Dear Simon

Hyndburn Core Strategy Consultation

Burnley Borough Council Representations CS 036/01 and CS 036/02

Thanks to you, Paul and Farooq for coming to Burnley to meet with myself, Margaret and Pete regarding Burnley Borough Council’s outstanding objection to the Hyndburn Core Strategy.

I think we had a good and constructive discussion about a number of planning issues that relate to the west of Burnley/east of Hyndburn. We also took the opportunity to catch up on the timetable for the Core Strategy Submission and likely timetable for the Examination in Public.

We reiterated the reasoning behind the representations that Burnley Borough Council had made to the Hyndburn Core Strategy. Our concerns were broadly related to the need to protect the work that was then underway on rebalancing the housing market in East Lancashire, and our desire to protect the integrity of the greenbelt between our respective settlement areas.

You explained the planning history of the Huncoat area and what brought about the potential extension of the greenbelt boundary to accommodate future development. I understand that the previous large housing site that you had hoped to bring forward in Huncoat would not now be taken forward largely because of the views of the local community who wish to see it retained as the ‘green lung’ for Huncoat. I also appreciate the need to provide a selection of different types of housing site ‘offer’ for potential developers. The housing site ‘swap’ and the longer term proposals for the area will hopefully meet Hyndburn Council’s aspirations for the area.
You were able to explain about the future of the former Hapton Power Station site following the County's unsuccessful CPO bid, the unlikelihood that the Waste Technology Park proposal will go ahead, and the need to press forward with future development of the site for B1, B2 and B8 uses. The development of this site will not commence until a suitable access road is built and can therefore be regarded as a longer term aspiration rather than an early proposal for investment.

I understand that the road infrastructure proposal will be taken forward in the Core Strategy and that you are intending to follow the Core Strategy with a Development Brief SPD for Huncoat which will add further detail and phasing information for all the proposed developments in the area.

I think you are right in regarding the green belt extension to be 'non strategic', whilst being no advocate of 'brownfield/greenfield swaps' I feel that you are responding appropriately to the local situation.

The actions you have taken in response to the wishes of your local community in this area by providing an alternative housing allocation to that originally proposed and then opposed in the draft Core Strategy is consistent with the new localism agenda. We shall no doubt find ourselves faced with similar situations in Burnley as we move forward with our Core Strategy.

With this consideration set out, I am formally withdrawing the objections (CS036/01 and /02) to the Hyndburn Core Strategy.

Good luck with the submission and subsequent tasks!

Yours sincerely

Sue Graham
Head of Planning and Environment
sgraham@burnley.gov.uk