The Balanced Development Strategy

Recognising the locally distinctive features in Hyndburn, the Core Strategy presents both Borough-wide policies and a policy framework for the spatial components that comprise the Borough. The following overarching policy sets out the Balanced Development Strategy which provides the overall spatial framework with in which future development will take place in the Borough. It provides the context for the thematic and area policies in the following chapters. It will also provide the strategic context for policies which will follow in later Development Plan Documents.

The Strategy seeks to provide balanced policy interventions aimed at delivering the objectives and vision of the Core Strategy with minimum negative impacts. It is framed within the context of Climate Change and prescribes the broad locations where development will take place, building on the existing settlement hierarchy, which continues to recognise Accrington as the main town in the Borough. It recognises the importance of developing brownfield land and securing regeneration but also recognises the benefits associated with developing in highly accessible locations on the periphery of the existing urban area. At the same time, the policy will protect the majority of the rural areas from development, maintaining the distinctiveness of these areas. It seeks to protect and enhance environmental assets whilst ensuring that new development does not have an unacceptable impact on those assets. A final aspect of the strategy is to ensure that it supports enhanced accessibility and connectivity.

Policy BD 1 The Balanced Development Strategy

The following principles underpin the Local Development Framework for Hyndburn and other elements of the LDF, strategies and individual proposals should adhere to these principles:

a) The existing settlement pattern and hierarchy of centres will be maintained and supported by concentrating development within the urban areas and in centres of a scale and type appropriate to their role. Accrington and its townships will accommodate the majority of new development. Modest growth is proposed in Great Harwood and Rishton would develop in a manner consistent with its size and function. Development that is appropriate to the scale and role of the townships will be supported to help sustain these areas and the services they provide to their communities.

b) Accrington Town Centre will be the principal centre and will provide for the Borough’s key services, retail and town centre needs. Great Harwood will develop as a historic market town where new retail and town centre uses will be supported in the Town Centre provided it is at an appropriate scale. Rishton Town Centre will be strengthened and enhanced as a local centre to provide key services to the local community.

c) Development within the rural area will be limited to that supporting farm diversification and promoting leisure and recreational facilities whilst retaining landscape character.
Within the settlements of Belthorn and Altham new development will be limited to that required to meet specific local needs that satisfy the requirements of Green Belt and other rural policies.

d) Sufficient land will be made available to meet the Borough’s employment and housing needs. Development of strategic employment sites at Whitebirk and Huncoat will help provide higher value job opportunities in accessible locations. Good quality employment sites will be protected and the improvement of poorer sites by allowing enabling development will also be supported. Land at the former colliery site at Huncoat will be developed for high quality housing to help meet the Borough’s housing needs.

d) The overall general extent of the Green Belt will be maintained. Locally important changes to the Green Belt will made at the following locations:
   i. Huncoat, between Altham Lane and the Railway;
   ii. The former Huncoat Colliery, north of the railway;
   iii. Oswaldtwistle, the former chemical works;
   iv. Land to the south of Altham Business Park.

e) Priority will be given to developing brownfield land within the urban areas, focussing investment and improvement in key regeneration areas and attracting new development into the highly accessible settlement at Huncoat.

h) The LDF will recognise the importance of protecting and enhancing green infrastructure and addressing the causes and consequences of climate change.

i) The LDF will recognise the importance of the environment in reinforcing the local sense of place and improving quality of life. Existing environmental assets will be protected and enhanced and new development will be expected to contribute to the local character and distinctiveness of the natural, built and cultural environment in which it is sited.

j) The LDF will promote balanced communities where everyone has easy access to a range of services and facilities. Improvements in public transport will be secured and connectivity between Pennine Lancashire and Greater Manchester will also be improved.