Rishton Canalside Supplementary Planning Document (SPD)

Pre-formal Consultation Statement (Stage 1)

(August 2015)

The contents of the Rishton Canalside SPD Pre-formal Consultation Statement are as follows:

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1 Introduction

1.1 The purpose of this statement is to outline the consultation procedure for the draft Rishton Canalside SPD, in accordance with Regulation 12a and 12b of the Town and Country (Local Planning) (England) Regulations 2012 and the Statement of Community involvement (adopted 2006) by Hyndburn Borough Council.

1.2 Regulations 12a & 12b establish the minimum consultation requirements for Supplementary Planning Documents.

1.3 Supplementary Planning Documents accompany the adopted Local Plan and are intended to build upon and add an extra layer of detail on specific policies. As described in paragraph 153 of the National Planning Policy Framework, the purpose of an SPD is to a) aid infrastructure delivery and or b) assist applicants in making successful applications.
2 The Rishton Canalside SPD

2.1 The draft Rishton Canalside SPD is a broad outline for the development of five key sites located on the Leeds – Liverpool canal, along with their surrounding area. The SPD will provide guidance for developers and applicants on development criteria for each site. These guidelines are reached within the framework of policies detailed in the Core Strategy (adopted 2012) and through public consultation with the local residents, businesses, landowners and other relevant organisations.

2.2 Through informal consultation undertaken to date (further details provided below), people welcome the prospect of positive development of the canalside sites and the local environment. Regeneration of the surrounding area is seen as a priority and a balance of new housing comes first and foremost as the priority, with associated infrastructure and other mixed uses where appropriate.

3 Consultees

3.1 Various organisations and individuals have been contacted directly in the preparation of this draft SPD. In total, around 400 residential and business properties were leafleted for the first consultation event, increased to 1,400 for the second. Statutory bodies, societies, and other organisations with vested interests on the Council’s consultation database were contacted for both events. A summary of these is provided below.

Statutory / national / regional organisations

- Canals and Rivers Trust
- Environment Agency
- Hyndburn Homes
- Keepmoat
- Lancashire County Council
- Morris Homes
- Mortimers Estate Agents
- Petty Estate Agent
- Regenerate Pennine Lancashire
- Title owners (from Land Registry) of the five development sites
- Trevor Dawson Surveyors

Local Rishton-based organisations

- Churches Together In Rishton
- Cranberry Coachlines
- Cyclists Touring Club
East Lancashire Sailing Club
Gardeners Resident Association
High Street Businesses (all)
Primetime Community Association
Rishton Civic Society
Rishton Cricket & Social Club
Rishton Golf Club
Rishton Prospects Panel
Rotary Club Gt Harwood & Rishton
SERA

4 Consultation History

4.1 To-date there have been two informal consultation events held, the first on the 25th February 2015 at the Rishton Conservative Club, the second on the 25th March at the same venue.

25th February 2015 consultation

4.2 Consultees were notified of the intention of the Council to prepare a Rishton Canalside SPD either via email, letter or flyer (posted door-to-door). In addition, both the Accrington Gazette and Lancashire Telegraph publicised the event, and details were added onto the Rishton blog. The flyer produced to advertise the February event is included as Appendix 1.

4.3 The event was split into three parts, the first being a workshop that was attended by local stakeholders, developers, community groups and agents. Accompanying were Councillors Moss, Cleary, Grayson and a Council Planning Officer. Representatives led the workshop from Barton Willmore.

4.4 Following the workshop a further two parts of the day were exhibition based. Firstly local businesses were invited to view the plans, notably only two local business owners attended following flyers dropped into all businesses along the High Street. Secondly the exhibition was opened up to the local public and a total of 27 attendees were noted.

1 http://rishtonfirst.blogspot.co.uk/
25th March 2015 consultation

4.5 Consultees were notified of the second consultation event in the same manner as the first, with the door-to-door flyer drop expanded to a much wider area to incorporate approximately 1,400 properties. The flyer produced to advertise the March event is included in Appendix 2 of this Statement.

4.6 The second event occurred on 25th March 2015, a public exhibition containing feedback from the first consultation; there were 75 attendees in total to this event however no local agents or landowners attended. Copies of the feedback from the event were forwarded to the agents of the sites.

4.7 As set out in the draft SPD, the feedback from the initial two public engagement events can be summarised as;

- People welcome positive development of the canal side sites
- Regeneration of the surrounding areas is a priority
- A strong need for new housing as a priority over other uses
- Appropriate supporting infrastructure e.g. playground facilities
- Diversifying the housing mix
- More owner occupied family housing
- Funding for local families to improve their homes
- Increased investment in Rishton
- Keeping local history alive

4.8 In addition to the two consultation events, some separate meetings and discussions have taken place with the owners of the key sites identified in the SPD, facilitated by Barton Willmore and the Council's Planning Policy Officer.

5 Next steps – Statutory Consultation period

5.1 On the back of these two informal consultation phases, the draft Rishton Canalside SPD has now been prepared and the Council are consulting on the draft report for a 4-week period from Friday 14th August to Friday 11th September 2015. This forms the statutory consultation period in line with the Town and Country (Local Planning) (England) Regulations 2012.

5.2 In accordance with Regulation 35 of the Regulations, Hyndburn Borough Council is required to make all documents, including this statement, on the Rishton Canalside SPD public and accessible. Documents can be accessed from;

- Scaitcliffe House, Ormerod Street, Accrington, BB5 0PF
- Rishton Library, High Street, Rishton, BB1 4LA
This formal consultation period of 4 weeks is required before the SPD can be formally adopted in support of the Local Plan. During these 4 weeks the public and interested persons or bodies are encouraged to make comments. Comments forms are available on the Council’s website or from the above locations. The comments forms contain details of how and where to submit.

Following closure of the consultation period the Council will review all the comments received, consider appropriate actions and a recommendation on whether to update the SPD in any way. Recommendations will be put to the Council’s Cabinet, following which it is anticipated to adopt the final SPD in October 2015. A final consultation statement will be written up in accordance with Regulations 12a & 12b at this point.

6 Important contact details

6.1 Darren Tweed, Principal Planning Officer t: 01254 380174
Hyndburn Borough Council, Scaitcliffe House, Ormerod Street, Accrington, Lancashire, BB5 0PF

6.2 Simon Prideaux, Chief Planning & Transportation Officer t: 01254 380152
Hyndburn Borough Council, Scaitcliffe House, Ormerod Street, Accrington, Lancashire, BB5 0PF

6.3 Barton Willmore t: 0161 817 4900
Tower 12, 18/22 Bridge Street, Spinningfields, Manchester, M3 3BZ
Appendix 1

Flyer for 1\textsuperscript{st} consultation event 25\textsuperscript{th} February
A public event is being held to get your views on the future of the Rishton Canalside in the run up to the 200th Anniversary of the Leeds Liverpool Canal in 2016.

Come and have your say...

Address: Rishton Conservative Club, Cliff Street, Rishton, Blackburn, BB1 4EF.

Date: 25th February

Time: 2.30pm til 7.30pm
Appendix 2

Flyer for 2\textsuperscript{nd} consultation event 25\textsuperscript{th} March
An exhibition is being held to get your views on the emerging options for Rishton Canalside following on from the first event. Residents, local businesses and community groups are invited to come and view and comment on the exhibition...

Address: Rishton Conservative Club, Cliff Street, Rishton, Blackburn, BB1 4EF.

Date: 25th March
Time: 2.00pm til 8.00pm