

The notes of this meeting are intended as a general account of the meeting and are not a verbatim record

Hyndburn Borough Council Core Strategy and Accrington AAP Examination

Examination Hearings

Tuesday 20th September 2011
Afternoon Session

Attendees		
Stephen J Pratt	Planning Inspectorate	SJP
Michael Walker	Programme Officer	MW
Ursula Reilly / Steve Watson	Note taker	
Hyndburn Council Team		
Simon Prideaux	Head of Planning and Transportation	SP
Joanne Macholc	Principal Planning Officer	JM
Farooq Rafiq	Assistant Planning Officer	FR
Anne Hourican	Senior Environmental Initiatives Officer	AH
Cllr B Dawson	Chair of Planning	
Other Participants		
David Proctor	Planning Policy Team Leader (Blackburn With Darwen Council)	DP

SJP JM SJP	<p>Purpose: to discuss Balanced Development Strategy</p> <p>Any changes relating to this issue?</p> <p>FPC47 sets out the Balanced Development Strategy as a policy.</p> <p>Summarised Blackburn with Darwen's position: needs to be clear policy framework for thematic policies in CS, subsequent DPDs and DM decisions.</p>
DP	<p>Referred to 3.1.21 of Statement. Changes now incorporate BDS into policy, addresses objections, satisfied.</p> <p>Key diagram should show general extent of Greenbelt.</p> <p>has concerns re affordable housing – to be discussed Thursday.</p> <p>Blackburn with Darwen content with changes...</p>
SP SJP	<p>Council will show green belt on key diagram if needed.</p> <p>sought clarification that BDS did not include anything new, are matters covered elsewhere in CS?</p>
SP	satisfied it does not introduce new matters not covered elsewhere in CS.

	2.19Cc of statement sets out willingness to introduce policy.
SJP	Asks Council to explain key elements of spatial strategy and how it emerged.
SP	<p>Issues and options – development of those led to series of options</p> <p>Consultation showed need for strategy which picked out bits of options which suit Hyndburn, resulted in - balanced strategy. Done in context of Penning Lancs etc.</p> <p>Articulate framework for Core Strategy and later development strategies.</p> <p>Described key elements of strategy.</p> <ol style="list-style-type: none"> 1) Settlement pattern 2) Accrington town centre providing key retail needs, second Great Harwood town centre, Rishton town centre – strengthen 3) Rural areas – farm diversification Promoting leisure facilities. Belthorn and Altham 4) Land requirements fro housing needs 5) Strategic employment sites Whitebirk 6) Improvement of poorer employment sites 7) Strategic housing sites former Huncoat mining site 8) Monitoring Greenbelt – important changes listed 9) Brownfield land to be prioritised Huncoat benefits from accessibility. 10) Climate change 11) Importance of environment, protection of assets 12) Access to range of services including transport for communities
SJP	In strategy nothing new in terms of policy elements
SP	Nothing new although differs slightly from original text
SJP	Changes taken from other policies?
SP	Confirm - everything already in Core Strategy, nothing new.
SJP	PPS 12 refers to realistic alternatives.
SP	Originally considered – 6 alternatives
SJP	Assessed as part of sustainability appraisal
SP	Did SA look at preferred options?
SP	Yes
	Sustainability Appraisal looked at preferred option and 2 other alternatives
	Employment led and Housing led options discounted, reasons in Sustainability Appraisal

	Hybrid approach preferred, considered most beneficial. Satisfied all reasonable alternatives considered
SJP	Should balance development strategy be set out in over arching policy?
SP	Content for this if it improves the document
SJP	It elevates strategy to policy. Should reference be made to sustainable development as per Draft National Planning Policy Framework?
SP	No clear definition of sustainable development yet? .BDS seeks to do this.
DP	Discussion highlighting difficulty in defining sustainable development. Easier to define in vision and other high level parts of document which the CS does.
SP	Vision para 33 establishes a need for sustainable patterns of development - 3.2 sustainable transport) -3.3 “ “) -3.5 “ “) 3.11 “ “) etc. all refer to sustainability
SJP	Statement 2.19c notes Council agree to including BDS in policy Is the BDS clear in terms of how much development will take place, where and when?
SP	Responded by explaining elements of BDS. Referred to spatial elements, amount of housing, employment land and town centre development in later, separate policies and AAP. Indication of needs of Borough –
SJP	Is it clear where it's going?
SP	Yes
SJP	When?
SP	Referred to chapter 9 and Appendix 9 of CS
SJP	Is a housing trajectory included in strategy?
FR	a revised housing trajectory is included at Appendix 4 and FPC33.
SP	Confirms no phasing policy in CS . Topic paper on infrastructure.
SJP	Are main elements of CS justified, effective, deliverable and soundly based?
SP	Yes. Represents balance between requirements and constraints.
SJP	Referred to housing on greenfield sites – Representation on behalf of Mr Grimshaw some alteration in relation to former Areas of Special Restraint
SP	Core Strategy is clear: Para 4.26 refers to review of Areas of special restraint Policy not saved, CSsupp3.7 refers to saved policies of Local Plan. ASR policy not included. CS_Supp 3.8 – GONW letter re saved policies.
SJP	Asks for Council to produce a note on status of ASRs

SJP	Does Core Strategy give sufficient emphasis to housing renewal?
DP/SP	Yes
SJP	Does it adequately reflect cross boundary issues?
SP	Reflects many issues considered at Pennine Lancashire level e.g. PLLACE, PLOG and Regenerate PL.
SJP	What current makeup and operation of Pennine Lancs
SP	PLACE Group of Pennine Lancs Authorities who have joint meetings every 6 weeks and produced Pennine Lancs Spatial Guide.
DP	Also refers to PLLACE – constituted committee of Council Leaders – public meeting
SJP	Is CS sufficiently flexible?
SP	Yes , will be able to respond to change. No prioritisation re Brownfield or Regen. Areas. Viability CS need to provide framework to encourage development and work pro-actively with developers
SP	confirms intention to review Core Strategy every 5 years
SJP	Refers to Key diagram – pg 34 Core Strategy. Should illustrate pattern and amount of development and also show general extent of Green Belt. Can it be shown on diagram. Can revised key diagram be produced by end of this exam?
SP	Yes can do that (on homework list).
SJP	Accrington most important centre, can it be distinguished from rest. Plan doesn't show hierarchy of centres.
SP	Yes will also consider this.
SP	Asked is it normal practice to include text clarifying that diagram refers to general extent of Greenbelt not specific boundaries?
DP	Blackburn with Darwen CS shows Greenbelt but no text
SP	Suggest could include key diagram explanation in glossary.
SJP	Wouldn't worry too much as only intended to be a diagram
	Discussion about governance arrangement in relation to further possible Public Consultation - on homework List.