

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

Friday 23rd September 2011

Morning Session

Attendees		
Stephen J Pratt	Planning Inspectorate	SJP
Michael Walker	Programme Officer	MW
Ursula Reilly	Note taker	UR
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
Other Participants		
None		

SJP	Resumed examination. Additional points on Gypsies and Travellers
SP	Proposing a change to Policy H3 for clarity; second bulletpoint should relate to protecting <i>permanent</i> sites.
SJP	Chapter 2 of Core Strategy, 'Borough and People' does this refer to Gypsies and Travellers?
SP	No.
SJP	Policy H3 – Gypsies and Travellers Provision Policy, is there any reference in the text indicating scale of provision up to 2016? I.e, 10 permanent and 5 transit pitches?
SP	No not currently but could incorporate into subsequent SA/DM DPD.
SJP	Core Strategy should refer to 10 & 5 pitches up to 2016 to assist SADPD. What happens post 2016? Partial Review suggesting 3% compound increase. RSS Partial Review abandoned but does text of Core Strategy refer to provision after 2016?
SP	Currently no but can consider inclusion. At moment not clear what will happen after 2016.
SJP	Helpful if confirmed in text.

	<p>Homework: Revised text for Huncoat by Tuesday all rest done by a week today.</p> <p>Referred to FPC's 44, 48, 49 and 50</p>
SJP	<p>Council's position set out in 2.19f, does it accord with Government's latest policy statement on Education?</p>
SP	<p>Addressed relationship of policy and new Government Policy 'Planning for Schools Development'. Content Policy is consistent with latest guidance.</p>
SJP	<p>Notes abandonment of Building Schools for the Future programme but there are still projects ongoing?</p>
SP	<p>LCC still have a capital programme for schools. Recommendation of deleting text referring to 'Building Schools for the Future' and the relevant footnote.</p>
SJP	<p>Health HC1 – HC4 Design of residential roads included to reduce traffic speeds. Council;s Statement sets out an extensive response.</p>
SJP	<p>Referred to sustainability appraisal. Policy HC1 is complimentary to Policy ENV1 to develop an infrastructure network. Is it a burden on developers to have to provide open space in terms of economic viability?</p>
AH	<p>Provision of green space not an economic burden as enhances development value.</p>
SJP	<p>Developer might see provision of green space as additional cost as it could be land that could otherwise built upon.</p>
AH	<p>Doesn't apply to all developments, only 10 or more properties and not necessarily on site itself. May be provision can be through enhancement of adjacent space. Common current development practice</p>
SJP	<p>Does Core Strategy set out scale of provision and are there current standards?</p>
AH	<p>Not in Core Strategy, to be dealt with in Development Management DPD.</p>
JM	<p>Local Plan includes standards for open space provision based on NFPA 6 Acre Standard.</p>
SJP	<p>Also in Infrastructure Topic Paper.</p> <p>Policy HC2 Leisure health and Culture.</p>

SJP	Does it encompass all leisure, health and culture? Culture encompasses tourism.
SJP	Policy HC3 Design of Residential Roads. PPG13 and new manual for streets explained in HC3 and is in accordance with PPG13. Summarised statement 2.19f part c 1. Is there reference in the LTP?
JM	P19 of LTP Strategy and also P11. Diagram on Page 10 of adopted LTP strategy sets out priorities. Page 11 sets out priorities for the early years. Including improving road safety. Also referred to 3 rd Paragraph and P18 529 and P19 rollout 20 MPH areas in residential areas and outside schools P66 Map and P68 specifically Hyndburn implementation of 20 MPH areas. 20 MPH areas marked in Green, Blue and Dark Blue.
JM	County Council are responsible for implementing LTP as a Highways Authority. Draft Implementation Plan includes 20 MPH Zones, unlikely to change in the adopted version.
SP	Suggesting 20MPH zones designed into developments. Existing streets done on a design basis and to be retro fitted
SJP	Referred to LTP and Draft Implementation Plan.
SJP	HC4 Community Benefits/Planning Obligations Has Council decided to introduce CIL?
SP	CIL considering, to be decided shortly. Current concerns about viability.
SJP	Only 2 authorities with adopted CIL. Other Authorities considering.
SP	Don't want to over burden developers. Brownfield sites unlikely to be viable but CIL maybe a possibility on Greenfield sites.
SJP	Apart from Huncoat are there any areas requiring major infrastructure?
SP	No further major infrastructure required.
JM	FPC48 to include cultural in relation to Planning Obligations. ENV1 Environment Green infrastructure AAP 455 issue of flooding also in suggested further changes. No policy in plan about flooding as simply duplicated national policy. ENV4 includes criterion in relation to flood risk.
SJP	How will policy deliver G.I.N Green Infrastructure Network?
AH	Response set out at 2.19f part C) a i.

SJP	ENV2 The Coal Authority concerned about mineral resources, however the protection of mineral resources covered by Lancs M&WDF
SP	There is reference in the Core Strategy to M&WDF.. Extensive coal workings taken place in Borough, Council has made amendments after comments made by Coal Authority.
SJP	Notes Council's response that Policy ENV3 covers all relevant landscape types and reference to LCC Landscape and Heritage SPG. Submitted recently to the Library (Post_2.28), notes status as a former SPG.
AH	Policy Env 3 Landscape cross references to Env 6 for urban landscape issues.
JM	RSS Policy EM1 set out similar approach to former SPG
SJP	Former L & H SPG has plans showing all landscape types.
SJP	ENV4 Council's statement reinforces development strategy and provides framework for SA & DMDPD.
JM	FPC44 includes more text relating to mineral and waste development framework.
JM	FPC 53 expands definition of natural resources so can include mineral resources.
SJP JM	What doing about Lancashire Renewable Energy Capacity Study. FPC49 – introduces new text relating to Lancashire Energy Study Still potential capacity commercial scale wind energy developments. Does not include specific targets or identify locations for renewable energy.
AH	Renewable Energy Study has technical figures of 362KW capacity but needs a lot more local work.
SP	Unconstrained capacity concerns there are considerable constraints so figure of 363 KW is misleading.
SJP	Further work to be done, update text to take account of findings of study and included in latest schedule.
SJP	ENV6 Is a criteria based policy and demonstrates expectations on new developments.
SJP	ENV7 Does it cover all main potential environmental impacts ?

SP	Yes, provides a hook for more policies in DMDPD
	Accessibility Policies T1 – T3 Improving connectivity
SJP	Does T1 give sufficient guidance to sustainable and accessible locations?
FR	ENV 4 is a more appropriate policy to ensure all development is in sustainable locations. Pennine Reach Scheme and Todmorden Curve Rail improvement mentioned.
SJP	Policy T2 - Cycle and footpath networks; Council's statement confirms specific locations will be identified in SA DPD including a Map of key cycle and pedestrian network.
SJP	T3 Motorway and Trunk Road Improvements. Highway Agency has no objections concerning capacity, specific issues relating to Whitebirk. Has overall impact of traffic been assessed on strategic road network?
SP	Council will review HA comments. Core Strategy recognises some problems on M65 which need to be addressed. Highways Agency and LCC both consulted on Core Strategy. Haven't done a traffic model. Worked closely with HA on Whitebirk. Number of motorway junctions where development would have an impact. J6 improvement undertaken to signalise roundabout. HA now relaxed proportion of development at Whitebirk I to 88%. Currently consulting HA on J7 on planning application. Some other issues in relation to trunk road identified by Atkins Report. Planning Permission granted for Whinney Hill Link Road. Transport Assessment would have been carried out. Lot of work done for a new access for a site to Huncoat and potential changes to junction designs for junction 8. Council will provide an additional note. Letter 17 December 2010 from Diane Kisiel. Talks about strategic networks. Looks at T1, T2 and T3. Suggesting changes to text to accommodate changes being requested. No challenge to Core Strategy all very positive. Letter submitted at publication stage; but nothing at revised publication stage.
SJP	Improvements likely to be required at M65 Junction 6 and A56 at Huncoat. Infrastructure Topic Paper refers to possible widening and junction signalling improvements.
SJP	Notes FPC50 which proposes additional text to Para 4.91 to reflect letter from HA (date 17-9-10).
SJP	Reviews Homework List

Opening statement submitted to examination library
Schedule of changes indicate the status of the change
Local Plan and Proposal map provided
Copy of Partial Review and Panel Report.
Revise Huncoat part for CS (tracked changes and as finished)
for Tuesday morning session.
Consider Arrangement and timescales for consultation on FPCs
Amendment to Key Diagram of greenbelt.
Council to provide a note on status of former ASR's
Council to submit plan of Employment Sites from ELS to library
Council to consider introducing floor space threshold for impact
assessment as part of FPC5.

Changes to Para 4.26 former ASR's to be reviewed by Monday
Changes to H1 residential gardens text to amended and submitted.

Changes to Para 4.37 requires minor modification.
Submit Gypsies and Travellers Interim Policy to the library.

Changes to text on Affordable Housing (viability and review period) to be
included.