

**SUPPLEMENTARY PLANNING DOCUMENT (SPD) –  
PROJECT PHOENIX**

**Town & Country Planning (Local Development)(England) Regulations 2004  
Regulation 18(4)(b) Statement**

**SUMMARY OF REPRESENTATIONS AND RESPONSE FROM HYNDBURN BC**

<b>No.</b>	<b>Respondent</b>	<b>Summary of comment</b>	<b>Proposed amendment / action</b>
1	<b>Hyndburn BC Parks &amp; Open Spaces (C Horabin)</b>	Nature of funding sources for maintenance of public open space	Highlight para B18 of ODPM Circular 05/2005
2	<b>Equal Opportunities Commission</b>	No specific comments	No response needed
3	<b>Hyndburn BC Strategic Housing (J Hickinbottom)</b>	Use of local labour should be secondary to maximising Elevate funding.  Parking provision should not be too restrictive.  SPD should insist on incorporation of EcoHomes and Lifetime Homes standards  Supports promotion of mix of housing types	Refer to Elevate Sustainable Development Framework 'Common Development Principles';  Parking provision accords with national and JLSP standards;  Greater emphasis in text on EcoHomes and Lifetime Homes issues (see paragraphs 2.3 and 3.9 of draft SPD);  Support noted;

		<p>Unclear whether there will be sufficient usage to justify inclusion of community space in LIFT;</p> <p>Are the vacated health practice buildings worth retaining?</p> <p>Whether POS maintenance should be exclusively by the community;</p> <p>Clashes may occur in mixing different types of occupants;</p> <p>How is affordable housing to be defined? How has the 25% figure been calculated?</p> <p>The need for flats / maisonettes is over-estimated;</p> <p>Detached housing will be too expensive in the area;</p> <p>There is little demand for 1-bed accommodation;</p> <p>There is a need for mechanisms to ensure properties remain in low cost</p>	<p>Community space was a <u>consideration</u> for inclusion rather than a requirement;</p> <p>Elevate Sustainable Development Framework promotes the re-use of buildings;</p> <p>Highlight para B18 of ODPM Circular 05/2005</p> <p>Mixed communities is a key ODPM principle (see PPS1)</p> <p>Include definition as per Circular 6/98; figure derived from Housing Needs Survey and will be reviewed;</p> <p>Figure is derived from Housing Needs Survey and will be reviewed;</p> <p>Developers will need to consider an <u>appropriate</u> mix;</p> <p>Developers will need to consider an <u>appropriate</u> mix;</p> <p>Circular 6/98 advises on the use of planning obligations and conditions to ensure properties are retained for cases of</p>
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4	<p><b>Environment Agency (P Carter)</b></p>	<p>ownership;</p> <p>Reference should be made to the Council housing stock transfer; The requirement to use traditional materials is onerous;</p> <p>Whether POS maintenance should be exclusively by the community;</p> <p>The emphasis on public transport overlooks that some employment sites are poorly served in this respect;</p> <p>Remote court parking will not be used.</p> <p>Strong support for a variety of requirements eg. Re-use of materials, recycling, energy efficiency, etc</p> <p>Brownfield / contaminated sites should be remediated to a satisfactory standard.</p> <p>De-culvert watercourse in proposed POS locality as a habitat feature,</p>	<p>housing need;</p> <p>Delete tenure reference to Council rented requirement;</p> <p>Non-traditional materials MAY be acceptable where sympathetically integrated;</p> <p>Highlight para B18 of ODPM Circular 05/2005;</p> <p>Draft SPD does not preclude private car use, but aims to encourage alternative modes;</p> <p>Court parking will be closely related to the relevant housing.</p> <p>Supported noted.</p> <p>Noted and will be highlighted in text.</p> <p>Consideration to be given to suggested proposal.</p>
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5	<p><b>Hyndburn &amp; Ribble Valley FOE (I Dixon)</b></p>	<p>with restriction on development in proximity.</p> <p>All new proposals should fully comply with EcoHomes standards.</p> <p>All development whether new build or conversion / renovation <u>must</u> incorporate renewable energy measures to provide at least 10% of energy needs.</p> <p>Supports affordable housing requirement and re-use of, and locally sourced' materials.</p> <p>Recycling of plastic for POS benches and street furniture.</p> <p>Variety of native trees on site.</p> <p>Well lit cycleway will encourage non-car use.</p> <p>What is meant by 'commercial mixed use'?</p>	<p>Minimum standard is seen as a starting point</p> <p>Requirement in new build, but flexibility needed for conversions / renovation.</p> <p>Support noted</p> <p>Will be recommended.</p> <p>Will be recommended.</p> <p>Noted and will be highlighted.</p> <p>An appropriate mix of A1, A2, B1 uses to assist the local economy.</p>
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6	<b>United Utilities plc (D Hardman)</b>	<p>Strong support for EcoHomes application.</p> <p>UU will not adopt sewers leading to SUDS features unless LA maintenance agreements are in place.</p> <p>Tree planting should not prejudice the functioning and access to utility services. eg. Blackburn Road frontage</p> <p>Access to utilities in `alleygated' areas.</p>	<p>Noted</p> <p>Noted.</p> <p>Noted and reference to be included in text.</p> <p>In common with other public services it is anticipated that UU would be provided with keys.</p>
7	<b>Lancashire CC (R Camp)</b>	<p>Proposals for new housing in addition to replacement housing under Policy 13 would be contrary to Policy 12.</p> <p>Para 3.28 should refer to `maximum' not `minimum' of one space per household.</p>	<p>Replacement housing would be at a significantly lower rate than those cleared and would not contribute to an over-supply. Policy 12 housing provision is net of replacement housing on clearance (see para 6.3.29 of JLSP). The current oversupply and non-conformity with Policy 12 should not prejudice regeneration proposals within the Area Development Frameworks.</p> <p>Noted that one per dwelling refers to `single bed housing'.</p>

8	<b>Regeneration Services (F Goodfellow)</b>	<p>Affordable housing should be raised to 40% in view of the low wage economy / low gross weekly pay levels; and existing owner occupiers unable to afford new properties.</p> <p>40% affordable / 60% open market.</p> <p>Affordable housing as a mix of rent / shared ownership / low cost market.</p> <p>Low cost market housing to utilise equity loans, S106 and other measures.</p> <p>Mix of house sizes to meet identified need (suggested guidelines): 25% 1&amp;2 bedroom units; 50% 3 bedroom units; 25% 4&amp;5 bedroom units.</p> <p>10% proportion of wheelchair standards homes based on Elevate Sus Dev Guidelines.</p> <p>Incorporate a proportion suitable for older persons, based on demand for SPACE site development as an indicator.</p>	<p>Recommendation noted and to be incorporated into revised SPD.</p> <p>Recommendation noted and to be incorporated into revised text.</p> <p>Noted that further work needed to determine degree of mix.</p> <p>Noted and to be emphasised in revised text.</p> <p>Noted as provisional proportions.</p> <p>Noted and to be emphasised in revised text.</p> <p>Noted and to be emphasised in revised text.</p>
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9	<b>HEG LSP (S Todd)</b>	<p>Innovative use of space within design to enable greater flexibility.</p> <p>Need to take measures to ensure premises are secured and kept rubbish free at pre-demolition stage.</p> <p>Need to secure land post clearance to prevent unauthorised traveller camps.</p> <p>The need for kerbside and rear access collection of residual rubbish and recyclables.</p> <p>Sufficient storage capacity needs incorporating to recyclates and residual rubbish to be collected on alternate week cycle.</p>	<p>Noted and to be emphasised in revised text.</p> <p>At this stage responsibility lies with the Council rather than the developer.</p> <p>Noted, although this would become the responsibility of the developer only once ownership of the site has formally been transferred from the Council.</p> <p>Noted.</p> <p>Noted.</p>
10	<b>Natural England</b>	<p>Include reference to English nature's 'Accessible Natural Greenspace Standards'.</p> <p>Include reference to TCPA's 'Biodiversity by Design – A guide for sustainable communities'.</p>	<p>Reference included.</p> <p>Reference included.</p>

		Reword para 3.17 to highlight links to railway line wildlife corridor.	Explicit reference included in reference to Policy E5 of the Local Plan.
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