



The Future of Hyndburn (2033)

# Local Plan Consultation

28 February - 11 April 2018



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## What is this consultation about?

The Council is at the early stages of updating/producing planning documents that will guide development in the Borough up to 2033 which form part of the Hyndburn Local Plan. The documents are:

- **Core Strategy Review:** this will update the Core Strategy adopted in 2012 and set out the higher level planning framework to guide development to the most appropriate locations; and
- **Site Allocations DPD:** this will identify specific sites needed to meet the Borough's development needs up to 2033 as well as important areas to be protected from development e.g. green infrastructure, open spaces and Green Belt.

Both documents will be DPDs, which stands for "Development Plan Documents". This means that when they are adopted at the end of the formal process they will have a legal status and the Council will use them in making decisions about individual specific proposals for development.

Plan making does not start with a blank sheet; the DPDs must be based on a "sound" evidence base. The Council has undertaken studies of future housing and employment needs and undertaken a review of the Green Belt to inform the plans and ensure they are well founded. Plans must also comply with national planning guidance and be built on engagement with communities.

This consultation is taking place at the early stage in the plan making process so that you can be involved and make your views known before any decisions are made. To stimulate discussion the Council has produced three documents which are summarised in this leaflet. Details of where to see them in full are given on the back page.

### 1. Core Strategy Review: Core Strategy Policies Scoping Assessment

This consultation paper begins the review of the Core Strategy by identifying which current policies need to be reviewed. This might be in the light of new, more up to date evidence or because national guidance has changed. We think initially that just over half of the policies need to be reviewed. There are also two areas where new policies are needed: air quality and highway safety which are not fully covered at present.



*You can tell us whether you agree with our initial findings and whether there are any other issues we should be considering.*

## 2. Core Strategy Review:

### *Growth Options And Spatial Options Consultation Paper*

This consultation paper starts the discussion about how much growth to plan for up to 2033 and where in the Borough it should go. A series of **Growth Options** are presented for housing and employment growth in the period 2013-2033 based on studies of future need. There are:



4 options for housing growth ranging from 1,200 to 6,340 new dwellings (between 60 and 317 per year); and



3 options for employment growth ranging from 4.4 to 62 hectares of land (between 0.2 and 3.1 hectares per year)

Five **Spatial Options** show how the growth might be spread across the Borough based on different underlying principles:

1. *Core Strategy approach: continues the Core Strategy pattern;*
2. *Garden Village approach: concentrates more growth in Huncoat in line with the Housing Zone designation;*
3. *Transport Corridor approach: focusses development on existing transport corridors;*
4. *Market focus approach: directing growth to higher value market areas;*
5. *Land Availability approach: directing development to areas where land is known to be available.*



*You can tell us which of the Growth Options and Spatial Options you think are best and whether there are other options we should consider.*

## 3. Site Allocations DPD: Scoping And Site Assessment Methodology

This document sets out the matters the Site Allocations DPD will cover including allocation of sites for development; updated urban and Green Belt boundaries; and identification of important open spaces and Green Infrastructure. It also sets out a suggested methodology for assessing all sites that are suggested for development so that they are considered in a fair and consistent manner and that the most suitable ones are chosen for development or other uses.

*At this stage, no specific sites are being identified for development; this will come at a later stage in the plan making process.*



*You can tell us whether you think we have identified the right matters for the Site Allocations DPD and your views on the Site Assessment Methodology.*

## What Happens Next?

The documents summarised in this leaflet are open for consultation for 6 weeks from 28th February until 11th April 2018. After that, all responses will be considered along with the evidence the Council is gathering to inform the plans. A Sustainability Appraisal is being undertaken as well by consultants who are not involved in the plan making process, to ensure that the plan has sustainability principles at its heart. This will be made available alongside the consultation documents. All these matters will be taken into account as the plan progresses to the next stage and options are selected.

## How Can I Find Out More?

The documents are available to view in full during the consultation period at:

- the Council's website [www.hyndburnbc.gov.uk/localplan](http://www.hyndburnbc.gov.uk/localplan)
- the Council Offices, Scaitcliffe House, Ormerod St, Accrington; and
- County Council libraries in the Borough.

## How Can I Make My Comments?

Please make your comments on the responses form provided (also available on the website) and submit it to the Council **no later than 5pm on Wednesday 11th April 2018**. Please return the form to:

Plans and Environment  
Council Offices,  
Scaitcliffe House,  
Ormerod St,  
Accrington, BB5 0PF.

or: Send by email to [planning@hyndburnbc.gov.uk](mailto:planning@hyndburnbc.gov.uk)

Thank you for taking an interest in the plan making process in the Borough. We would stress that no decisions have been taken at this stage about the issues and options covered in the consultation documents. This consultation is a key way in which views on these matters will be gathered so the Council is very keen to receive feedback at this early stage to feed into the process.