

## **SUPPLEMENTARY PLANNING GUIDANCE FOR NEW RESIDENTIAL DEVELOPMENTS IN HYNDBURN**

In March 2001 Hyndburn Borough Council published supplementary planning guidance (SPG) in response to new government guidance on housing, Planning Policy Guidance Note 3: Housing (PPG3). That SPG was a statement of how the Council intended to interpret the contents of PPG3 until such time as the Hyndburn Borough Local Plan was reviewed.

The recent introduction of Regional Planning Guidance for the North West (RPG13) and the publication of the deposit edition of the Joint Lancashire Structure Plan 2001-2016 have necessitated a review of the existing SPG in order to ensure the managed release of housing land. This review is considered necessary in order to address two key issues:

- The oversupply of housing land already committed by existing planning permissions; and
- Managing the release of windfall sites, which are coming forward at a greater rate than predicted in the Hyndburn Borough Local Plan.

Planning Policy Guidance (PPG) notes set out the Government's policies on different aspects of planning. They must be taken into account when preparing development plans and are material to decisions on individual planning applications and appeals. PPG3 introduced a new approach for housing and advised that local authorities should reconsider housing policies contained in adopted local plans.

The publication of RPG13 and the deposit edition of the Joint Lancashire Structure Plan have introduced significantly lower housing targets for Lancashire and Hyndburn than envisaged in previous plans. If the Council is to manage the release of land in accordance with the new targets it is clear that it will have to control the release of previously developed land rather than simply restricting the development of greenfield sites as envisaged in previously published SPG.

The Hyndburn Borough Local Plan was formally adopted in November 1996 and covers the period mid-1991 to mid-2006. The document contains a range of housing policies and identifies sites for new housing development, some on previously developed land and some on greenfield land, which accorded with guidance in the old PPG3.

Although a formal review of the Hyndburn Borough Local Plan has commenced, this review will take time. Accordingly it has been decided to issue revised SPG to provide interim guidance.

The Council does not intend to review the housing policies in the Local Plan independently of the rest of the plan, although it will take account of the guidance contained in PPG3 when considering planning applications.

### **PUBLIC CONSULTATION**

The policies and land allocations contained within the Hyndburn Borough Local Plan were subject to public comment. The proposed approach in response to PPG3 set out in

previous supplementary planning guidance on housing was also subject to public consultation.

The Council's Cabinet approved draft supplementary planning guidance for the purpose of consultation at their meeting on 16<sup>th</sup> July 2003. The document was circulated for formal consultation to the organisations listed in Appendix 5 other organisations also listed in Appendix 5 received a letter informing them of the availability of the draft SPG and then were forwarded a copy if one was requested. Advertisements placed in the local press on 15<sup>th</sup> August 2003 invited public comment. The Council received 16 responses to the draft SPG and a summary of the representations and the Council's consideration of them are contained in Appendix 5 to the SPG.

## **ABOUT SUPPLEMENTARY PLANNING GUIDANCE**

The supplementary planning guidance (SPG) does not form part of the Development Plan, but is intended to supplement Local Plan policies and explain how existing policies will be interpreted in the light of PPG3, RPG13 and the emerging JLSP. The Council will consider this guidance as a material consideration to be taken into account when determining planning applications.

This document provides supplementary planning guidance to Policies S3, H1, H2, H3, H6, H7, E10, R10, TR1 and TR6 and appendices I, IV and VIII of the Hyndburn Borough Local Plan.

If you would like to discuss any aspect of this guidance please contact Paul Worswick or Alan Duxbury in the Plans and Environment section on 01254-388111.

A copy of Planning Policy Guidance Note 3: Housing, is available to view at the Council Offices, Scaitcliffe House, Ormerod Street, Accrington and is also available to download via the Office of the Deputy Prime Minister's Internet site.

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## **1. Introduction**

- 1.1. This supplementary planning guidance has been produced in response to the introduction of the Government's revised Planning Policy Guidance Note 3: Housing (PPG3) and the publication of Regional Planning Guidance for the North West (RPG13) and the Deposit Edition of the Joint Lancashire Structure Plan. The new approach will mean that the development plans of many local authorities will require early review and alteration in respect of housing. The Council has already commenced its review of the Hyndburn Borough Local Plan, but the process is complex and will take time to complete. To ensure that, in Hyndburn, there is no delay in implementing the new guidance or emerging policy, this supplementary planning guidance provides a statement of how the Council will interpret the contents of PPG3, RPG13 and the emerging structure plan until such time as the Local Plan is reviewed.
- 1.2. This document provides supplementary planning guidance to Policies S3, H1, H2, H3, H6, H7, E10, R10, TR1 and TR6 and appendices I, IV and VIII of the Hyndburn Borough Local Plan.
- 1.3. In applying the guidance contained in this policy statement the Borough Council will have regard to Section 54A of the Town and Country Planning Act 1990 which requires that decisions should be made in accordance with the Development Plan for the area unless material considerations indicate otherwise.
- 1.4. The Council will consider PPG3, RPG13, the emerging JLSP and this guidance as material considerations to be taken into account when determining planning applications.

## **2. The Requirements of Planning Policy Guidance Note 3: Housing**

- 2.1. Planning Policy Guidance Note 3 was revised in March 2000 and represents a fundamental change in planning for future housing requirements. It introduces a new and more creative approach to planning for housing which, amongst others, requires local planning authorities to make more efficient use of land by reviewing policies, standards and existing allocations in their local plans in order to give priority to re-using previously developed land within urban areas (see Appendix One for definition), bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites.
- 2.2. In order to achieve greater efficiency in the use of land for housing and to promote the principles of sustainable development, PPG3 requires local planning authorities to:
  - give priority to re-using previously developed land and buildings within urban areas in meeting housing supply in preference to the development of greenfield sites;
  - avoid housing developments of less than 30 dwellings per hectare and encourage densities of between 30 to 50 dwellings per hectare;
  - encourage developments which provide for an average of no more than 1.5 off street car parking spaces per dwelling;
  - promote good design in new housing developments which create attractive, high quality living environments;

- promote developments which combine a mix of land uses, including housing; and
- encourage development which reduces the need for travel by car.

### **3. Hyndburn Borough Local Plan**

3.1. The Hyndburn Borough Local Plan was formally adopted in November 1996 and covers the period mid-1991 to mid-2006. The Local Plan accords with the government guidance of the time and the adopted Lancashire Structure Plan. However changes in Government guidance and strategic policy raise issues which need to be addressed. These relate to:

- Applications for new housing development on greenfield land
- The managed release of housing land including the release of previously developed land
- Policy omissions
- Information required as part of planning applications
- Design issues and standards

3.2. The Council does not intend to review the housing policies contained in the Local Plan independently of the rest of the plan. This SPG sets out the Council's interpretation of PPG3, RPG13 and the emerging JLSP and aims to provide certainty to both developers and the public and consistency in decision making until such time as the Hyndburn Borough Local Plan is reviewed. The SPG will be considered as a material consideration to be taken into account when determining planning applications for residential development prior to the review of the Local Plan. A full review of the Local Plan commenced in September 2002 and will take on board the guidance in PPG3 and will be in general conformity with the replacement structure plan.

### **4. Local Plan Housing Allocations**

4.1. Policy H1 of the Hyndburn Borough Local Plan allocates 45 sites of 0.4 hectares and above to provide for 2,924 new dwellings to meet an overall target of 3,100 new dwellings over the 15 year plan period (mid-1991 to mid-2006). The position in relation to development on Local Plan housing allocations as of 30<sup>th</sup> September 2003 shows that:

- **2050** new dwellings have been built
  - **966** on previously developed land
  - **1084** on greenfield land
- **255** dwellings have planning permission but have not yet been built
  - **99** on previously developed land
  - **156** on greenfield land
- Local Plan allocated sites for housing without planning permission have the capacity to provide \* **1416** new dwellings
  - \* **291** on previously developed land
  - \* **1125** on greenfield land

\*Actual capacities are used where specified, where not specified the PPG3 average density of 40 dwellings per hectare has been used - For details of local plan sites see Appendix Two.

## 5. Windfall Housing Sites

5.1. Windfall sites are those, which have not been allocated as housing sites on the local plan proposals map where new housing has been built. They include small sites (less than 0.4 hectares) such as residential conversions or flats above shops, and larger sites that have unexpectedly become available for example through demolition or factory closures. Local Plan Policy H1 makes provision for 600 homes (40 dwellings per year) to be provided on windfall sites over the Local Plan period. The windfall provision was based on 1988-1991 housing completion figures on sites not identified in Hyndburn Borough Council's Housing Land Schedule. Recent monitoring has revealed, however, that windfall housing sites are coming forward for development at a rate far in excess of the predicted figure

5.2. The position in relation to windfall housing development as of 30 September 2003 shows that:

- **1240** new dwellings have been built on windfall sites
  - **899** on previously developed land
  - **341** on greenfield land (including 32 barn conversions)
- **100** dwellings is the average provision from windfall per year
  - **72.3** on previously developed land
  - **27.7** on greenfield land
- \* **653** dwellings have planning permission on windfall sites but have not yet been built
  - \* **572** on previously developed land
  - \* **81** on greenfield land(including **30** barn conversions)

\*Actual capacities are used where specified, where not specified the PPG3 average density of 40 dwellings per hectare has been used.

5.3. PPG3 states that allowances for windfalls should be made on the basis of examining past trends in windfalls coming forward for development and on the likely future windfall potential as assessed in urban capacity studies and that no allowance should be made for greenfield windfalls.

5.4. Recent trends indicate that windfall sites are coming forward at a rate that would satisfy the Borough's housing requirement on their own. Having regard to the principles of plan monitor manage set out in PPG3 and in order to allow for the planned release of housing land, it is will be necessary to introduce further restrictions on the release of housing land if supply is to be effectively managed in accordance with the principles and targets laid down in RPG13 and the emerging JLSP.

## 6. Housing Land Supply

6.1. The adopted Lancashire Structure Plan requires provision to be made in Hyndburn for about 3,100 dwellings over the period 1991-2006. Policy H1 of the Hyndburn Borough Local Plan allocates land for 2,924 dwellings together with an allowance of 600 dwellings on windfall sites. The current position in relation to housing provision for the borough **at 30 September 2003 since Mid 1991**, taken from the Council's housing land availability records, shows that:



- **3290** new dwellings have been built - **2050** on Local Plan allocated sites - **1240** on windfall (unallocated) sites
- \* **908** dwellings have planning permission but have not yet been built - \* **655** on previously developed land - **16** from re-use of existing buildings - \* **237** on greenfield land ( including 30 from barn conversions)
- Local Plan allocated sites for housing without planning permission have the capacity to provide \* **1416** new dwellings - \* **291** on previously developed land - \* **1125** on greenfield land

\*Actual capacities are used where specified, where not specified the PPG3 average density of 40 dwellings per hectare has been used - For details of local plan sites see Appendix Two.

## **7. Future Housing Land Supply and Housing Requirements**

- 7.1. PPG3 requires local planning authorities to look first at previously developed land and the re-use of existing buildings to satisfy housing requirements before considering greenfield development.
- 7.2. The above figures illustrate that there is already a considerable oversupply of housing land in Hyndburn. Preliminary work to assess the development potential of previously developed land has revealed that there is capacity to provide in excess of the Borough's housing requirement on previously developed land.
- 7.3. Paragraph 34 of PPG3 states that local planning authorities should monitor closely the uptake of both previously developed and greenfield sites and should be prepared to alter or revise their plan policies in light of that monitoring. If the release of housing land is to be effectively managed, it will be necessary to introduce measures to control the release of such sites if over supply is to be avoided.

## **8. Releasing Land for Development**

- 8.1. The revised PPG3 (paragraph 30) states that local planning authorities should seek only to identify sufficient land to meet the housing requirement figure as set through the regional planning and strategic planning process. The guidance also requires local planning authorities to introduce phasing policies to ensure that a steady supply of housing, to meet local requirements, is provided. Such phasing will involve the allocation of sufficient sites, to meet at least the first five years of housing development proposed in the Local Plan, on the proposals map, followed by close monitoring of up-take and a review at least every five years.
- 8.2. Given that the Hyndburn Local Plan only runs to 2006, it would not be appropriate to introduce phasing policies into the Plan at this stage. However, when reviewed, the Local Plan should include policies for the phased release of sites, which accord with the criteria in PPG3, with the added presumption that previously developed land and buildings should be developed or converted before greenfield sites.

## **9. Land Recycling Targets**

- 9.1. The Government is committed to maximising the re-use of previously developed land and empty properties and the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of greenfield land being taken for development. The national target, as set out in PPG3 paragraph 23, is that by 2008, 60% of additional housing should be provided on previously developed land and through conversion of buildings.
- 9.2. The Regional Planning Guidance for the North West sets a recycling target of at least 65%. The Deposit Joint Lancashire Structure Plan, which covers the period 2001-2016, sets a recycling target for Lancashire and each Borough within. The target for Hyndburn has been set at 85%.
- 9.3. For the period 1st October 2002 to 30th September 2003 **56.4%** of all new houses built in Hyndburn were provided on previously developed land or through the conversion of existing buildings (excluding barn conversions).
- 9.4. PPG3 (paragraph 24) requires local planning authorities to undertake an urban housing capacity study in order to establish how much additional housing can be accommodated within urban areas and whether greenfield land may be needed for development. Work on a comprehensive urban capacity study for Hyndburn has commenced and this will form part of the Local Plan review, the results of which will help set land recycling targets, identify housing allocations and inform windfall provisions in the new Local Plan.

## **10. Determining Planning Applications Under PPG3**

- 10.1. PPG3 (paragraph 38) states that in considering planning applications for housing development in the interim, before development plans can be reviewed, local authorities should have regard to the policy contained in PPG3 as material considerations which may supersede the policies in their plan. Where an application relates to development of a greenfield site allocated for housing in an adopted Local Plan, it should be assessed, and a decision made in light of the policies set out in PPG3.
- 10.2. If the Council are minded to approve planning permission for the development of any greenfield land for housing, which in itself or as part of a wider but contiguous allocation for housing, relates to a site of 5 hectares or more, or comprises 150 dwellings or more regardless of site size, under the Residential Development on Greenfield Land Direction (October 2000) the Secretary of State for the Environment, Transport and the Regions should first be notified before permission is granted.
- 10.3. Where a proposed housing development involves the use of a previously developed site or the conversion of existing buildings, the proposal will need to take account of the guidance contained in PPG3, for example, in relation to design, layout, density and parking.
- 10.4. PPG3 (paragraph 40) states that issues of sustainability mean that local planning authorities should review thoroughly all applications to renew permissions in light of the policies in PPG3. This may, as a result, determine that some existing planning permissions no longer meet the requirements of current policy guidance and should not be renewed. Where permissions for housing development are

renewed, they should be revised to take account of the guidance contained in PPG3.

- 10.5** Until a review of the Hyndburn Borough Local Plan, the Council will expect new residential developments to meet the following guidelines in order to comply with the contents of PPG3, RG13 and the emerging Joint Lancashire Structure Plan:

**11. Guideline 1: Housing Development within the Urban Boundary**

- 11.1. PPG3 requires local planning authorities to manage the release of housing land in accordance with strategic housing targets. RPG13 and the emerging JLSP seek to release housing land in a constrained manner in order to assist regeneration. The figures set out above show that the borough has a supply of approved planning permissions for new housing which is likely to result in the target for new housing completions set out in Policy 12 of the emerging JLSP being exceeded over the first five year period of the Plan. The advice of the strategic planning authority has been that in these circumstances, further permissions should not be granted. In considering further applications for planning permission, the Council will give considerable weight to this advice.

- 11.2. **Accordingly, applications for the residential development of either greenfield or previously developed land within the urban boundary, whether or not the sites are allocated for housing in the Hyndburn Borough Local Plan, that would result in an oversupply of housing land within the Borough as laid down in strategic planning guidance will not be permitted unless a developer is able to demonstrate exceptional circumstances.**

- 11.3. The following will be regarded as exceptions:

- Small conversions of existing buildings, resulting in the creation of up to 4 additional units, where the building is in a sustainable location close to public transport, shopping and other local facilities and whose conversion would support local regeneration;
- Conversions and sub-divisions reverting to an original number of housing units;
- Substitution of house types on an approved scheme, where an increased number of units would be appropriate to the location of the site and would support density targets of this SPG and the JLSP;
- Proposals which would secure the future of a listed building or an important building in a conservation area;
- Dwellings to meet an accepted need for an agricultural worker, in which case any permission would be subject to occupancy conditions or planning obligations;
- Exceptional proposals, which would have an over-riding regeneration, community or economic development benefit.

The onus of proving exceptional circumstances will rest with the applicant. An example of the last category listed could include: the redevelopment of a highly prominent derelict building or site on a main transport corridor or highly visible town centre location, whose regeneration would result in significant economic benefits for the borough as a whole. This category will be rigorously interpreted to ensure any scheme approved is of borough-wide significance.

- 11.4. Where other material considerations have been demonstrated that outweigh the need to constrain the release of housing land, or in circumstances where a development will not lead to an oversupply of housing land, applications for residential development will be determined in accordance with the advice contained in PPG3 and guidelines 3 – 6 below.
- 11.5. PPG3 requires local planning authorities to look first at previously developed urban land and the re-use of existing buildings to satisfy housing requirements before considering greenfield development. Calculations have illustrated that there are sufficient previously developed sites available to satisfy the five year housing supply figure in Hyndburn, however this will continue to be reviewed annually. Appendix Two of this SPG details all the remaining Local Plan allocated sites for housing which have yet to benefit from planning permission, categorising them as previously developed land or greenfield land.
- 11.6. When determining planning applications for residential development within the urban boundary, as shown on the Local Plan Proposals Map, the Council will be mindful of the presumption in PPG3, paragraph 32, that previously developed sites and existing buildings should be developed in advance of greenfield sites. Although PPG3 advocates the redevelopment of surplus employment land, it does not endorse the redevelopment of existing employment sites.
- 11.7. In accordance with Policy I.3 of the Hyndburn Borough Local Plan, applications for the residential development of existing employment sites or sites with a lawful use for employment purposes will not be permitted unless the applicant has demonstrated that the site is surplus to requirement and cannot be used to provide alternative means of employment either through the reuse of existing buildings or the redevelopment of the site.**
- 11.8. Policy I.3 of the Hyndburn Borough Local Plan permits the redevelopment of employment sites for alternative purposes if the proposal will result in significant environmental benefits to neighbouring properties. The historical development of many towns within the Borough has resulted in residential and industrial premises often being situated in close proximity. The close proximity of incompatible uses has, in the past, led to the loss of employment sites through their redevelopment for housing. However, there are many employment uses that may be appropriate in residential areas. Furthermore the retention of employment sites close to residential areas will often result in a more sustainable mix of uses. Therefore, before planning permission is granted for the redevelopment of an existing employment site, or a site with a lawful use for employment purposes, the applicant will be required to demonstrate that the site is surplus to requirement. This may be demonstrated by the active marketing of the site at a true market rate or by carrying out a detailed feasibility study that demonstrates to the local planning authority that the site is not appropriate for employment purposes.
- 11.9. Greenfield housing sites allocated in the Hyndburn Borough Local Plan that do not have the benefit of planning permission are:
- |         |   |
|---------|---|
| HBLP 2  | - Hopwood Street, Accrington              |
| HBLP 4  | - Fairfield Street, Accrington            |
| HBLP 19 | - Lovers Walk, Oswaldtwistle              |
| HBLP 37 | - Harwood Lane, Great Harwood             |
| HBLP 43 | - Central Huncoat, Huncoat                |
| HBLP 45 | - Willows Lane/Millerfold Ave, Accrington |

11.10. The above sites are allocated for housing under Policy H1 of the Hyndburn Borough Local Plan, however housing supply calculations have proven that these sites are not currently needed to meet the housing requirement figure in the Local Plan. Residential development on these sites would add to the oversupply of housing land in the Borough. Paragraph 8 of PPG3 makes the level of housing land provision a material consideration and the comments to Local Plan Policy H1 stress the importance of keeping housing supply in Hyndburn constrained to protect the Green Belt.

## **12. Guideline 2: Housing Development Outside the Urban Boundary**

12.1. Applications for residential development and building conversions outside the urban boundary, as shown on the Local Plan Proposals Map, will be dealt with in accordance with the appropriate existing Local Plan policies, S1, S2, S3, S4, S5 and its Appendix One (including proposed changes agreed by the Council's Development Services Committee on 19th November 1997).

12.2. PPG3 requires local planning authorities to look first at previously developed urban land (ie. that within the urban boundary as shown on the Local Plan Proposals Map) and the re-use of existing buildings, before considering greenfield development and development outside of urban areas (ie. outside the urban boundary, as shown on the Local Plan Proposals Map). In accordance with the guidance in PPG3 and existing Local Plan policies, permission for development of any greenfield site (including land previously occupied by agricultural/forestry buildings) or previously developed sites outside the urban boundary, such as former mill sites, is likely to be contrary to both PPG3 and the Hyndburn Borough Local Plan.

12.3. Land which is or was occupied by agricultural and forestry buildings whether vacant or in use are not defined as previously developed land under the PPG3 definition (see Appendix One). Applications for the re-use of such land and buildings outside the urban boundary will be subject to existing Local Plan policies S1, S2, S3, S4, S5 and its Appendix One (including proposed changes agreed by the Council's Development Services Committee on 19<sup>th</sup> November 1997).

**12.4. Planning applications for residential development of greenfield outside the urban boundary or for the change of use of agricultural buildings to residential use that would prejudice the Local Planning Authorities ability to meet strategic targets for the recycling of previously developed land will not be approved.**

**12.5. Planning applications for residential development of previously developed land outside the urban boundary will be considered in relation to those policies mentioned at para. 12.1 above where relevant, and will not be approved if they would contribute to an over-supply of approved housing sites within the borough or if more suitable previously developed sites remain within the urban boundary.**

**Where it has been concluded that a proposed residential development will not result in an oversupply of housing land or exceptional circumstances have been demonstrated, planning applications for residential development will be determined in accordance with the following guidelines.**

**13. Guideline 3: Transport**

13.1. PPG3 (paragraph 47) states that the Government places particular emphasis on the importance on integrating decisions on planning and transport in order to ensure that any new development provides a genuine choice of access by public transport, cycling and walking. Local planning authorities should therefore seek to exploit opportunities to locate larger housing developments around major nodes along good quality transport corridors (both existing and those with firm proposals for improvement in Local Transport Plans) and seek to ensure that all housing developments are accessible by a range of non-car modes.

13.2. In accordance with the emphasis placed in PPG3 paragraph 47, Policies TR1 and E10 (E) of the Hyndburn Borough Local Plan, the Council will expect all applications for residential development to include proposed measures to maximise access by public transport, walking and cycling to minimise the numbers and impacts of motorised journeys associated with the proposal. On sites equal to or over 0.4 hectares (\*net) the application will be expected to be supported by a transport statement, which details how this will be achieved.

\*Net site area is that as defined in Appendix Three of this SPG.

13.3. In assessing transport statements the Council will look for schemes which pay particular attention to the design, location, and access arrangements of new housing development to ensure walking, cycling and public transport are promoted as prime means of access. Transport statements should demonstrate:

- provision of safe routes for cyclists and where appropriate connection to the cycle network;
- provision of safe paths for pedestrians which connect to existing footpaths (on and off road);
- design which gives priority to the needs of pedestrians and cyclists rather than the movement and parking of vehicles and which maximises pedestrian and cyclist safety;
- evidence that public transport is available within 500 metres of the site and how safe pedestrian links from the site to the public transport are to be provided;
- proposed numbers of off-street parking spaces and justification for such numbers.

13.4. In assessing transport statements the Council will look for proposals, which minimise off-street parking provision where appropriate (see Guideline 4: Parking Standards).

13.5. Applications will also be expected to comply with cycling policies, approved by Development Services Committee as Council policy on the 1st April 1998, as detailed in Appendix Four of this SPG.

- 13.6. In determining applications for residential development against criteria D, E and H of Hyndburn Borough Local Plan Policy E10 the Council will take into account the issues covered by this guideline.

#### **14. Guideline 4: Car Parking Standards**

- 14.1. PPG3 requires local authorities to revise their parking standards to allow for significantly lower levels of off-street parking provision, particularly for developments:

- in locations where services are readily accessible by walking, cycling or public transport or where effective on-street parking control is present or can be secured;
- which provide housing for elderly people, students and single people where the demand for car parking is likely to be less than for family housing; and
- involving the conversion of housing or non-residential buildings where off-street parking is less likely to be successfully designed into the scheme.

- 14.2. Paragraph 62 of PPG3 states that car parking standards that result, on average, in developments with more than 1.5 off-street car parking spaces per dwelling are unlikely to reflect the Government's emphasis on securing sustainable residential environments.

- 14.3. Hyndburn Borough Council has adopted the JLSP authorities' interim parking standards for new development. These are endorsed in the most recent county-wide proposals on parking, the Parking Standards set out in the Proposed Changes to Deposit Draft JLSP (July 2003). These generally conform with the standards in PPG13 (Transport) and PPG3. They lay down a maximum provision to act as a baseline when assessing parking requirements. The standards consider as appropriate an average provision of 1.5 spaces per house in housing schemes of 30 units or more. Some developments located in particularly accessible locations will be expected to provide parking at a reduced levels or no parking at all. It is intended that the average level of parking provision for the Borough as a whole will not exceed 1.5 spaces per dwelling. Further guidance on the application of car parking standards may be obtained from the JLSP authorities' Supplementary Planning Guidance on "Access and Parking".

- 14.4. Taking into consideration the guidance contained in PPG3, the Council will encourage developments which make lower off-street parking provision than contained in adopted standards in appropriate locations within the built up area, close to public transport and easily accessible to services such as shops, health centres and schools.

- 14.5. In determining applications for residential development against criterion C of Hyndburn Borough Local Plan Policy E10 and Policy TR6 the Council will take into account the issues covered by this guideline.

## **15. Guideline 5: Density**

- 15.1. Hyndburn Borough Local Plan Policy H3 requires the density of new housing to be normally no less than 20 dwellings to the hectare and no more than 30 dwellings to the hectare. Local Plan Policy H3 is now inconsistent with the guidance in PPG3 (paragraph 58) which states that developments of less than 30 dwellings per hectare net should be avoided, whilst developments of between 30-50 dwellings per hectare net will be encouraged.
- 15.2. The comments in Local Plan Policy H3 allow for densities above 30 dwellings per hectare. The comments state that it is envisaged that development of housing sites will be at as high a density as can be achieved consistent with the physical characteristics of the site, the nature of the surrounding development and a satisfactory housing environment for all types of household. The type of housing development envisaged for a site may also result in densities being achieved outside those in the policy.
- 15.3. During the period 1st July 1991 to 30th June 2000, 47% of all new build sites across the district were completed at a density less than 30 dwellings per hectare.
- 15.4. In order to comply with the guidance in PPG3, the Council will expect new housing developments to be developed at a minimum net density of 30 dwellings per hectare, except where the characteristics of the site prevent this from being met.
- 15.5. The Council will expect higher densities to be achieved in places with good public transport accessibility such as town, district and local centres or around major nodes along good quality public transport corridors.
- 15.6. The definition of net housing density is contained in Appendix 3 of this SPG.
- 15.7. In determining applications for residential development against criteria K and H of Hyndburn Borough Local Plan Policy E10 the Council will take into account the issues covered by this guideline.

## **16. Guideline 6: Design and Layout**

- 16.1. Policy H2 of the Local Plan requires that proposals for housing development within the urban boundary should not adversely affect the character, amenity and appearance of the surrounding area.
- 16.2. PPG3 prescribes good design and layout of development in order to achieve the Government's objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas. PPG3 (paragraph 63) states that in determining planning applications, local planning authorities should reject poor design particularly where their decisions are supported by clear plan policies and adopted supplementary planning guidance. Applicants for planning permission for housing development should be able to demonstrate how they have taken account of the need for good layout and design and how their proposals reflect the guidance as set out in this PPG.



- 16.3. In accordance with the advice in PPG3 (paragraph 56) the Council will expect all applications for planning permission to demonstrate how they have taken account of increased density requirements, the need for good layout, landscaping and design and how their proposals reflect local distinctiveness and character of the area. All applications for residential development will be expected to be accompanied by a design statement detailing how design principles reflect the above.
- 16.4. The Council will expect all proposals to be in character with their surroundings. New housing development of whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.
- 16.5. Design statements should ensure:
- building densities of between 30 to 50 dwellings per hectare net, which provide for greater intensities of development at places with good public transport accessibility and around major nodes along good quality public transport corridors;
  - modern innovative design and layout solutions which make more efficient use of land, without compromising the quality of the environment;
  - the retention of existing trees and shrubs alongside new planting which includes native species which benefit wildlife;
  - the creation of high quality places and spaces with the needs of people in mind, which are attractive, have their own identity but respect and enhance local character;
  - the promotion in liaison with Lancashire Police of designs and layouts which are safe and take account of public health, crime prevention and community safety;
  - the promotion of energy efficiency in new housing where possible.
- 16.6. In determining applications for residential development against Hyndburn Borough Local Plan Policy H3 and criteria K, L and M of Policy E10 the Council will take into account the issues covered by this guideline.

## APPENDIX ONE

### **Definition of Previously Developed Land Under PPG3 (Annex C)**

*Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surfaces and infrastructure (1). The definition covers the curtilage of the development (2). Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal (3) where provision for restoration has not been made through development control procedures (4).*

*The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (eg. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment (5).*

#### Footnotes

(1) In other words, the urban land uses as defined by the DETR's Land-Use Change Statistics (excluding 'urban land not previously developed'). See Annex B of Land Use Change in England No. 14, which is available at [www.detr.gov.uk](http://www.detr.gov.uk).

(2) The curtilage is defined as the area of land attached to a building. All of the land within the curtilage of the site (as defined above) will also be defined as previously developed. However, this does not mean that the whole area of the curtilage should therefore be redeveloped. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land (such as at an airfield or an hospital) the whole site should not normally be developed to the boundary of the curtilage. The local planning authority should make a judgement about site layout in this context, bearing in mind other planning considerations, such as policies for the protection of open space and playing fields or development in the countryside, how the site relates to the surrounding area, and requirements for on-site open space, buffer strips, landscaped areas, etc.

(3) These land uses are in addition to the Land-Use Change Statistics 'urban' groups.

(4) This relates to minerals and waste sites which are to remain unrestored after use because the planning permission allowing them did not include a restoration condition. All other such sites will be restored to 'greenfield' status, by virtue of the planning condition.

(5) The definition does not supersede or in any way change the policy in respect of the redevelopment of major developed sites in the Green Belt set out in Annex C to PPG2: Green Belts.

#### **Examples of Previously Developed Land Under the PPG3 Definition:**

- domestic gardens
- former waste tips and quarries which have not naturalised into their environment
- housing clearance sites
- former industrial sites

### **Examples of Land Excluded From the PPG3 Definition of Previously Developed Land:**

- allotments
- agricultural land and buildings both vacant and in use
- land which was occupied by agricultural or forestry buildings
- parks and recreation grounds
- informal open space
- bowling greens
- naturalised land where there is a clear reason to outweigh re-use of the site such as nature conservation and amenity use.

## APPENDIX TWO

### Classification of Remaining Local Plan Allocations Without Planning Permission

SITE REF	ADDRESS	*PD/GF (REASONS)	SIZE	**CAPACITY
HBLP 3a and HBLP 3c	Charter St, Acc	PD (fmr rail sidings)	0.54ha and 1.08	22  43
HBLP 12	Ribblesdale Ave, Acc	PD (fmr tip & rail sidings)	3.60ha	144
HBLP 15	Leyland St, Acc	PD (fmr housing)	0.80ha	32
HBLP 25	Heys Lane/Catlow Hall St, Osw	PD (fmr garages)	0.79ha	32
HBLP 27	Lower Barnes St, CLM	PD (fmr laundry)	0.45ha	18
<b>Sub Total</b>				<b><u>291</u></b>
SITE REF	ADDRESS	*PD/GF (REASONS)	SIZE	**CAPACITY
HBLP 2	Hopwood St, Acc	GF (allotments)	0.93ha	37
HBLP 4	Fairfield St, Acc	GF (infml opn space)	0.40ha	16
HBLP 45	Willows Lane/Millerfold Ave, Acc	GF (naturalised tip)	1.51ha	60
HBLP 19	Lovers Walk, Osw	GF (agricl/allotmnts)	0.50ha	20
HBLP 37	Harwood Lane, Gt Harwood	GF (agricultural) (open spce)	1.30ha	52
HBLP 43	Central Huncoat	GF (agricul) (open space)	23.5ha	940
Sub Total				<b><u>1125</u></b>
<b>Grand Total</b>				<b><u>1416</u></b>

\* PD - Previously developed land - as per PPG3 definition, Appendix One of this SPG  
 GF - Greenfield land - that excluded from the PPG3 definition of previously developed land,  
 Appendix One of this SPG

\*\*Capacity based on PPG3 average building densities of 40 dwellings per hectare.

## APPENDIX THREE

### Definition of Net Housing Development based on PPG3 Annex C

There is no commonly used definition of net housing density. For the purposes of PPG3 local planning authorities should adopt the approach to 'net site density' set out as follows:

A 'net site density' is a more refined estimate than gross site density and includes only those areas which will be developed for housing and directly associated uses. This will include:

- footpaths, cyclepaths, bus stops and access roads within the site;
- private garden space;
- car parking areas;
- incidental open space and landscaping; and
- children's play areas where these are to be provided.

It therefore excludes:

- major distributor roads;
- primary schools;
- open spaces serving a wider area;
- significant landscape buffer strips; and
- non housing uses within the development eg. shops, health centres, industry...etc.

## **APPENDIX FOUR**

### **Cycling Policies**

The following cycling policies were approved as Council policy by Development Services Committee on the 1st April 1998. Whilst not forming part of the adopted Local Plan they are Council policy and a material consideration in deciding planning applications.

#### **Policy 1**

THE COUNCIL WILL NOT PERMIT DEVELOPMENT WHICH SEVERES EXISTING CYCLEWAYS OR JEOPARDISES THE CREATION OF ROUTES FORMING PART OF THE LOCAL CYCLE NETWORK AS SHOWN ON THE PROPOSALS MAP.

WHERE A PROPOSED ROUTE PASSES THROUGH OR ADJOINS A DEVELOPMENT SITE ANY PROPOSALS FOR DEVELOPMENT OF THAT SITE SHALL INCLUDE CONSTRUCTION OF THAT LENGTH OF THE ROUTE. ALTERNATIVELY AN EQUIVALENT FINANCIAL CONTRIBUTION WILL BE REQUIRED TO ENABLE THE COUNCIL TO CONSTRUCT THE ROUTE.

#### **Comments**

In its Cycling Strategy the Council has identified existing and proposed routes throughout the borough, which together will form a local cycle network. The network provides links within and between towns, safe routes to schools and major employment sites and leisure routes.

#### **Policy 2**

PROPOSALS FOR DEVELOPMENT WHICH WILL GENERATE TRAVEL MOVEMENTS TO OR FROM THE DEVELOPMENT WILL BE REQUIRED TO INCLUDE PROVISION TO ENABLE THOSE JOURNEYS TO BE CONVENIENTLY UNDERTAKEN BY CYCLE OR ON FOOT. THIS WILL INCLUDE NECESSARY ON-SITE PROVISION AND OFF-SITE LINKS TO THE LOCAL CYCLE NETWORK.

IN THE CASE OF OFF-SITE PROVISION THE APPLICANT MAY ALTERNATIVELY BE REQUIRED TO MAKE A FINANCIAL CONTRIBUTION TO ENABLE THE COUNCIL TO CARRY OUT THE WORK. THE COUNCIL WILL HAVE REGARD TO THE INCLUSION OF SUCH PROVISION WHEN DETERMINING PLANNING APPLICATIONS.

#### **Comments**

In order to encourage people to make local journeys by cycle or on foot the Council will expect new development to provide convenient, safe paths for cyclists and pedestrians which connect to existing footpaths and cycleways (on and off road) in the locality. The provision will include off-site links to the local cycle network. All such provision shall be to a standard appropriate for adoption as part of the highway network.

## APPENDIX FIVE

### Consultation: Comments Received and Response from Hyndburn Borough Council

The following organisations received a copy of the consultation draft SPG:

Health & Safety Executive	Clayton-Le-Moors Civic Society
North West Water	Great Harwood Civic Society
United Utilities Properties Limited	CPRE Lancs.
Police Architectural Liaison Officer	Friends of the Earth (Ian Dixon)
CABE	Altham Parish Council
Sport England North West	Rishton Civic Society
Dhanak	Accrington Civic Trust
Hamadard	Oswaldtwistle Civic Society
Bangladesh Welfare Association	Accrington Civic Society
Asian Community Forum	Church PROSPECTS Panel
Itefaq Centre (Hyndburn Cultural Centre)	Clayton-le-Moors PROSPECTS Panel
Ikhlaq (Asian Mens Carer Group)	Rishton PROSPECTS Panel
Raza Jamia Masjid	Huncoat Forum
Ghousia Razvia Jamia Masjid	Great Harwood PROSPECTS Panel
Madni Masjid	Oswaldtwistle PROSPECTS Panel
Ghousia Mosque	Baxenden Community Forum
Aawaaz	Hyndburn First (Nigel Rix)
Saut-UI-Quran	LCC Environment Directorate
Apna Ghar	Government Office North West
Hyndburn Asian Womens Group (HAWA)	Burnley Borough Council
Greenhill Residents Association	Blackburn with Darwen Borough Council
Waverledge Residents Association	Ribble Valley Borough Council
Immanuel Residents Association	Rossendale Borough Council
Church Central Residents Association	North West Regional Assembly
Springhill Network Group	The House Builders Federation
SETRA	Caroline Stiles
Woodnook Community Association & Forum	Richard Post
BARTA	Turley and Associates
West Accrington Residents Association	
Scaitcliffe Residents Association	
Knuzden Residents Association	
Laneside Residents Association	
Church Kirk Residents Association	
White Ash Residents Association	
Milnshaw Residents Association	
Spindleberry Tenants Group	
Huncoat Residents Association	
Antley Action Group	
Wordsworth Residents Association	
Gardeners Residents Association	
Bullough Park Residents Association	

The following organisations received a letter informing them of the availability of the consultation draft SPG and then forwarded a copy if one was requested:

Insignia Richard Ellis	Landmark Information Group Ltd
Paul Butler Associates	Paul Cull Chartered Surveyor
SHM Smith Hodgkinson	Richard Raper Planning
Colin Buchanan & Partners	RTPI North West Branch, Planning Aid
GVA Grimley	Drivers Jonas
Banks Development Division	Nathaniel Litchfield and partners
Healey & Baker	Railtrack
Littman & Robeson	Adams Holmes Associates
P Wilson & Co.	Arrowcrowft North West Ltd
GVA Grimley	CB Hillier Parker
MVM Planning	DPDS Consultancy Group
Bolton Emery Partnership	Michael Judd and Partners
DPDS Consultant Group	Land and Planning Department
DTZ Piedad Consultants	George Wimpey North West Ltd
James Barr Planning Consultants	Mono Consultants Limited
Weatherall Green and Smith	British Waterways - Planning Dept.
Bovis Homes	Countryside Agency - NW Region
Matthews and Goodman	Lancashire Constabulary
Barton Willmore Planning Partnership	English Nature - NW Region
Westbury Homes	Rail Property Ltd
Wimpey Homes	BG Transco Plc
McDyre & Co.	Environment Agency
Chapman Warren	B'burn, Hyndburn & Ribble Community Health Council
	Communicare NHS Trust
Countryside Residential NW Ltd	Railtrack
Barratt Manchester	Coal Authority
Planning and Development Network	Norweb - Mid Lancs Office
Mr Booth	North West Water Ltd - Planning
The Planning Bureau Ltd	British Telecommunications
Transco	Forestry Commission - NW England Conservancy
Dunlop Heywood Consultant Surveyors	British Gas Properties
Adams Homes Associates	Woodland Trust
Britannia Developments	DEFRA
Highways Agency	Countryside Landowners Association
John Pallister	National Playing Fields Association - Lancs NPA
Michael Courcier and Partners	Commission for Racial Equality
Planning Rep for Jehovah's Witnesses	National Grid Company Plc
NFU (North East Region)	North West Development Agency
Gleeson Homes	Highways Agency
CPRE Lancashire	Health & Safety Executive
English Heritage	North West Water
Countryside Agency NW Region	United Utilities Properties Limited
Transco North West	Police Architectural Liaison Officer
Chesterton	CABE
Nel Construction Ltd	Sport England North West
Lea Hough and Co.	Dhanak
Peacock and Smith	Hamadard
Wardell Armstrong	Bangladesh Welfare Association
Eddisons Commercial	Asian Community Forum
The Land and Development Practice	Itefaq Centre (Hyndburn Cultural Centre)
Cliff Walsingham and Co	Ikhlaq (Asian Mens Carer Group)
Chesterton	Raza Jamia Masjid
Frank Warburton	Ghousia Razvia Jamia Masjid
Drivers Jonas	Madni Masjid
DLA	Ghousia Mosque
Strategic Rail Authority	



Development Planning Partnership  
The Woodlands Trust

Aawaaz  
Saut-UI-Quran  
Apna Ghar  
Hyndburn Asian Womens Group (HAWA)

**DRAFT SUPPLEMENTARY PLANNING GUIDANCE FOR NEW RESIDENTIAL DEVELOPMENT IN HYNDBURN APPENDIX 5**

SUMMARY OF COMMENTS RECEIVED	RESPONSE BY HYNDBURN BOROUGH COUNCIL
<p>North West Development Agency it is vital that the SPG does not prevent necessary regeneration and housing renewal initiatives within the urban areas of Hyndburn or hinder economic growth in East Lancashire as a whole. A good supply of quality housing sites is important to attract higher paid jobs to the strategic employment site at Whitebirk. the SPG focuses on housing numbers and does not address important issues of housing quality and provision of a range of sites.</p>	<p>The current 5 year housing supply provides a range of housing development opportunities. The supply will be reviewed regularly as part of the housing land availability monitoring. No change proposed to the SPG</p>
<p><u>Government Office North West</u> Guideline 1 (para. 11.2) should be amended to clarify:</p> <ul style="list-style-type: none"> <li>• how applications for residential development of greenfield sites will be treated and</li> <li>• whether the reference to allocated sites includes brownfield as well as greenfield allocations and ,if not, how brownfield allocations will be treated.</li> </ul> <p>Guideline 2 (paras. 12.1 and 12.3) should be amended to clarify the meaning of ‘the proposed change to Appendix One of the Local Plan’.</p> <p>References to PPG3 should be amended to accord with the wording in PPG3:</p> <ul style="list-style-type: none"> <li>• Para. 8.1 – insert ‘ at least’ before ‘the first five years’</li> <li>• Para. 12.2 – reword to indicate that PPG3 does not rule out development of greenfield and previously developed sites outside the urban boundary</li> </ul>	<p>Guideline 1 has been amended to clarify the points raised</p> <p>Guideline 2 has been amended to clarify the point raised</p> <p>References have been amended as suggested</p>
<p><b>LANCASHIRE COUNTY COUNCIL</b> Supports Hyndburn’s efforts in the SPG to manage the local housing supply and offers comments to strengthen the document:</p> <ul style="list-style-type: none"> <li>• To avoid ambiguity, Guideline 1 (para. 11.2) could be amended to refer to the Structure Plan with supporting text to explain about the emerging Joint Structure Plan; and to refer to ‘ any application for residential development, including those on previously developed</li> </ul>	<p>Support welcomed</p> <p>Guideline 1 has been amended to clarify the point raised. Reference has been made to the Structure Plan as suggested.</p>

<p>land or sites allocated for housing .....’</p> <ul style="list-style-type: none"> <li>• Guideline 1 (para. 11.7) may conflict with the Government’s consultation paper on PPG3 ‘Supporting the delivery of new housing’ which places the onus on planning authorities to show why an employment site should not be developed for housing. The emerging Structure Plan approach is that, given an adequate supply of housing sites, it will not be necessary to redevelop for housing those existing employment sites more suited to continued business use as this may lead to over-provision and so harm the emerging housing strategy. Suggests that this issue could be explained under para. 11.2.</li> <li>• To be comprehensive, Guideline 2 (para.12.4) could refer to ‘Planning applications for the residential development of greenfield land, or for the change of use of agricultural buildings to residential use, that would.....’ ; and there should be an explanation in the supporting paragraphs of the ‘strategic target’ for recycling previously developed land by reference to Policy 12 of the emerging Structure Plan.</li> <li>• Guideline 3 (para. 13.1) should identify transport nodes and quality transport corridors. Bus services and frequencies are important considerations. Similarly the location of shops and post offices within 1 km is important. The principles behind the ‘People, Places and Movement’ should be referred to.</li> <li>• The requirement for a Transport Statement in Para.13.2 is welcomed.</li> <li>• The accessibility issues in Para. 13.3 should be audited using the questionnaire, or similar, in LCC’s draft SPG ‘Access and Parking’. Consideration should be given as to how guidance on Transport Assessments could be built in to proposed transport statements. Guidelines on maximum walking distances to a bus stop are also recommended. There is no indication of how planning conditions/obligations will be used to secure access improvements.</li> <li>• In Guideline 4 (para.14.3) the adopted document is the Proposed Changes to Deposit draft JLSP ‘Parking Standards’</li> </ul>	<p>Comments noted. There has been opposition to the proposed new policy by some local authorities during consultation. The issue will be reviewed following production of the final PPG. No change proposed</p> <p>Guideline 2 has been amended and the supporting paragraphs strengthened as suggested</p> <p>Comments noted. These will be taken on board in the Urban Potential Study work.</p> <p>Comment noted</p> <p>Comments noted. These points will be considered when the guidance is finalised.</p> <p>The Guideline has been amended to clarify which document is adopted.</p>
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<p>(July 2003). This document indicates a standard of 1.5 spaces per dwelling for developments of 30+ and provides guidance on low and no car developments.</p> <ul style="list-style-type: none"> <li>In Guideline 5 reference could be made to target 12.4 of Policy 12 of the emerging Structure Plan.</li> </ul>	<p>It is not considered appropriate to refer to the target at this stage in the Structure Plan making process. No change.</p>
<p><b>ENVIRONMENT AGENCY</b> No objections to the proposed guidance</p>	<p>None</p>
<p><u>The Countryside Agency</u> A reduction in housing allocations and directing all development to brownfield sites should not preclude meeting local rural needs. Surveys to identify these needs should be designed differently to urban surveys. Consideration could be given to promoting affordable housing provision in rural areas.</p>	<p>The recent Housing Needs Survey has not identified affordable housing in rural areas as a current issue. This will be kept under review.</p>
<p><u>Highways Agency and United Utilities</u> No comments on the proposed guidance</p>	<p>None</p>
<p><b>NETWORK RAIL</b> No specific comments but reiterate comments on the Issues Paper in December 2002.</p>	<p>Noted</p>
<p><b>HYNDBURN COMMUNITY SAFETY PARTNERSHIP</b> Suggest include reference to ‘liaison with Lancashire Police’ in point 5 of Para. 16.5.</p>	<p>The paragraph has been amended as suggested</p>
<p><b>PROSPECTS PANEL</b> Support the basic principle of giving preference to previously developed sites for housing rather than greenfield sites on environmental grounds.</p>	<p>Support noted.</p>
<p><b>FRIENDS OF THE EARTH</b> Welcome the proposed halt to residential development and agree that there is an over provision for housing in the Borough. Welcome regeneration by using existing brownfield sites rather than greenfield sites. Support a sustainable approach to housing policy giving priority to environment, transport and accessibility issues. On windfalls, support the use of brownfield sites previously used for housing provided that the development is needed for regeneration of the area and is accessible. Object strongly to the residential</p>	<p>Support noted</p>

<p>development of greenfield windfall sites even if within the urban area. Suggest that allocated greenfield sites without planning permission should be postponed. Stress importance of considering open space, wildlife corridors and water courses in allocating land for development. Support mixed use development. Oppose redevelopment of existing employment sites for housing which could threaten economic regeneration and put pressure on greenfield sites for employment use. Oppose any development in the Green Belt.</p>	
<p><b>WOODNOOK COMMUNITY ASSOCIATION AND FORUM</b> In view of the number of empty homes in Hyndburn oppose any further house building on greenfield sites until houses on brownfield sites have been put to better use.</p>	<p>Support noted.</p>
<p><u>Turley Associates on behalf of Redrow Homes(Lancashire) Ltd.</u> Do not agree that paras. 11.2 and 11.7 accord with PPG3 which puts emphasis on brownfield windfall sites as the first choice for development, and encourage reuse of employment land for housing development.</p> <p>Consider that the SPG incorrectly interprets the Plan Monitor Manage approach, which seeks the managed release of allocated housing sites. Windfalls, which satisfy criteria to assess suitability for development, should ‘normally be released for development’. RPG also refers to the managed release of allocated sites to encourage reuse and development of buildings and brownfield sites as a first priority.</p> <p>Consider that the SPG goes beyond national guidance by only granting planning permission ‘in exceptional cases’ rather than the presumption in favour of development that accords with the development plan.</p> <p>Do not accept that there is an over supply of housing land and so there is no need for any policy restraint on future house building. No slippage allowance has been made for commitments not coming forward and the</p>	<p>Paragraph 11.2 has been amended to clarify the approach to development which accords with both PPG3 and the provisions of the emerging Structure Plan regarding housing land supply. Previous comments on paragraph 11.7 refer regarding the proposed additional policy in PPG3 on reusing employment sites.</p> <p>Guideline 1 has been amended to clarify the Council’s approach to housing proposals on windfall sites (greenfield and brownfield) and allocated sites (greenfield and brownfield). The emphasis is on development of brownfield sites before greenfield sites in accordance with PPG3. Regional and County housing strategies are material considerations in determining applications for brownfield windfall development.</p> <p>The proposed guidance on exceptions only applies where proposals are contrary to development plan policies regarding housing supply.</p> <p>The Council is monitoring housing land supply over a 5 year period in accordance with PPG3 as a basis for interim policy guidance pending the preparation of the updated statutory development framework.</p>

<p>majority of allocations are greenfield sites. There is a need for additional sustainable brownfield windfall sites.</p> <p>Oversupply does not equate to harm. The onus is on the Council to demonstrate what harm would be caused by granting permission that leads to an oversupply of housing land.</p>	<p>This identifies an oversupply of housing land for this period. Regular monitoring is taking place to ensure that an adequate housing supply is maintained.</p> <p>An oversupply of housing land would be prejudicial to the aims and objectives set out in national and regional guidance, in the current and emerging Structure Plans and in the Hyndburn District Plan</p>
<p><b>TURLEY ASSOCIATES</b> As above</p>	<p>As above</p>
<p><b>ALISON ROLAND</b> Suggests that windfall developments on brownfield sites should continue to be allowed especially the reuse of existing buildings. This would have regeneration benefits and accord with Government policy to use brownfield sites first. Suggests that there should be a specified start date for any approved SPG with applications submitted before the date being 'exempt' from the policy</p>	<p>Guideline 1 has been amended to clarify the Council's approach to proposals for housing development on windfall sites( brownfield and greenfield) and allocated sites( brownfield and greenfield ). The emphasis is on reuse/redevelopment of brownfield sites. Exceptions for reuse of buildings have been included to aid regeneration. The start date will be the date the document receives Council approval</p>
<p><b>SMITH HODGKINSON PICKERVANCE</b> Accepts restrictions on new building on greenfield sites but suggests that conversion of farm buildings should be allowed to avoid dereliction.</p>	<p>Farm buildings are excluded from the definition of previously developed land in PPG3; they must be considered as greenfield sites in Guideline 1. No change.</p>
<p><b>MESSRS D AND J LEITHERD</b> Suggests that there should only be one SPG in force for release of housing land to avoid confusion and that this document should contain para. 11.7 of the currently approved SPG which refers</p>	<p>The draft SPG when approved will supersede the March 2001 Housing SPG . Paragraph 11.7 of the latter is no longer relevant as planning permission has now been granted for development. No change.</p>
<p><b>M MILLER</b> Outlines the need to consider the proposed clearance of housing in Hyndburn in deciding figures for new housing Concerned about the loss of employment land to housing and the effect on the local economy and the increased need to travel. Questions the future approach to allocating land for development and its distribution throughout the Borough.</p>	<p>Agree. The impact of clearance will be considered when reviewing housing land supply Support noted</p> <p>Government guidance will be followed in preparing the new Development Framework</p>

## **Press Advertisements:**

The following advertisement, inviting public comment to the draft SPG, appeared in the Citizen, Accrington Observer and Lancashire Evening Telegraph on Friday 15<sup>th</sup> August 2003:



### **SUPPLEMENTARY PLANNING GUIDANCE TO THE HYNDBURN BOROUGH LOCAL PLAN**

In response to the housing provision figures in the Deposit Edition of the Joint Lancashire Structure Plan the Council is producing Supplementary Planning Guidance (SPG) on housing. The SPG is intended to be used in determining all planning applications for new housing developments in Hyndburn until the Local Plan is reviewed.

The SPG seeks to restrict the development of new housing as planning permissions already granted for new houses yet to be built means that there is more than a five year supply.

The Council is seeking the public's views on the draft SPG and any written comments should be forwarded to the Council by 5.00 p.m. on Friday 26<sup>th</sup> September 2003 in order that they can be taken into consideration prior to formal adoption.

Copies of the draft SPG are available from Planning, Scaitcliffe House, Ormerod Street, Accrington. (Tel. 01254 388111. E-mail: [localp@hyndburnbc.gov.uk](mailto:localp@hyndburnbc.gov.uk))