

## **Examination of Hyndburn's Development Management Development Plan Document (DM DPD)**

# **Inspector's Initial Questions for the Council**

### **Introduction**

1. I have completed my initial reading of the above Plan, the evidence submitted and the representations. I have a few questions for the Council where further clarification would be useful at this initial stage.

### **The Economy & Town Centres**

#### Policy DM3

2. The policy sets out the approach to town centre development. However it also sets out the policy framework for out of centre locations. Is the structure of the policy effective and consistent with National Policy and Guidance?
3. It appears that some existing out of centre retail sites have not been taken account of in the 2016 Retail Study undertaken by Peter Brett Associates. The purpose of the report explains that it is intended to provide a full assessment of retail needs within Hyndburn. Can the Council clarify why these existing out of centre sites were omitted from this retail study? Is there other evidence available that takes account of these sites?
4. Can the Council clarify how proposals for new development within established out of centre retail sites would be dealt with under the policy? Would this approach be justified, effective and consistent with National Policy and Guidance?
5. The policy sets out local thresholds above which proposals would be required to submit a retail impact assessment. 1b (page 25) states that the Council may in some circumstances require an assessment where a proposal falls beneath the thresholds set. Does this policy provide a clear indication of how a decision maker should react to a development proposal?

#### Policy DM5

6. The policy refers to an over-concentration of hot food takeaways. This term does not appear to be defined. Can the Council provide clarification on this point please? Does this policy provide a clear indication of how a decision maker should react to a development proposal?

7. 1c of the policy refers to hot food takeaway restriction zones. How were these identified? Is there a relevant evidence base document? Is this approach justified, effective and consistent with National Policy and Guidance?

## **Housing**

### Policy DM16

8. The policy refers to the adoption of local housing standards relating to access and internal space. It would appear from the evidence base that the adoption of housing standards would not be viable in some areas of the Borough. Would this policy be justified, effective and consistent with National Policy and Guidance?
9. It would seem that in response to a representation on the submission version of the Plan the Council are considering whether the standards could be applied selectively across the Borough. Would this approach be supported by the evidence in terms of local need and viability? Would this approach be justified, effective and consistent with National Policy and Guidance?

## **Environment (Natural & Built)**

### Policy DM17

10. The policy refers to replacement planting of a ratio of at least 3:1. How was this identified? Is there a relevant evidence base document?

I look forward to receiving your response on these matters by Monday 27 February.

*V Lucas-Gosnold*

INSPECTOR