homes

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1. Introduction

- 1.1. Pegasus Group are instructed jointly by Clowes Developments (UK) Limited and McDermott Homes (hereafter referred to as the Clients) to make representations to the Independent Examination of the Hyndburn Local Plan Inspector's Matters, Issues and Questions for Examination.
- 1.2. As the Council and the Inspector will be aware, our Clients have a live planning application on the former Huncoat Power Station site (Ref: 11/21/O657) which forms part of the Huncoat Garden Village. The application seeks permission for the *"Proposed redevelopment for up to 360 residential units, together with associated landscaping, open space, access and infrastructure"*.
- 1.3. The main aim of this Hearing Statement is to support the site at Huncoat Power Station, identified as a formal residential allocation, as part of the Huncoat Garden Village. This Hearing Statement seeks to clarify our Clients' position in relation to the review of the Plan to ensure that it is positively prepared, justified by evidence, and deliverable and can move forwards to adoption.

Issue 12 – Is the monitoring framework of the Plan effective and consistent with national policy?

Implementation and monitoring

Q12.1. Is the proposed Monitoring Framework set out in document HO14 appropriate and robust?

- 1.4. No, the proposed Monitoring Framework set out in document HO14 is not appropriate or robust. The framework does not provide the level of detail or specificity required to ensure effective monitoring of key policies.
- 1.5. Please see our further comments at Q12.2 below.

Q12.2. Are the proposed indicators and targets appropriate and measurable? Are any others necessary for monitoring to ensure the soundness of the Plan?

- 1.6. The proposed indicators and targets for monitoring Policy SP2 are not fully appropriate or measurable in their current form. Monitoring of SP2 needs to be broken down into smaller components to ensure the ongoing and meaningful tracking of the transformational change at Huncoat Garden Village, which is a key part of Strategic Objective 2 of the Local Plan.
- 1.7. It is important for this monitoring to be provided yearly through the Council's Annual Monitoring Report, with clear 5-yearly totals against the 1,600 homes expected across the Plan period. This approach would allow for regular assessment of progress and provide transparency for stakeholders.
- 1.8. If targets continue not to be met, it needs to be clear what actions should be taken.
- 1.9. Additionally, point three of Policy SP3 indicates a separate mechanism to secure planning obligations within the Garden Village. If this mechanism is to be implemented, then SP3 needs to have a separate monitoring indicator, target, and data source to collate this information specific to the Garden Village. This would ensure that planning obligations are being delivered as intended and that the necessary infrastructure and community benefits are secured.
- 1.10. The current indicators and targets lack detail and measurable targets for ensuring the Plan's effectiveness. More granular, site-specific monitoring is needed to address Huncoat Garden Village's unique characteristics and support plan delivery and actions to address any failure to meet specified targets needs to be identified.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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