

LOCAL PLAN MEMBER WORKING GROUP

Wednesday, 23rd June, 2021

Present: Councillor Loraine Cox (in the Chair), Councillors Melissa Fisher, Judith Addison, Carole Haythornthwaite and Eamonn Higgins

Apologies

34 Apologies for Absence and Substitutions

There were no apologies for absence or substitutions.

The Chair requested Councillor Dave Parkins to be added to this group.

Resolved – Julian Joinson to take the request to the next Council meeting.

35 Declarations of Interest

There were no declarations of interest.

36 Introductions

All attendees introduced themselves at the start of the meeting.

37 Purpose of the Working Group

To keep Members informed of the progress and work on the Local Plan, Members will then be more familiar when finalising the Plan and sign off is required at future Cabinet and Council meetings.

To ensure Members are on board with proposed policies and happy with them including site allocations.

38 Local Plan Timetable

The draft Local Plan went through a consultation period during 2018-2019 and now officers are preparing the pre submission of the Plan including strategic policies and site allocations.

No preferred site allocations have been made public yet.

Officers are now working towards the next consultation period for site allocations, once all responses are collated they will be sent to the inspector for review.

39 Local Plan Progress including Evidence Base update

The Habitats survey is now completed and is available online. The Highways and Transport study is ongoing. The Housing and Economic Needs Assessment update is ongoing, due to COVID and Brexit there has been a refresh on housing numbers and this will have a short term impact for the next 15+ years. Further assessments to take place are Heritage, Landscape, Economic Viability and Strategic Flood Risk's.

The Open Space Audit and Infrastructure Delivery Plan are to be commissioned.

The consultation will close by the end of this year, responses to be collated and finalised by May 2022 then passed to the Planning inspector for examination and the plan to be adopted by early 2023 at the latest.

40 Huncoat Garden Village update

This project is led by the Regeneration department, officer contacts are Mark Hoyle and Chris Gregory.

The Huncoat Masterplan final stage 2 report and draft stage 3 reports are due very soon.

The Huncoat Lane design brief is being worked on at present.

Huncoat is part of the national model design code which is part of the government's pilot testing programme. It is a significant piece of work especially around the design work to ensure there is no poor quality.

The Masterplan is due to be reported at Cabinet in September 2021 for approval and then it will be incorporated into the Local Plan.

41 Five Year Housing Land Supply update

Officers gave an update on the position of how much housing land we require based on the current draft Local Plan.

Draft housing requirement (dwellings per annum)	216
Total housing requirement over Plan period 2016-36	4,320
New dwellings completed since 2016	775
Residual need	3,545

These wont all be situated on new site allocations as some housing will be met with existing sites or windfall sites.

Resolved - A further update to follow from Planning officers.

42 Gypsy and Traveller Site provision

Simon Prideaux updated on the current status of the site provision, this is a very complex piece of work and has a large number of requirements.

The assessment identified the need for 49 pitches over a planned period, it's a challenging piece of work with difficulties trying to identify new sites and find suitable and willing landowners.

Hyndburn now have a higher traveller population therefore there is a higher need required. As children grow up they then require a new generation of housing needs.

We propose to identify enough sites for years 1-5 and broad locations for years 6-15.

The group had a discussion on the site at Charter Street, Accrington and the application at Baxenden which was refused.

43 Local Plan Policy areas

The group had an open discussion on this item.

The current core strategy of delivering housing and the percentages are:

Great Harwood - 15%

Rishton - 10%

Accrington including Clayton/Huncoat – 75%

The Huncoat housing plans are likely to go beyond 2036, the employment sites are under the masterplan also and we are now looking at land for employment including an extension to Altham Business Park.

Employment land is required along the M65 corridor, although the majority of it is greenbelt land so some changes may need to be acquired.

Councillor Judith Addison raised questions around the Belthorn/Guide area, comments received from Hyndburn residents about a leaflet received from Blackburn with Darwen regarding junction 5 sites and greenbelt land.

Simon Prideaux responded to say Blackburn with Darwen have done their own assessment for their needs and some of the sites earmarked are shared with Hyndburn, they are also short of quality employment land. Hyndburn's concerns have been raised with Blackburn with Darwen.

Housing numbers have been the same for the last 20 years in Hyndburn, Hyndburn are optimistic to meet the number in Huncoat and the protection of good employment sites. This includes promoting community infrastructure.

Protecting and enhancing the Environment

The group discussed open space/housing development at the land on Charter Street which recently came to Planning Committee, the cost of the loss of trees was £20K so under the S106 they had to pay that amount to the Council which then can be invested back into the community or local nature reserves.

Christine Whittle confirmed it's hard to find willing land owners.

Councillor Judith Addison discussed Hopwood Street, many residents have been furious as the developer hadn't re applied for planning permission and they have taken down a lot of trees without permission. The conditions were established originally but never implemented or renewed. Simon Prideaux confirmed this is being looked at.

Accessibility and Transport

There is an old rail freight terminal at Huncoat which could be used as an extension to the Colne and Skipton line for freight and passenger. We are awaiting government announcements on this.

Greenbelt and Countryside

There are some agricultural site developments and potential changes at Altham business park. There are boundary changes around Huncoat at the land near power station. We will look to safeguard some land in Huncoat where RSPCA are situated near whinney hill site, although not suitable for residential.

There are urban boundary changes in Rishton, a couple of sites are likely to be supported in the Dunkenhall area, further discussions are taking place re this.

Site allocations

There are some good sites i.e. Ribblesdale Avenue. A lot of public interest in Delph mount also after notice in the paper, this will come to Planning Committee in due course.

Cllr Carole Haythornthwaite raised a question around the Mill Site at Rishton near the canal and Cut Lane. Resident issues, parking issues on the main road due to the ballards in place so not accessible for parking. Simon Prideaux responded that they are currently looking if there is a need for a car park and residents have been consulted on 2 possible sites for housing in the future.

Councillor Judith Addison raised the demand for houses for the elderly and people with disabilities and what percentage is in the plan is for those types of houses. Simon Prideaux agreed that we need to make sure this is considered in the local plan and it's an important point.

Resolved – Site allocations to be reported at the next meeting.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed

This page is intentionally left blank