

Project Phoenix

(Phases 1 & 2)

ACCRINGTON

DRAFT DEVELOPMENT BRIEF

Regulation 17 Statement



HYNDBURN

making Hyndburn a better place to live, work and visit

Introduction

In September 2004 new legislation (Planning & Compulsory Purchase Act 2004) was introduced which will result in fundamental changes to the planning system, and how it affects communities and how they function.

The new plan for Hyndburn will contain not only the policies that are used to decide planning applications, but also accompanying supplementary planning documents (SPD) that will set out what the Council will wish prospective developers to incorporate within new development proposals in order to assist them in submitting planning applications that will result in high quality planned development on this urban design.

Both PPS12 '*Local Development Frameworks*' and Regulation 17 of the Town & Country Planning (Local Development)(England) Regulations 2004 set out the requirements which the Council will need to comply with in the production and adoption of SPD. These documents emphasise the importance of public consultation with the community, in order to ensure the credibility of the SPD.

The SPD will not be a statutory part of the emerging development plan. However, it will be accorded additional weight as a material consideration in the determination of planning applications if it can be demonstrated that it has undergone a rigorous process of consultation.

Purpose of Community Involvement in the SPD Process

The new planning system emphasises the importance of giving communities real opportunities to influence planning policy and decision making. It aims to enable and encourage all those with an interest in the future planning of Hyndburn to be actively involved. It is important that all involved understand how the process will work, when and how they may be involved, and have realistic expectations of the potential outcomes.

Who will be consulted?

Anyone who is interested in or affected by the planning of the Hyndburn area is included in the definition of 'community'. This includes local residents, people who work in Hyndburn or businesses with interests in the Borough as well as organisations and agencies who are active in the area.

How will the SPD be produced?

Supplementary planning documents (SPD) have a streamlined process for preparation. There are only 3 stages:

- 1 Pre-production Evidence gathering, issues and options
- 2 Production Draft document for consultation
- 3 Adoption Approve a final document after considering comments

SPD are not subject to examination by an Inspector.

Public Participation

In complying with Regulation 17 of the Town & Country Planning (Local Development)(England) Regulations 2004 the Council has:

- Made copies of the SPD documents available for inspection at the Council offices, and at other appropriate locations;

- Sent a copy of the required documents to the Government office for the North West;
- Advertised the availability of the documents in the Accrington Observer (23rd September 2005);
- Made the documents available on the Hyndburn BC website

Statutory Consultees

Relevant utility companies, government agencies and adjacent councils will be consulted in line with the regulations by letter and/or e-mail.

Consultation documents

Copies of the document can be viewed

- on the Council website www.hyndburnbc.gov.uk
- at the Planning reception counter, Hyndburn Borough Council Offices, Scaitcliffe House, Ormerod St., Accrington
- at Accrington, Central Library, St James Street, Accrington, and Church Library, Library Street, Church

What happens to the comments received?

The Council will consider all comments received and use them to help shape the final document. A feedback report will be prepared at each stage summarising:

- Who has been consulted
- The comments received
- How the council has used the comments

These reports will be published so that the community can appreciate the different views being expressed and the need to balance often conflicting requirements. The community must also recognise that other factors, for example national and regional policy, must also be considered by Council Members when they make a final decision.

The reports will be available at Council offices, libraries and on the Council website. Where consultation involves regular meetings the Council will report back to the meeting.

How to make comments

Responses must be made in writing or by e-mail or recorded at a meeting. They must be received by the stated deadline in order to be considered. The planning database will be updated to include additional people or groups making comments so that they are kept informed about further stages of the plan. **These comments must be received no later than Friday 4th November 2005.**

Ground rules for making comments

When we consult by letter we explain the process and indicate the type of issues that can be considered. Comments must be submitted in writing or by

e-mail within the prescribed period. We will acknowledge all comments and undertake to bring all relevant issues to the Planning Committee's attention.

FURTHER INFORMATION

Contacts

If you require more information or any clarification of this draft statement please do not hesitate to contact one of the following officers:

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Large print copies of the SPD can be supplied on request. Please telephone 01254 380157.

If you need to understand this document in your own language please contact Hyndburn Borough Council's Community Advice Centre, telephone 01254 380144.

26th September 2005