



Trawden Forest Neighbourhood Plan

Steering Group Meeting Minutes - 18th Feb 2026

Members present: Cllr Adrian Foulkes, Cllr Barry Hodgson, Borough Cllr Sarah Cockburn-Price, Freda Lester, Clerk Adele Smith

1. Progress Report and Request for Information from NH

There was a query raised regarding the viability of Air BnB's and what happens if they are not successful as a business and become vacant dwellings? Do they count towards housing targets? Some of these opportunities may fall outside of the settlement boundary where house development would not be permitted except for exceptional circumstances. Clarification required on this.

Freda has attended the first meeting of the new Ecology Group who are interested in preserving the green spaces and wildlife in the area. It was suggested that the Lancashire Nature Recover Strategy be incorporated into the new Plan.

2. Progress Report for TPC

Adrian reported that O'Neill Homer have produced a number of documents Trawden Forest Design Code February 2026_v3.pdf and Character Area Map v5.pdf so far for the revised plan. All documents are available on the shared google drive. If anyone needs to log in for this, they need to contact either Cllr Foulkes or the Clerk for the information.

3. Character Area Map Discussion

A revised Character Map has been provided by O'Neill Homer, and this was approved by the working group. **The group asks the Parish Council to also approve this map. Character Area Map v5.pdf**

4. Conservation Area Discussion

In order for the Neighbourhood Plan to be successful, a new Conservation Area (CA) plan would be of benefit. O'Neill Homer has given a cost of £14,000 for this to be created and the decision whether this should be followed up will need to be made by the Parish Council. Colne Area Committee are funding other CA plans to a value of £5000. **Councillors need to decide who, if anyone would carry out this new appraisal and whether this funding should be applied for.**

5. Sustainable Growth Discussion

It was suggested that a 'call for sites' be put out to the Parish to see if there is anyone who has land who may, in the future consider this for residential development. **The group asks the Parish Council to approve this request.**

5.1 Manage the Character of Development

The Design Code will group together areas of the parish that will have guidelines of what type of development is expected in that defined area. Some work has been done on this, but it does need some editing. This information will be integrated within the 'made', current Neighbourhood Plan and that document will be built on. Some of the detail within the current plan will become a background document giving historical information.

It was suggested that, where required, material palettes will be added to the Design Code so developers will be aware of the expectations for that area.

5.2 Meet the needs for sustainable and type of Housing Requires data from ONS

5.3 Promote and manage off road parking areas

Parking continues to be a problem throughout the Parish, and it was suggested that the future developments should account for the real number of vehicles that are within each property and maybe remove the idea of garages as it is known that very few people use garages for their cars.

5.4 Enhance local amenities

As part of the Pendle Local Plan, the Parish Council completed several local green spaces that it hoped would be included in their Plan. These were rejected, but consideration needs to be given to these within this replacement plan. The Clerk will forward the completed documents to members of this group.

Cllr Hodgson asked the group whether they thought that the White Lee Head Club (Cockhill) should be listed as an asset of community value. **The group agreed that it should and asks the Parish Council to also agree this.**

5.5 Support and encourage Tourism

The Trawden Arms now has rooms available for overnight accommodation since the last Plan was made. There are some Air BnB's in the area, but it not known how many there are. This form supports all local amenities but is there a need to put a maximum number on these?

6. Any Other Business

None

Meeting closed 3.45pm