SUPPORTING PLANNING STATEMENT

PLANNING APPLICATION FOR THE ERECTION OF 36 DWELLINGS TOGETHER WITH ASSOCIATED WORKS

ON THE SITE OF THE FORMER PEEL FOLD MILL, STANHILL ROAD, STANHILLS HYNDKBURN

BY

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1.0 Introduction

1.1 This statement accompanies an application which proposes the redevelopment of the site of the former Peel Fold Mill on Stanhill Road in Oswaldtwistle. The current application proposes the redevelopment of the site with a mix of 36 three and four bed properties including a mix of detached, semi-detached and mews dwellings.

1.2 The site is a brownfield site within the wider urban area of Stanhill and Oswaldtwistle. It was first developed as an industrial site between 1849 and 1894 and this use was supported by the construction of a purpose built row of terraced houses (42 – 56 Stanhill Road) and Stanhill Working Men’s Club. It was substantially altered during the twentieth century and was occupied by a manufacturer and supplier of herbs, spices and speciality foods until 2001. It was then left vacant for a period of around 8 years before the buildings were demolished.

1.3 The application follows two previous applications by Barratt (Manchester) Ltd for the redevelopment of the site. These were submitted in March and December 2007 (references 11/07/0213 and 11/08/0001 respectively) each for the erection of 59 dwellings on the site.

1.4 The first of these applications was the subject of a non-determination appeal submitted in August 2007; with the appeal being held in February 2008. This was dismissed. The second application was refused in January 2008. The Council subsequently published a Supplementary Planning Document (SPD) relating to the proposed development.

1.5 The current proposals have sought to take into account the issues raised previously and the advice in the adopted SPD. The proposals have evolved through an iterative process that has involved pre-application discussions with the local planning authority, the town council, key stakeholders, the community and elected representatives. Throughout this process the development has evolved into the current submission, seeking to take into account feedback and responses gained through the consultation process. That consultation is set out in the Statement of Community Involvement submitted with the application.
1.6 This statement should also be read in conjunction with the Design and Access Statement together with the drawings and technical reports submitted with the application.

1.7 The following planning statement sets out the detailed policies in the development plan and associated guidance documents, including the relevant design policies which have guided the development. Individual technical issues are addressed and dealt with in the context of the planning policy framework. The detailed design issues are dealt with in the Design and Access Statement and are not repeated at length in this statement.

1.8 A location plan which identifies the site is attached at Appendix 1. An aerial photograph which shows the site and its immediate context is attached at Appendix 2.
2.0 **Site Location and Description**

2.1 The site of the former Peel Fold Mill is located on the northern side of Stanhill Road (B6234) in the semirural village of Stanhill, approximately 1km west of Oswaldtwistle. The site's total area is approximately 1.09 hectares.

2.2 The site holds a prominent position in the landscape. The elevated and variable topography of the surrounding area ensures that there are views into and from the site in most directions.

2.3 The site’s northern boundary is formed by a 5m high embankment which was created when the site was deliberately levelled during the nineteenth century to enable the development of the original mill complex. A relatively steeply sloped hillside lies beyond the embankment to the north of the site. This hillside is divided into fields by drystone walls and contains a closed landfill site set within the former Stanhill Quarry. The sloped hillside beyond the embankment at the site’s northern boundary enables almost semi-aerial views across the site, in addition to permitting extensive easterly views towards Church, Oswaldtwistle and Accrington and long south-westerly views towards Blackburn, Darwen’s Jubilee Tower and the M65 motorway.

2.4 To the east of the site there is an unmade partly cobbled / setted unadopted road which passes between the Stanhill WMC Club building and No 42 Stanhill Road. This road is also a public footpath which passes through a roughly surfaced car park area adjacent to which there are a number of timber garages. This footpath continues to climb up the hill to the east of the site providing for views back towards the site. There is a gated entrance into the factory from this unadopted road.

2.5 To the south the site fronts in part directly onto Stanhill Road, although to the eastern end of this frontage there are three two storey cottages (34-38 Stanhill Road) and the aforementioned Club building (No 40); and to the western end by a further 9 two storey cottages (Nos. 2 to 16). To the west of the site are two bungalows which lie adjacent to Peel Bank Road. It is the rear gardens of these properties which share a boundary with the site.
2.6 The main access to the site was immediately adjacent to No 34 Stanhill Road which entered a small yard area, adjacent to which, and immediately to the rear of the three dwellings was an electricity substation.

2.7 There is a bus stop in the road immediately adjacent to the site and a second stop on the opposite side of the road a short way to the east. Immediately opposite the site is the Stanhill Inn. There are a number of residential properties on either side of this, predominantly two storey, but with a small number of bungalows.

**Constraints**

2.8 The buildings within the site have been demolished to slab level. None of the buildings adjacent to the site are listed or of individual conservation value, although the Stanhill Conservation Area is located almost immediately adjacent to the site’s eastern boundary. Glimpsed easterly views from the site’s north-western corner towards the Stanhill Conservation Area are possible through the mature trees which stand within the grounds of Grade II listed Stanhill House.

2.9 The site is not vulnerable to flooding and lies some distance from surface drainage features. Neither does it lie above or near any Groundwater Protection Zones. An extract from the Environment Agency flood map is attached at Appendix 3. This also shows the adjacent public right of way.

2.10 Due to the site’s previous industrial uses there is a potential of contamination to be present on the site. Furthermore, there is a known ground gas issue on land immediately to the north of the site arising from the landfilling of the former quarry. However the development site is protected from this by the former high wall of the quarry.
3.0 Planning History

3.1 There are a number of more recent planning applications of relevance to the current proposals. These are set out in the following table:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Location</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/08/0001</td>
<td>Erection of 59 houses and apartments in a two and three storey development with car parking (Resubmission 11/07/0213)</td>
<td></td>
<td>Refused 4 February 2008</td>
</tr>
<tr>
<td>11/07/0213</td>
<td>Erection of 59 houses and apartments in a two and three storey development with car parking</td>
<td></td>
<td>Appeal Against Non-Determination Dismissed</td>
</tr>
<tr>
<td>11/93/0534</td>
<td>Display of non-illuminated fascia sign and internally illuminated projecting box sign</td>
<td></td>
<td>Approved with Conditions 8 December 1993</td>
</tr>
<tr>
<td>11/93/0532</td>
<td>Alterations to vehicular access and formation of new entrance steps</td>
<td></td>
<td>Approved with Conditions 1 December 1993</td>
</tr>
<tr>
<td>11/89/0740</td>
<td>Erection of Warehouse / loading bay</td>
<td></td>
<td>Withdrawn 28 June 1991</td>
</tr>
</tbody>
</table>

3.2 In terms of the more recent applications, there were two applications submitted in 2007 and 2008 by Barratt (Manchester) Ltd which are particularly relevant to the consideration of the proposed development. It was the second of these applications which was considered first. Application reference 11/08/0001 was submitted to Hyndburn Borough Council on 20 December 2007. This application proposed the erection of 59 dwellings.

3.3 This application was refused on the 4 February 2008 for the following reason:

"The proposed development is of excessive density, without recreational facilities or green space, and would have a major visual impact on the character and appearance of the surrounding area."

3.4 The first application, reference 11/07/0213, was originally submitted in March 2007 but an appeal against non-determination was lodged in August 2007. This was the subject of a Public Inquiry held on the 12th February 2008 after the consideration of the second application.
This application had originally been recommended for approval, subject to a S106 agreement and various conditions, by officers but was refused at Planning Committee. The S106 agreement related to the provisions for a payment in lieu of on-site open space provision.

The appeal proposals included a significant number of apartments to achieve the 59 dwellings proposed. These included buildings of three storey in height. The Inspector who considered the appeal proposals stated:

*The proposed quadruple block of 3-storey flats, largely unobscured, would be a massive and obtrusive addition at the edge of the settlement. Highly visible, it would impose its bulk discordantly against the smaller-scale village buildings grouped along the B6234, and would dominate the north-western edge of the settlement. Rising above the level of the highest adjacent building (the Labour Club), the roof of the apartment block would also intrude upon and partially obscure the existing southerly views out across the settlement to the hills beyond. Accordingly, I conclude on balance that the proposed development would have a materially harmful effect upon the character and appearance of the surrounding area. The appeal proposal would not pay sufficient regard to the provision of Policy E10 (L) of the Hyndburn Local Plan (as saved and extended).*

On that basis the Inspector dismissed the appeal and refused to grant planning permission for the development.

A copy of the local authority’s decision notice, the appeal decision, and proposed layout drawing is attached at Appendix 4.
4.0 Proposed Development

4.1 The current application proposes the construction of 36 three and four bedroom, 2 storey detached, semi-detached and mews dwellings. The application also seeks consent for associated works including roads, sewers, drainage works and balancing pond. A full description of the development proposed is incorporated into the Design and Access Statement which accompanies the application.

4.2 The application proposed the construction of a new access off Stanhill Road in the centre of the site frontage. This will entail the relocation of the existing bus stop. Development on either side of the access will front onto Stanhill Road with the corner properties provided with dual aspect to ensure that they address both the main road and the site access. Vehicular access and parking for these properties will be provided at the rear. Within the site it is proposed for dwellings to be located on either side of a shared surface road. These dwellings will have interlocking back gardens with the surrounding existing dwellings to ensure that appropriate separate distances are maintained. To the northern boundary with the open countryside longer gardens are proposed to facilitate some landscaping of the rear boundary to soften views into the site from the surrounding open countryside.

4.3 The proposed dwellings will be constructed from a mixture of natural stone, red brick and slate tiled roofs taken from the existing dominant palette of materials from the local area. The proposed dwellings will incorporate chimneys, gables & pediments within the roof patterns to create a varied roofscape, with roof pitches between 30 and 40 degrees. Crafted brick eaves and corbels will be incorporated with black painted gutter boards and rainwater goods.

4.4 The detailed design of the proposed dwellings has had regard to the 19th century buildings associated with the older properties in the vicinity of the site. Window and door openings will utilise stone lintels and cills. Doors will be modest in scale and where appropriate will be emphasised with stone surrounds, reflecting the existing properties along Stanhill Road. Large windows with a vertical emphasis will be used. The frontages will be articulated with feature bays & windows to create visual interest.

4.5 The proposals have evolved through a series of consultation exercises, a summary of which is provided in the Design and Access Statement.
5.0 **National Planning Policy Framework**

5.1 The National Planning Policy Framework (NPPF) was published on the 27 March 2012 by the Department for Communities and Local Government. It replaces the vast bulk of all guidance and national planning policies (including all planning policy guidance notes (PPGs) and Planning Policy Statements (PPS). It sets out the Government’s planning policies for England and how these are expected to be applied.

5.2 It identifies in the Ministerial foreword that the purpose of planning is to help achieve sustainable development and that this is about positive growth. In this respect it identifies that ‘sustainable’ means ensuring that better lives for ourselves don’t mean worse lives for future generations and that ‘development’ means growth. The document includes a presumption in favour of sustainable development that is the basis for every plan, and every decision. It confirms that development that is sustainable should go ahead, without delay.

5.3 Paragraph 14 confirms that:

"at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking".

5.4 For plan-making it states that this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.

5.5 Paragraph 15 confirms that policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.

5.6 For decision-taking it advises that, unless material considerations indicate otherwise, this means:
approving development proposals that accord with the development plan without delay; and

where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

5.7 At paragraph 2 it confirms the fact that planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990). However it confirms the fact that the NPPF is guidance and must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

5.8 Local planning authorities are advised that they should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground. Furthermore, local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

5.9 As part of the aforementioned presumption in favour of sustainable development, the document seeks to provide some definition of what sustainable development is. Paragraph 6 confirms that the policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system. Paragraph 7 goes on to identify that there are three dimensions to sustainable development: economic, social and environmental. It states that these dimensions give rise to the need for the planning system to perform a number of roles:
- **an economic role** — contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- **a social role** — supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- **an environmental role** — contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.10 Paragraph 8 confirms that these roles should not be undertaken in isolation, and that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

5.11 Paragraph 14 provides for the presumption in favour of sustainable development and how this issue should be addressed in the context of both plan making and decision making.

**Core Planning Principles**

5.12 Paragraph 17 provides for a set of 12 core land-use planning principles should underpin both plan-making and decision-taking.

- **be genuinely plan-led**, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

contribute to conserving and enhancing the natural environment and reducing pollution. **Allocations of land for development should prefer land of lesser environmental value,** where consistent with other policies in this Framework;

encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);

conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and

take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
5.13 For the purposes of decision-taking, the policies in the Local Plan (and the London Plan) should not be considered out-of-date simply because they were adopted prior to the publication of this Framework. However, the policies contained in this Framework are material considerations which local planning authorities should take into account from the day of its publication. The Framework must also be taken into account in the preparation of plans. Plans may, therefore, need to be revised to take into account the policies in this Framework. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 200439 even if there is a limited degree of conflict with this Framework.

5.14 In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

5.15 The following sections of the document from paragraph 18 to 219 provide for detailed policies and guidance on specific topic areas. Relevant sections are highlighted below.

**Building a strong, competitive economy**

5.16 Paragraph 19 confirms that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. It advises that planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

**Promoting sustainable transport**

5.17 Paragraph 29 confirms that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. It advises that in preparing Local Plans and decisions, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
5.18 Paragraph 35 advises that developments should be located and designed where practical to:

- accommodate the efficient delivery of goods and supplies;
- give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
- create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;
- incorporate facilities for charging plug-in and other ultra-low emission vehicles; and
- consider the needs of people with disabilities by all modes of transport.

5.19 Paragraph 37 advises that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities. Paragraph 39 goes on to advise that local planning authorities should take into account matters such as accessibility, availability of public transport, car ownership etc. when devising local parking standards for residential and non-residential development.

**Delivering a wide choice of high quality homes**

5.20 Paragraph 47 identifies a need to significantly boost the supply of housing. In order to achieve this it advises local planning authorities to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.

5.21 It advises at paragraph 159 that local planning authorities should have a clear understanding of housing needs in their area. They should prepare:

- a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.
- a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
• The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:
  • meets household and population projections, taking account of migration and demographic change;
  • addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);34 and
  • caters for housing demand and the scale of housing supply necessary to meet this demand;

5.22 It requires that local authorities identify and update annually a supply of specific deliverable sites sufficient to provide five years of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

5.23 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. It identifies that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

5.24 It also requires local authorities to identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. To
be considered developable, sites should be in a suitable location for housing
development and there should be a reasonable prospect that the site is available and
could be viably developed at the point envisaged.

5.25 It also required local authorities to illustrate the expected rate of housing delivery for
market and affordable housing, through a housing trajectory for the plan period, and
set out a housing implementation strategy for the full range of housing describing
how they will maintain delivery of a five-year supply of housing land to meet their
housing target.

5.26 In terms of decision making, paragraph 49 states that applications for new housing
should be considered in the context of the presumption in favour of sustainable
development. It goes on to advise that:

"Relevant policies for the supply of housing should not be considered up-to-date
if the local planning authority cannot demonstrate a five-year supply of
deliverable housing sites”.

5.27 Paragraph 50 advises that to deliver a wide choice of high quality homes, widen
opportunities for home ownership and create sustainable, inclusive and mixed
communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends,
  market trends and the needs of different groups in the community (such as,
  but not limited to, families with children, older people, people with
  disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in
  particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for
  meeting this need on site, unless off-site provision or a financial contribution
  of broadly equivalent value can be robustly justified (for example to improve
  or make more effective use of the existing housing stock) and the agreed
  approach contributes to the objective of creating mixed and balanced
  communities. Such policies should be sufficiently flexible to take account of
  changing market conditions over time.

5.28 Paragraph 52 advises that the supply of new homes can sometimes be best achieved
through planning for larger scale development, such as new settlements or
extensions to existing villages and towns that follow the principles of ‘Garden Cities’.
Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development.

5.29 Paragraph 54 advises that in rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Paragraph 55 advises that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

**Requiring Good Design**

5.30 Section 7 relates to good design and the great importance of the design of the built environment. Paragraph 56 advises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

5.31 Paragraph 58 advises that planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.
Paragraph 60 advises that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness. Paragraph 63 goes on to advise that in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

**Meeting the challenge of climate change, flooding and coastal change**

Section 10 advises at paragraph 94 that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations.

In terms of detail, it advises that in order to support the move to a low carbon future, local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions. In determining planning applications, local planning authorities should expect new development to:

- comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Paragraph 99 advises that new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably
available sites appropriate for the proposed development in areas with a lower probability of flooding.

**Conserving and enhancing the natural environment**

5.37 Paragraph 109 advises that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

5.38 Paragraph 120 advises that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location, and that the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation.
6.0 Development Plan

6.1 The Development Plan for the site currently comprises the following:

- Joint Lancashire Structure Plan
- Hyndburn Core Strategy DPD (January 2012)
- Accrington Area Action Plan DPD (January 2012)
- Hyndburn Borough Local Plan

6.2 The Joint Lancashire Structure Plan contains no saved policies which are applicable to Hyndburn or the application proposals. Likewise the Accrington AAP is not applicable to the site. Relevant policies from RSS, the Core Strategy and the Local Plan are highlighted and summarised below.

Regional Spatial Strategy

6.3 The Regional Spatial Strategy (RSS) was adopted in September 2008 and replaces the Regional Planning Guidance for the North West (RPG13)) which was adopted in March 2003. The adopted RSS sets out the strategic spatial strategy for the North West, including Manchester. Its overriding aims, set out in policy DP1, include to:

- Promote sustainable communities;
- Promote sustainable economic development;
- Make the best use of existing resources and infrastructure;
- Manage travel demand, reduce the need to travel, and increase accessibility;
- Promote environmental quality;

6.4 Paragraph 2.1 advises that:

"To be sustainable future economic growth must support urban renaissance and greater levels of social inclusion. It must respect the environment. Increasingly sustainable economic growth will need to be decoupled from resource use, which indicates the need for different and more sustainable patterns of economic activity and movement."
6.5 Paragraph 2.17 states that we must build on the strengths of the region and address the challenges and that the cities have a very important role to play in this as drivers of economic growth.

6.6 Policy DP2 seeks to create sustainable communities including improving the built and natural environment, and conserving the region’s heritage. It advises at Policy DP3 that sustainable economic growth should be supported and promoted, and so should reductions of economic, environmental, education, health and other social inequalities between different parts of the North West, within the sub-regions, and at local level.

6.7 Policy DP4 seeks to make the best use of existing resources and infrastructure both in terms of the location and type of new development. It promotes a sequential approach to new developments:

- First, using existing buildings (including conversion) within settlements, and previously developed land within settlements;
- Second, using other suitable infill opportunities within settlements, where compatible with other RSS policies;
- Third, the development of other land where this is well-located in relation to housing, jobs, other services and infrastructure and which complies with the other principles in policies DP1 to 9.

6.8 Policy DP5 seeks to ensure that development should be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally.

6.9 Policy DP7 seeks to promote environmental quality, including in terms of:

- Understanding and respecting the character and distinctiveness of places and landscapes;
- Promoting good quality design in new development and ensuring that development respects its setting taking into account relevant design requirements, the NW Design Guide and other best practice;

6.10 Policy L4 relates to regional housing provision. It states that Local Authorities should monitor and manage the availability of land identified in plans and strategies and through development control decisions on proposals and schemes, to achieve the
housing provision (net of clearance replacement) set out in Table 7.1. This table provides for 3,400 dwellings over the plan period equating to 189 dwellings per annum as part of the Central East Lancashire Housing Market Area (HMA). On this it identifies that 80% should be on brownfield sites in Macclesfield and Congleton and 60% in Crewe and Nantwich.

6.11 The policy goes on to advise that in implementing the policy the council should:

- Work in partnership with developers and other housing providers to address the housing requirements (including local needs and affordable housing needs) of different groups, (for example disabled people, students, older people, black & minority ethnic communities and families with children including single headed households) to ensure the construction of a mix of appropriate house types, sizes, tenures and prices, in line with policies L2, L3 and L5;
- Use the results of up-to-date Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments to inform the allocation of and development control decisions upon specific sites;
- Introduce phasing policies which secure the orderly and managed release of housing land over the period of the plan in line with the sequential approach set out in Policy DP4, taking into account the need for co-ordinated provision of necessary infrastructure and the overall availability of land for housing;
- Ensure that the transport networks (including public transport, pedestrian and cycle) can accommodate additional demand generated by new housing; and
- Maximise the re-use of vacant and under-used brownfield land and buildings in line with Policy DP4 and indicative targets set out in Table 7.1.

6.12 Paragraph 7.16 advises that the scale of housing provision and its distribution seeks to support the economic growth of the North West in line with the overall aspirations of the Regional Economic Strategy and the Regional Housing Strategy. Paragraph 7.19 goes on to advise that in accordance with the advice in PPS3

"Local authorities should manage their allocation of land and granting of planning permissions to maintain a minimum five year supply of deliverable
housing land, and use their housing trajectory to help monitor and manage the achievement of the figures shown in Table 7.1, and the extent to which this meets local need and demand for housing.”

6.13 Policy L5 relates to affordable Housing and advises that plans and strategies should set out requirements for affordable housing, and the location, size and types of development to which these requirements apply. Evidence, including from Strategic Housing Market Assessments, should be used to support the setting of quotas and thresholds for affordable housing provision along with an indication of the type, size and tenure of affordable housing required.

6.14 Policy EM1 seeks to establish an integrated approach to conserving and enhancing the landscape, natural environment, historic environment and woodlands of the region. In terms of the landscape it advises that plans, strategies, proposals and schemes should identify, protect, maintain and enhance natural, historic and other distinctive features that contribute to the character of landscapes and places within the North West. In terms of natural environment, that there should be a ‘step-change’ increase in the region’s biodiversity resources by contributing to the delivery of national, regional and local biodiversity objectives and targets for maintaining extent, achieving condition, restoring and expanding habitats and species populations. It advises that this should be achieved through protecting, enhancing, expanding and linking areas for wildlife within and between the locations of highest biodiversity resources, including statutory and local wildlife sites, and encouraging the conservation and expansion of the ecological fabric elsewhere.

6.15 Policy EM16 relates to Energy Conservation & Efficiency and states that plans and strategies should actively facilitate reductions in energy requirements and improvements in energy efficiency by incorporating robust policies which support the delivery of the national timetable for reducing emissions from domestic and non-domestic buildings.

Hyndburn Borough Local Plan

6.16 The Hyndburn Local Plan was adopted in 1996. In 2007 a number of policies of the Hyndburn Local Plan (adopted 1996) were saved by Direction of the Secretary of State for the period beyond 27th September 2007. Those not saved expired on the 27th September 2007. In addition a number of policies have now been superseded
by the Core Strategy DPD which was adopted in January 2012. Although the document is now dated, some of the policies remain saved under transitional arrangements pending further progress with the Local Development Framework. This includes:

- H.2 - Housing Development within the Urban Boundary
- H.5 - Open space in new residential development
- E.3 - Retention of woodlands, trees, hedgerows, walls, etc.
- E.10 - Criteria for determining proposals

6.17 Policy I.3, which related to the development for other purposes of land used, allocated, or with a lawful use for business, industry, distribution or storage has not been saved. The site at Peel Fold Mill is an unallocated site within the urban boundary and so is not specifically allocated or identified as an employment site.

6.18 Policy H.2: Within the urban boundary the development or redevelopment for housing of land not allocated for other purposes. and housing infill and conversion, will be permitted where the character, appearance and amenity of the surrounding area would not be adversely affected and there are no insurmountable access or parking difficulties.

**Hyndburn Core Strategy**

6.19 Following independent examination the Core Strategy Development Plan Document (DPD) and Accrington Area Action Plan (AAP) (also a DPD) were adopted as part of the Borough's Development Plan on 19 January 2012. The Accrington AAP does not cover the application site and is not therefore relevant to the consideration of the proposed development.

6.20 The Core Strategy contains policies which supersedes those of the adopted Local Plan which had been previously saved. The Proposals Map has also been updated although the changes to that document do not impact upon the site.

6.21 In terms of Policies the following are relevant to the consideration of the current application:

- Policy BD1: The Balanced Development Strategy
- Policy E2: Protection, Modernisation and Development of Employment Sites
• Policy H1: Housing Provision
• Policy H2: Affordable Housing
• Policy HC1: Green Space and facilities for walking and cycling
• Policy HC3: The Design of Residential Roads
• Policy Env3: Landscape Character
• Policy Env4: Sustainable Development and Climate Change
• Policy Env6: High Quality Design
• Policy Env7: Environmental Amenity
• Policy A1: Amount and Distribution of Housing in Accrington

6.22 Policy BD1 sets out the broad principles that underpin the Core Strategy. It advises that the existing settlement pattern and hierarchy of centres will be maintained and supported by concentrating development within the urban areas. Priority is given to developing brownfield land within those urban areas. It goes on to advise that Accrington and its townships (which includes Oswaldtwistle and the application site) will accommodate the majority of new development.

6.23 Policy E2 supersedes Policy I.3 of the adopted Local Plan. Criterion (c) advises that employment sites that are not defined as good or adequate will remain in employment use unless it can be demonstrated that:

• continued use of the site would give rise to unacceptable environmental impacts, or;
• there is no current or likely future demand for the site or premises for employment uses, or;
• permitting an alternative use is the only viable means of retaining a building or premises which has particular architectural or historical significance.

6.24 In all cases the policy advises that the redevelopment for alternative uses should not prejudice the operating conditions of other remaining employment uses.

6.25 Policy H1 makes provision for 3200 net additional dwellings between 2011 and 2026 equating to 213 additional dwellings per annum. It states that new housing development will aim to provide a mix of house types with 26% detached, 49% semi-detached, 5% terraced, 8% bungalows, and 12% apartments. Policy H2 advises that on developments of 15 or more houses the developer will be required to make provision for 20% of the houses to be affordable, subject to viability considerations.
6.26 Policy HC1 requires that major housing developments of 10 or more units make provision for good quality green space on site, or if that is not possible a commuted sum in lieu. Developments of 5 or more houses are required to make provision to provide or improve facilities that encourage walking or cycling.

6.27 Policy HC3 states that all residential developments should be designed in accordance with the principles established in the Manual for Streets with the aim of reducing vehicle speeds to no more than 20mph. It states that the Design and Access Statement submitted as part of the planning application should demonstrate how this has been achieved.

6.28 Policy Env3 states that the design of new development must be appropriate to the landscape character type within which it is situated. Policy Env4 sets out a series of matters which seek to ensure that new developments are sustainably located, use sustainable materials, and that measures be incorporated into new development to minimise environmental impacts.

6.29 Policy Env6 is a criteria based policy which seeks to achieve high quality developments that take into account site characteristics and the immediate environs of a site and ensure that new developments contribute to local distinctiveness. Policy Env7 seeks to ensure that all new developments do not result in any significant adverse impacts, such as traffic, amenity, overlooking or other nuisances.

6.30 Policy A1 advises that 75% of new housing will be developed within the main urban area of Accrington and its townships (which includes the application site).

**Former Peel Fold Mill, Stanhill Supplementary Planning Document**

6.31 The Council have adopted a Supplementary Planning Document (SPD) relating to this site in January 2009. Whilst this predates the adoption of the Core Strategy it remains a relevant document and is clearly pertinent to the consideration of the proposed development.

6.32 The purpose of the document is to establish planning, design and sustainable development principles that will guide the future redevelopment of the Peel Fold Mill site in Stanhill, Oswaldtwistle. The document was the subject of detailed public consultation between June and December 2008.
6.33 The SPD is based on a comprehensive analysis of the site’s planning and spatial context and sets out a framework to assist potential developers in the preparation of a future planning application that seeks to ensure the creation of a mixed and inclusive high quality and sustainable residential development which integrates with, complements and enhances the existing character of Stanhill and its surrounding area.
7.0 Emerging Planning Policies and Evidence Base

7.1 In addition to the current planning policies there are a number of emerging planning policies including the Regional Strategy and Local Development Framework. Any issues relating to the development from these are addressed below.

- Development Management Policies DPD
- Site Allocations DPD

7.2 In terms of these documents the LDS dated April 2011 envisages the following timetable:

<table>
<thead>
<tr>
<th>Stage</th>
<th>Development Management Policies DPD</th>
<th>Site Allocations DPD</th>
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<tr>
<td>Consultation on Issues and Options and Preferred Options</td>
<td>June – October 2011</td>
<td></td>
</tr>
<tr>
<td>Consideration of Representations</td>
<td>January 2012</td>
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<tr>
<td>Consultation on the Publication DPD</td>
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<tr>
<td>Submission to Secretary of State</td>
<td>November 2012</td>
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</tr>
<tr>
<td>Pre-hearing Meeting</td>
<td>January 2013</td>
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<tr>
<td>Commencement of Examination Hearings</td>
<td>March 2013</td>
<td></td>
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<tr>
<td>Inspectors Report</td>
<td>July 2013</td>
<td></td>
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<tr>
<td>Adoption</td>
<td>September 2013</td>
<td></td>
</tr>
</tbody>
</table>

7.3 This timetable has already slipped and is currently in excess of 12 months behind. Pertinent points in respect of each document are made below.

**Development Management Policies DPD**

7.4 The Council is in the process of producing a new planning document called the Development Management Policies DPD, which will contain a number of detailed policies to assess planning applications.

7.5 This document will sit alongside the adopted Core Strategy and the Accrington Area Action Plan. An 'Issues and Options Paper' was available for comment between 4 May 2012 and 18 June 2012. This document seeks to identify policy areas and does not as yet include any detailed policies. As such it is of limited relevance to the current application.
Site Allocations DPD

7.6 The Site Allocations DPD will identify site specific proposals for different land uses and will update the Proposals Map from the adopted Local Plan. The Site Allocations DPD may be produced as a series of 'Neighbourhood Plans' that reflect the spatial components that have been identified by the Core Strategy. The Local Development Scheme timetable for this document included consultation on the issues and options and preferred options in June - October 2011. The Council only started progressing work on this document following the close of the hearing sessions for the Core Strategy and Accrington AAP at the end of September 2011. It envisaged initial consultation in late 2011/early 2012. To date no consultation has been undertaken on any document or the precursor to any document.

SPD

7.7 The Council have not identified any additional SPDs in the published LDS that they are expecting to produce.

Evidence Base

7.8 The Council have been preparing a body of evidence to support the approach to be adopted in the Local Development Framework. Of particular relevance are the following documents:

- Strategic Housing Land Availability Assessment 2009
- Strategic Housing Market Assessment 2009
- The Employment Land Study 2008

7.9 These are discussed in more detail below.

Strategic Housing Land Availability Assessment

7.10 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base to support the delivery of sufficient land for housing. The primary role of the Strategic Housing Land Availability Assessment is to:

- Identify sites with potential for housing;
- Assess their housing potential; and
- Assess when they are likely to be developed.
7.11 The SHLAA document was produced by Atkins for the Council and forms a key piece of evidence in the emerging Local Plan.

7.12 In respect of the application site, this is identified as site 50 at Appendix B which confirms the site is brownfield and identifies key characteristics. Appendix E provides an assessment of the sites scores as part of a comparative exercise to assess the developability and suitability of the site. The site scores 83 points out of a possible 86 representing a score of 97%. This compares favourably to the majority of sites in the assessment. The estimated housing yield from the site is indicated to be 36 dwellings.

7.13 The SHLAA does not provide a full break down of sites which contribute towards supply, however bearing in mind the assessment elsewhere within the document, it is assumed that this is the case. A copy of the SHLAA assessment and tables that pertain to this site are attached at Appendix 6.

**Strategic Housing Market Assessment**

7.14 A Strategic Housing Market Assessment (SHMA) was carried out by Blackburn with Darwen Borough Council and Hyndburn Borough Council in 2008 with the final version being dated January 2009.

7.15 Core outputs from the SHMA include:

- Estimates of current dwellings in terms of size, type, condition and tenure;
- Analysis of past and current housing market trends and key drivers underpinning the housing market;
- Estimate of current number of households in housing need;
- Estimate of future households requiring market and affordable housing;
- Estimates of the sizes of housing required; and
- Estimates of household groups who have particular housing requirements.

7.16 In terms of Housing Need, the analysis has identified a net shortfall 1,091 affordable dwellings per annum. It recommends a requirement of 20% affordable housing is provided for in policy with a tenure split of 78% affordable rent and 22% intermediate.
7.17 The SHMA suggests a considerable pent up demand for market housing along with a considerable imbalance between affordable requirements and supply.

Hyndburn Employment Land Study

7.18 The Councils Employment Land Study investigated a number of existing sites (74 in total) currently in employment use and assessing which are key to be retained for employment use.

7.19 Peel Fold Mill was identified as Site 40 and was considered to be poor quality. The site was addressed in the section of “Sites with Possible Alternative Uses”. The report identifies that this site would be better suited for residential development.

7.20 An extract from the assessment is attached at Appendix 7.

Annual Monitoring Report

7.21 The Council have not published an Annual Monitoring Report (AMR) for the most recent monitoring period on March 2010 to April 2011. Such documents are normally published in December on the latter year. The AMR would provide an indication on the Council performance against housing delivery and other targets and would also provide an indication of the Council 5 year housing land supply position.
8.0 Identification of Key Issues

8.1 It is considered that the main considerations for this planning application relate to issues around the design and layout of the development and its relationship to the existing dwellings and issues around its historic industrial use. Therefore the suitability of the site needs to be considered together with the requirements that are placed on residential developments in terms of design and layout, as well as open space and affordable housing. The key issues are therefore considered to be:

- The Principle of Residential Development;
- The Design and Layout of the Proposed Development;
- Affordable Housing; and,
- Provision of Open Space and Recreation Area.

8.2 These are discussed in detail at Section 9 below. This includes a brief assessment of the above matters in respect of policies. In respect of the second matter this includes a brief analysis of issues of design, highways, landscape, trees and residential amenity. More detailed discussions on these issues can be found within the Design and Access Statement which accompanies the application.

8.3 In addition to those matters, there are more minor issues relating to the following:

- Housing Land Supply;
- Sustainability;
- Renewable Energy;
- Access and Highways;
- Trees;
- Ecology;
- Flood Risk;
- Contamination; and,
- Residential Amenity.

8.4 These are discussed briefly in Section 10 below, and were relevant, in the other supporting information that accompanies the application.
9.0 Analysis of Key Issues

9.1 The issues identified above are discussed in detail below under the individual topic areas.

The Principle of Residential Development

9.2 This site was last used as an industrial site, however there is broad acceptance by most parties that such a use was not suitable on this site. This is reflected in the Councils Employment Land study which identifies the site as being poor and suitable for residential development. This is confirmed in the adopted SPD for the site which confirms at paragraph 3.1 that the principle of residential development on the site is accepted. This is reflected in the recommendation for approval of the previous planning applications.

9.3 As a long standing industrial site, the premises were not subject to planning controls which might otherwise be expected, for example over hours of operation. Furthermore, adjacent residential properties backed directly onto operation external areas of the site, harming residential amenity through noise, disturbance and visual intrusion. Both vehicular access points led to HGVs manoeuvring adjacent to residential property, and they were also deficient in terms of highway safety. The sub-division of the premises could take place without planning permission, and this would lead to a still greater impact and potential for harm.

9.4 These factors have led all parties to the conclusion that the site is no longer suitable for industrial use and that a residential development is the most appropriate use for the site. The previous refusals of planning permission were not related to this principle, but the design, layout and quantum of development that was being proposed at that time.

9.5 On that basis the proposed development is considered to fully accord with the policies of the development plan in that it has been demonstrated and accepted that the site is poor quality and is neither desirable nor likely to come back into use as an employment site.

9.6 It is considered that the proposed development accords with Policy E2 of the adopted Core Strategy a fact that has been accepted by the Council in the preparation and adoption of the SPD for the site.
The Design and Layout of the Proposed Development

9.7 The proposed development has been designed with a single access point off Stanhill Road. This will be constructed to adoptable standards and will have good visibility in both directions. The access has been relocated from its current position adjacent to No 34 to the centre of the site. This ensures that the level of amenity currently enjoyed by that property will be improved as a result of the development.

9.8 Along the Stanhill Road frontage it is proposed to construct two terraces of mews style properties reflecting the existing pattern of development along Stanhill Road. These will have short front gardens and will have vehicular access and parking at the rear. This facilitates the limitation of vehicular accesses directly onto Stanhill Road and reflects many of the adjacent dwellings. It also allows for the construction of stone walls to the front garden boundary to match those of the adjoining properties. The corner properties adjacent to the proposed vehicular access will be dual aspect so as to create active and interesting frontage and to provide visual clues to the presence of the access.

9.9 The parking areas to the rear will utilise different surfacing materials as well as features such as good quality soft landscaping and stone wall entrance features to create high quality attractive spaces. The location of the parking here also means that the dwellings within the main bulk of the site are set back, further away from the existing properties, and thereby ensuring that an appropriate level of amenity for the dwellings and private garden areas to the rear are secured. Where possible garages and landscaping have been located so as to provide a greater sense of enclosure to these existing dwellings.

9.10 Within the site the access road, which features two 2 metre pavements will be visually terminated with a turning head and a pair of semi-detached dwellings as a visual stop. This will be enhanced with the use of additional stone wall detailing to ensure a quality feel that is in keeping with the character and appearance of the area. Additional dwellings will be accessed from extensions off the main turning head, where the road treatment and materials will change with the width narrowed and shared surfaces introduced. This is to ensure that road users appreciate the fact that vehicles are no longer the dominant user of these spaces and that vehicles
speeds will be encouraged to remain below 20mph. The shared surface roads will also help to create a distinctive sense of place.

9.11 The properties adjacent to the boundary with the open countryside are largely detached which will ensure that the development remains relatively open with continued glimpses of the surrounding open countryside. The gardens have been extended here to facilitate the introduction of boundary landscaping to further soften the edge of the built development.

9.12 To the west, a link is provided for to connect the site directly to the adjacent public footpath so as to ensure that residents have ready and easy access to the existing network.

9.13 In terms of scale of the proposed development, all of the proposed dwellings are two storey in height, reflecting the existing dwellings that are adjacent to the site. Whilst this includes some bungalows, these are more modern interventions with the prevailing character being two storey.

9.14 The design and layout of the proposed development has sought to take into account the detailed policies in the Development Plan and the more site specific guidance within the adopted SPD which pertains to the site.

**Affordable Housing**

9.15 Both the adopted Core Strategy and the SPD relating to the site sets out a requirement for 20% affordable housing provision. This application proposes the construction of 36 additional dwellings and the policy requirement would be for 7 of those dwellings to be affordable.

9.16 However, there are a number of issues relating to the development which have affected the viability of the scheme. This is the subject of a separate detailed report which will be considered by the Council in due course. In considering this assessment the advice to local authorities assessing and determining applications on the presumption in favour of sustainable development at paragraphs 14, 49 and 197 of the NPPF need to be borne in mind. Paragraph 205 of the NPPF advises that:

"Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever
appropriate, be sufficiently flexible to prevent planned development being stalled.”

9.17 It is considered that in this instance the evidence on viability will justify a variation from the Councils policy approach to affordable housing. Achieving a viable development on a neglected, brownfield site in a prominent and attractive location, together with an increase in the Boroughs housing supply, should weigh in favour of the proposal, and provide some justification in this case for accepting a reduced level of affordable housing.

9.18 It is intended that any affordable units to be provided, will be completed either, in partnership with a Registered Social Landlord active in the Hyndburn and Accrington area; or, they will be provided in conjunction with an assisted purchase facility funded directly by the applicant. The requirement for these units to be affordable can be secure by a planning condition on any permission, or alternatively through a legal agreement pursuant to S106 of the Town and Country Planning Act 1990 (as amended).

Provision of Open Space

9.19 The policies of the Development Plan and SPD for the site allow for the provision of on and off site open space depending upon the nature of the proposed development and the circumstances pertaining to each site. This is not a large site and it has not been possible to accommodate the proposed development and any meaningful open space within the development proposals. On that basis it is proposed to make a payment as part of a S106 agreement for the provision of open space outwith the site. This could be in the form of quantitative or qualitative improvements to existing provision in the vicinity of the site.

9.20 This approach fully accords with the policies within the Development Plan and the related guidance documents.

Conclusions on Principal Issues

9.21 Section 38(6) of the Town and Country Planning Act requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The recently published NPPF does
not change the statutory status of the development plan as the starting point for decision making.

9.22 However, paragraph 14 of the NPPF confirms that there is a presumption in favour of sustainable development. It states that this is a golden thread running through both plan-making and decision-taking. For plan-making this means that local planning authorities should positively seek opportunities to meet the development needs of their area; and that Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. For decision-taking paragraph 14 advises that this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.

9.23 It is considered that the proposed development fully accords with the policies in the adopted development plan and the advice in the SPD which relates to the site. On that basis, and in accordance with the balance of considerations in the NPPF and bearing in mind Section 38(6) of the Planning and Compulsory Purchase Act 2004, we therefore consider that planning permission should be granted for the proposed development without delay.
10.0 Other Issues

10.1 In addition to the aforementioned issues the following matters are relevant to the consideration of the application.

**Housing Land Supply**

10.2 One of the key goals set out in NPPF is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, the Government is seeking a necessary step-change in housing delivery. The NPPF expects LPAs to identify sufficient, specific deliverable sites to achieve a five year supply of housing land. To be ‘deliverable’, sites should be available and in a suitable location now, and have a reasonable prospect of being achieved within five years.

10.3 The most up to date housing land supply information for Hyndburn should be set out in the Council’s 2010-11 Annual Monitoring Report, which was due to be published in December 2011. However, to date this does not appear to have been published and is certainly not available on the Councils web site.

10.4 Paragraph 4.3 and Figure 4.1 provides a summary of the historic position. This indicates that since the inception of the current RSS which whilst adopted in 2008 was backdated to 2003 in terms of housing targets there have been the following completions:

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<th>Target</th>
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<td><strong>Total</strong></td>
<td><strong>8550</strong></td>
<td><strong>-573</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

10.5 The SHLAA and the AMR should also identify the estimated dwellings that will be completed in the current year, although this is currently unknown. The Core Strategy was adopted in January 2012 and covers the period 2011 to 2026. Over this 15 year period it requires the provision of 3200 dwellings, which equates to 213
dwellings per annum. Bearing in mind the under-provision in year 2011/12 3167 dwellings will need to be provided in a 14 year period. This equates to 226 dwellings per annum.

10.6 Paragraph 47 of the NPPF identifies that local authorities should identify a buffer of between 5 and 20% based upon past performance. On the basis of the under delivery in the current year and preceding three years it is considered that a buffer of 20% is appropriate. As such the demonstrable 5 year supply required by the NPPF is 1357 dwellings, or 271 per annum.

10.7 The Councils last available AMR covered the period 2009/10 and identifies the five year housing land supply position at that time. It identifies sites from the SHLAA capable of delivering 1179 dwellings. This does not equate to the full five year supply which is required to be demonstrated by the NPPF equating to only 236 dwellings per annum or only 4.3 years supply.

10.8 Paragraph 14 of the NPPF advises that in such circumstances the council should grant planning permission unless:

"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"

10.9 It has been demonstrated elsewhere that the proposed development does represent sustainable development and that there are no adverse impacts arising from the development which would outweigh the significant benefits that have been identified. Furthermore, there are no specific policies in the NPPF which indicate that development should be restricted.

**Sustainability of the Site and Proposed Development**

10.10 The NPPF provides for the concept of sustainable development advising that the purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.
10.11 A detailed assessment of the sustainability of the proposed development has been undertaken. This has been undertaken by two different means considering two different aspects of the proposed development, firstly its locational sustainability and then a more general assessment of sustainability.

10.12 The general matters relating to locational sustainability it is considered that the proposed development is in an accessible location and is well related to public transport facilities, including bus stops, primary and secondary schools, and convenience stores. There are also a range of shopping, leisure and education opportunities within existing centres which are readily accessible from the site. Bus services along Stanhill Road run up to four times an hour to and from Blackburn and Great Harwood with stops in Oswaldtwistle and Accrington and other locations. The site is within 1.75km of a railway station, with two trains per hour in each direction to Blackpool and Colne providing an excellent alternative for residents to commute further afield by rail.

10.13 In addition to the issue of the sustainability of this location, the wider sustainability credentials of the development have been considered. This has been undertaken through the completion of the North West Sustainability Checklist. The proposed development meets or exceeds the required standard. There are a number of examples where the proposed development represents good or best practice.

10.14 On the basis of the assessments that have been undertaken it can be concluded that the proposed development does amount to sustainable development in the context of the requirements of the NPPF.

**Sustainable Design, Construction and Renewable Energy**

10.15 This development proposed by this application will be constructed in accordance with the latest Building Regulations (Approved Document Part L 2010) which provides for a standard equivalent to Level 3 of the Code for Sustainable Homes. This will include:

- ‘A rated’ appliances to all homes
- FSC certified sourced timber in all parts of the construction
- Robust Details approach to noise insulation
- Energy efficient lighting
• Efficient water usage – sanitary ware fixed with restrictors & aerated taps
• Double glazed windows with Pilkington Thermal K Glass that is at least 28mm thick
• Fully insulated floors & walls preventing heat escape.
• Zone controlled heating systems utilising A rated boilers
• Air tightness testing

10.16 A full energy strategy has been prepared by Energist and accompanies the application. Whilst it may be possible to achieve 10% on site generation from renewable sources, the applicants are concerned that to do so could further erode the viability of the scheme. It is considered that based upon the evidence submitted that it is not feasible for this to be incorporated into the development. On that basis there should be no requirement to provide this. This approach fully accords with Policies Env4 and Env5 of the adopted Core Strategy.

Access & Highways

10.17 The internal highway arrangement has been devised taking into account the advice in Manual for Streets with standards reduced with the use of shared surfaces and designs which are intended to keep road speeds low so as to allow for the shared use of the space. In addition it is proposed to provide an alternative route for pedestrians will allow for ready access onto the existing footpath network. and cyclists. The junction arrangement with Stanhill Road has been devised so as to create a safe vehicular access for vehicles pedestrians and cyclists accessing or egressing the site

10.18 The proposed highways approach fully accords with the approach set out in Manual for Streets, and the policies in the Core Strategy and SPD. This has also taken into account the detailed feedback we have received on highways matters. There are no highway, traffic or transport issues arising as a result of the development. The proposals therefore fully accords with those aspects of the policies within the Development Plan and the advice in the NPPF.

Trees

10.19 A topographical survey of the site has been undertaken and there are no trees within or immediately adjacent to the site which will be impacted by the proposed development.
10.20 Tree planting is proposed as part of the detailed landscaping scheme and this can be the subject of a condition requiring those details to be submitted and agreed in due course.

Ecology

10.21 The site has been subject of a walk over survey by a recognised ecologist. The site has no statutory or non-statutory wildlife or ecological designations. There are no known statutory wildlife sites within at least 500m of the study area. There are no records of any protected species within or immediately adjacent to the site which would be affected as a result of the proposed development.

Flood Risk

10.22 The site is located within Flood Zone 1 with a low probability of flooding. The risk of flooding from all sources is low. Attenuation can be incorporated into the surface water drainage layout such that the flows from the site are limited to the existing run off rates. At the present time, the drainage layout has been detailed to suit the requirements of Sewers for Adoption 7th Edition, including a detention basin but the future regime could provide for alternative drainage features. Where possible, SUDS measures in accordance with CIRIA Report C697 have been included in the drainage layout.

Contamination

10.23 A Phase 1 desktop assessment of ground conditions and the potential for contamination has been undertaken in June 2012 and the application is accompanied by report of those investigations. This assessment includes a review of a previous investigation undertaken in 2004 which included a detailed intrusive site investigation, and ground gas monitoring.

10.24 Both the original and more recent assessments have concluded there are a number of contamination issues to be addressed but that there is nothing that would render the site unsuitable for the proposed use. These investigations identified the following ground conditions which would need to be addressed:

- Previous building slabs and sub structures which will need to be removed / filled as appropriate with careful consideration of the foundation design.
• Suspected use of asbestos in the materials used in the former Mill Building and substation
• Possible contamination from the former use of the site for industrial purposes which does require further investigation and the agreement of a remediation strategy.
• Made ground and possible subsidence within the site which will require careful consideration of the foundation design.
• Ground gas issues, including those arising from the previous landfilling of the adjacent quarry.

10.25 The original site investigation report indicates, that with the exception of some elevated concentrations (above laboratory limits of detection) of TPH, the risk posed to end-users with regard to soil contamination is minimal. Measures were recommended in respect of ground gas and the removal of 5 contamination hot spots. Recommendations are also made in respect of foundation design.

10.26 It is recommended that an updated Phase II ground investigation be undertaken to determine more accurately the effect of the identified hazards on the development. It is identified that initially, this should include:

• A window sampling, trial pits and possibly cable percussive borehole investigation to confirm ground conditions and collect samples for analysis.
• Trial pitting to confirm the location of quarry high wall, depending on landfill construction and the location of gas attenuation measures. Consultation with the landfill owner will be required.
• Chemical analysis of soils followed by risk assessment so that the risk to human health and controlled waters can be determined. Contaminants of concern include GRM suite (metals, PAH), asbestos screening, TPH, VOCs, SVOCs, PCBs, pesticides, ground pH and water soluble sulphate.
• Gas monitoring to further assess the risk posed by ground gases.
• Geotechnical soils testing of the founding strata to assess its strength and suitable grades of buried concrete.

10.27 A Materials Management Plan using the CL:AIRE protocols will be developed to clearly identify the materials movements on-site and to ensure that the project is completed in full regulatory compliance. A Remediation Strategy will be prepared to clearly document a strategy for the implementation of the necessary remedial works and following completion of all construction works, a Validation Report will be
produced to demonstrate that all remedial works have been completed to the required standard.

**Residential Amenity**

10.28 The proposed design and layout has been carefully considered to relate well to the existing residential properties which adjoin the site whilst protecting their amenities. Properties have been located to achieve the necessary separation distances between the elevations and ensure that there is no material adverse impact upon amenities of those existing residential properties.

10.29 The proposed development accords with policies in the Development Plan and the advice in the associated SPD.
11.0 Conclusions

11.1 As demonstrated above the proposed development represents a sensitive and considered development in what is an urban fringe location. The principle of residential development has previously been accepted by the Council and forms part of the assumptions in the adopted SPD which relates specifically to this site. The site has also been identified as comprising part of the future housing land supply in the Councils SHLAA.

11.2 All the necessary reports have been submitted to demonstrate that the proposal is acceptable in terms of its impact upon residential amenity, ecology, highways, drainage / flooding and it therefore complies with the relevant development plan policy requirements for residential environments. The detailed design of the proposed development has been carefully considered and the resulting scheme represents an entirely appropriate and sensitive approach to the development of the site. The proposals fully accord with the design policies of the development plan.

11.3 The detailed access arrangements are both logical and suitable in terms of connections to the existing highway, the provision of access around the site and the access to the proposed dwellings. The site is in a highly sustainable location with good access to key facilities and services as well as public transport.

11.4 It is also considered that the Council is unable to demonstrate a five-year housing land supply and that, accordingly, housing supply policies are not considered up to date. In the light of the advice contained in the recently adopted National Planning Policy Framework, where the development plan is:

"absent, silent or relevant policies are out of date" planning permission should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole" or "specific policies in this Framework indicate development should be restricted."

11.5 The Development plan is not absent or silent with regard to this application, but in the absence of a five year supply housing supply policies are not considered up to date. The Council has previously assessed the site as being a poor employment site and since that time the buildings have been demolished. The assessment identifies
the site is suitable for residential development and this evidence was used in the formation of the current Core Strategy. The assessment that accompanies this application reaffirms those findings and fully accords with the advice and guidance within the adopted SPD which relates to the site.

11.6 The boost to housing supply to meet a specific and identified need is also considered to be an important benefit and one upon which significant weight should be attached in accordance with the advice in the NPPF.

11.7 It has been demonstrated that the proposed development does represent sustainable development and that there are no adverse impacts arising from the development which would outweigh the significant benefits that have been identified. Furthermore, there are no specific policies in the NPPF or the Development Plan which indicate that development should be restricted.

11.8 In addition to the above, the proposed development accords with all other policies in the Development Plan relating to new residential developments and the specific guidance in the adopted SPD which relates explicitly to this site. This includes the provision of open space and affordable housing as part of the scheme. This is a significant material consideration which supports the current proposal for the redevelopment of the site.

11.9 On that basis, and in accordance with the balance of considerations in the NPPF and bearing in mind Section 38(6) of the Planning and Compulsory Purchase Act 2004, we therefore consider that planning permission should be granted for the proposed development.
APPENDIX 4
Previous Planning and Appeal Decisions
Appeal Ref: APP/R2330/A/07/2054059
Former Peel Fold Mill, Stanhill Road, Oswaldtwistle

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Barratt Manchester against Hyndburn Borough Council.
- The application Ref 11/07/0213, is dated 15 March 2007.
- The development proposed is the construction of 59 no. units including 24 no. apartments with associated works.

Application for costs

1. At the Inquiry an application for costs was made by Barratt Manchester against Hyndburn Borough Council. This application is the subject of a separate Decision.

Decision

2. I dismiss the appeal.

Reasons

3. The main issue in this appeal is the effect of the proposed development upon the character and appearance of the surrounding area.

4. The appeal site, currently occupied by the vacant buildings of a former pickle factory, has a frontage to the B6234 Stanhill Road behind which it broadens out, extending to east and west to the rear of other frontage properties. Away from the frontage the site level rises at first with the general rising ground, then flattens out so that the north-western sector of the site is effectively set into the hillside and largely enclosed by a high bank. A public footpath runs along the upper edge of the western site boundary.

5. From Stanhill Road, little of the proposed development would be visible. To either side of the proposed access road, new 2-storey terraced houses would infill the frontage gap left by the factory, introducing stone elevations compatible in scale and design with those of existing frontage dwellings. Behind the frontage, the central part of the site would be occupied by pairs and terraces of 2½-storey houses, their height proportionate to that of the existing factory buildings. At the eastern end of the site, the proposed 2-storey houses would correspond closely in height to the adjacent residential development. However, a reduction in ground level beyond that which is proposed would be necessary in order to prevent disturbance to occupiers of frontage dwellings,
since otherwise the proposed car parking and turning areas would be set at the upper level of their rear ground-floor windows. In other respects this part of the proposal would accord well in its design and layout with its surroundings.

6. At the western end of the site, blocks of 3-storey flats are proposed. The farthest north-western corner of the site is already well set down against the excavated bank and is intended to be further reduced in base level. The double block of flats (Units 26-31) proposed for this corner would be well-screened by the existing hillside, effectively ‘losing’ 1 storey as seen from the footpath to the west of the site. Another double block (Units 32-37) would be set end-on to, and farther away from, the western boundary, allowing for landscape screening in the intervening amenity space.

7. From north to south along the western boundary, the degree to which the appeal site is set down into the hillside reduces markedly. The quadruple block (Units 44-49/50-55) proposed within the south-western area of the appeal site would be both closer to the western boundary and set down to a lesser degree. The full height of the extended block of 3-storey flats would be visible from the public footpath and from the wide open access area through which it passes. The tall tree to be retained close to the south-western corner of the apartment block would partially screen the block in the oblique view from Stanhill Road. But there would be other viewpoints in which the large apartment block would appear both massive and intrusive. I consider that Mr Ayton’s visual analysis understates the impact of this element, by omitting to provide a north-south section along the western boundary of the site.

8. The footpath runs first north and then north-west, on rising ground. Return views from the path place the settlement of Stanhill Village against the farther hillsides of Whetstone Edge and Oswaldtwistle Moor. The proposed quadruple block of 3-storey flats, largely unobscured, would be a massive and obtrusive addition at the edge of the settlement. Highly visible, it would impose its bulk discordantly against the smaller-scale village buildings grouped along the B6234, and would dominate the north-western edge of the settlement. Rising above the level of the highest adjacent building (the Labour Club), the roof of the apartment block would also intrude upon and partially obscure the existing southerly views out across the settlement to the hills beyond. Accordingly, I conclude on balance that the proposed development would have a materially harmful effect upon the character and appearance of the surrounding area. The appeal proposal would not pay sufficient regard to the provision of Policy E10 (L) of the Hyndburn Local Plan (as saved and extended).

9. Local residents consider the scale and density of the proposed development to be disproportionate to the area currently identifiable as Stanhill Village. However, the proposal would make a necessary contribution, on previously-developed land, to the short-to-medium term housing supply, in conformity with national and local planning policy, and would contribute (via S106 obligation) to recreational provision. I have no evidence that the provision of flats (upon which the residents’ objections were largely focused) would in itself necessarily impact upon the settlement in any way that might be incompatible with the aims, objectives or policies of the statutory development plan.

Susan Holland INSPECTOR
APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Brent Clarkson
Development Control Manager, Hyndburn DC

FOR THE APPELLANT:

Frances Patterson QC
She called
Gary Deane
BSc(Hons) DipTP MRTPI
Regional Planning Director, Barratt Developments
Roger Ayton
BArch(Hons) DipTP MA(Urban Design) MRTPI RIBA
Of APG Planning, The Georgian House, Gas Ferry Road, Bristol BS1 6UN

INTERESTED PERSONS:

Richard Hooper, representing Stanhill Village Committee
56 Stanhill Village BB5 4PP
Cllr B Roberts
10 Mill Street, Oswaldtwistle BB5 3HY
Cllr D Hayes
8 Merlin Street, Oswaldtwistle BB5 3TW
Cllr M Haworth
15 Cranbrook Avenue, Oswaldtwistle

DOCUMENTS

1 List of persons present at the Inquiry
2 Council’s Letter of Notification and list of persons notified
3 Schedule of agreed conditions
4 Statement of Common Ground
Documents submitted by the Appellant
5 Opening submissions
6 Corrections to typographical errors in Mr Ayton’s proof of evidence
7 Amended Appendix 5(i) (Site spot levels & Sections) and new Appendix 9 (Aerial photographs) to Mr Ayton’s proof
8 Supplemental Note to Mr Deane’s proof of evidence
9 Signed S106 Unilateral Undertaking
10 Site Investigation report by RSK ENSR for Barratt Manchester
11 Copy of letter dated 20 October 2004 from Hyndburn BC to Field Cunningham & Co. Solicitors
12 Revised elevation of ‘Ennerdale’ house type
Documents submitted by Interested Persons
13 Richard Hooper’s statement and signed authentication as representative of Stanhill Village Committee
14 Extract from HBC Housing Monitoring Report to March 2007
15 Decision Notice on Application Ref. 11/08/0001
Refusal of planning permission

Name and address of applicant
Barratt Homes Manchester
4 Brindley Road
City Park
Manchester
M16 9HQ

Name and address of agent (if any)

Part I - Particulars of application:

Date of application: 20 December 2007
Application No: 11/08/0001

Particulars and location of development:

Erection of 59 houses and apartments in a two and three storey development with car parking (Resubmission 11/07/0213)

Peel Fold Mill Stanhill Road Oswaldtwistle

Part II - Particulars of decision:

The HYNDBURN BOROUGH COUNCIL

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the development referred to in Part I hereof for the following reasons:

1. The proposed development is of excessive density, without recreational facilities or green space, and would have a major visual impact on the character and appearance of the surrounding area.

Notes

1. If the applicant is aggrieved by the decision of the local planning authority, to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate Temple Quay House 2 The Square Temple Quay Bristol BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to conditions imposed by them, having regard to the statutory requirements referred to in this notice, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and can not be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70(1) and 72(1) of the Act.

Date 4 February 2008

Planning
Scaitcliffe House
Ormerod Street
Accrington
Lancashire
BB5 0PF

S Prideaux
CHIEF PLANNING AND TRANSPORTATION OFFICER
<table>
<thead>
<tr>
<th>SITE ID</th>
<th>SITE NAME/ ADDRESS</th>
<th>TOWN</th>
<th>SITE SIZE (Ha)</th>
<th>SITE ACCESS</th>
<th>SITE CHARACTER</th>
<th>CONTAMINATION</th>
<th>NATURAL FEATURES</th>
<th>PHYSICAL CONSTRAINTS</th>
<th>SITE SURVEY - SUITABILITY COMMENT</th>
<th>FLOOD RISK ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Land to rear of 14-38 Percy Street</td>
<td>Accrington</td>
<td>0.22</td>
<td>Access via Cedar Street or Park Street.</td>
<td>Flat grassed strip of land. Used for informal recreation, bounded by Park Street and residential properties.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>Site should continue to be used as informal amenity space. One of the few open spaces in a densely built up residential area.</td>
<td>N/A</td>
</tr>
<tr>
<td>17</td>
<td>Land at Queenswasy</td>
<td>Church</td>
<td>0.21</td>
<td>From Queenswasy. Potential create access from Queens Road west.</td>
<td>A small site in front of houses used as turning circle parking and buffer between housing and highway.</td>
<td>None apparent</td>
<td>None</td>
<td>None</td>
<td>A potential site but small and may infringe upon existing environmental quality.</td>
<td>N/A</td>
</tr>
<tr>
<td>23</td>
<td>Site opposite nos. 27-41 Church Street</td>
<td>Church</td>
<td>0.29</td>
<td>Access from Church Street.</td>
<td>A small site adjoining a much larger site. Includes a grassed area and some formal landscaping/ street furniture.</td>
<td>None apparent</td>
<td>18 mature and semi-mature trees on site</td>
<td>None</td>
<td>A potential site but small and may infringe upon existing environmental quality. On edge of the settlement area a good vacant site adjacent to existing and recent housing development. Site should, subject to ownership issues, be able to be taken forward in the short term.</td>
<td>N/A</td>
</tr>
<tr>
<td>29</td>
<td>Former laundry, Lower Barnes Street</td>
<td>Clayton le Moors</td>
<td>0.53</td>
<td>Access could be created from Lower Barnes Street to the northeast of the site or the south on Bates Street.</td>
<td>Site is undeveloped, open, vacant land on the edge of the residential area. A small sized site.</td>
<td>None apparent</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Land to rear of Sea Cadets HQ, Blackburn Road</td>
<td>Clayton le Moors</td>
<td>1.78</td>
<td>Access from Canal Street off A680, from Blackburn Road (A678).</td>
<td>An under used former employment site, with some uses remaining. The site is large on a canal side location.</td>
<td>Potentially but access to site limited and historical uses not apparent.</td>
<td>Canal ecology on western edge of site.</td>
<td>None</td>
<td>This would be a good housing site however possible site assembly issues? Amenities available along A680.</td>
<td>N/A</td>
</tr>
<tr>
<td>39</td>
<td>Former reservoir, Belmont Road</td>
<td>Great Harwood</td>
<td>0.52</td>
<td>Access from The Lodge or Belmont Road</td>
<td>Site contains a (former?) reservoir and some housing on the western part of site. Includes provision for fishing recreation</td>
<td>None apparent</td>
<td>Area of water and semi-mature trees around boundary</td>
<td>Reservoir main constraint</td>
<td>Site could be developed out as housing however the reservoir is a major constraint and the site provides recreation within the district.</td>
<td>N/A</td>
</tr>
<tr>
<td>45</td>
<td>Land off Cornwall Avenue</td>
<td>Kruzden</td>
<td>0.80</td>
<td>Access via Abbot Clough Avenue - road splits the site.</td>
<td>An irregular shaped site, area left over after previous housing development. Site boundary on Blackburn Road.</td>
<td>None apparent</td>
<td>Around 20 semi-mature/mature trees on the east edge of site and 20 on the south edge.</td>
<td>None</td>
<td>A good small infill area with public transport links.</td>
<td>N/A</td>
</tr>
<tr>
<td>50</td>
<td>Peel Fold Mill, Stanshill Road</td>
<td>Oswaldtwistle</td>
<td>1.07</td>
<td>Access from Stanshill Lane</td>
<td>A mill brick building, buildings are partly derelict</td>
<td>None apparent, will depend on nature of previous use</td>
<td>None</td>
<td>None</td>
<td>A good potential site, currently has a negative impact on the area due to condition. Potential employment site could be brought back into use. Transport connections may be an issue depending upon density.</td>
<td>N/A</td>
</tr>
<tr>
<td>59</td>
<td>Garage site off Bamford Crescent</td>
<td>Accrington</td>
<td>0.24</td>
<td>Via Bamford Crescent onto Manchester Road</td>
<td>Small, compact site enclosed by woodland.</td>
<td>None</td>
<td>Semi-mature woodland</td>
<td>None</td>
<td>Adjacent to housing. A very small site, confined by woodland.</td>
<td>N/A</td>
</tr>
<tr>
<td>60</td>
<td>Land to north of Plantation Road</td>
<td>Accrington</td>
<td>0.29</td>
<td>Access is via unadopted section of Hodder Street</td>
<td>Area of rough ground and allotments.</td>
<td>None</td>
<td>Trees on site but not mature.</td>
<td>None</td>
<td>Would be suitable for housing development. Constraints to overcome include use of part of site as allotments and access.</td>
<td>N/A</td>
</tr>
</tbody>
</table>
## Appendix E: Site Scores

### Sites Scoring > 80%

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Site Address</th>
<th>Settlement</th>
<th>Site Area (Ha)</th>
<th>Land Use</th>
<th>Type of Site</th>
<th>Contact Value</th>
<th>Small Site Value</th>
<th>Medium Site Value</th>
<th>Large Site Value</th>
<th>Site Areas Value</th>
<th>Compliance Value</th>
<th>Marketability</th>
<th>Employment</th>
<th>AV Site Value</th>
<th>Maturity</th>
<th>Maturity to Completion</th>
<th>Total Access Value</th>
<th>Access Value</th>
<th>Land Use Value</th>
<th>Heritage Value</th>
<th>Assessment Value</th>
<th>Assumption Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>266</td>
<td>Road to East of ruined Road Oswaldtwistle</td>
<td>Oswaldtwistle</td>
<td>0.02</td>
<td>Garages and open space</td>
<td>Part PDL, part open space</td>
<td>40</td>
<td>2.68</td>
<td>0</td>
<td>1</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
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<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>50</td>
<td>Road Mill, Bankhead Road Oswaldtwistle</td>
<td>Oswaldtwistle</td>
<td>1.07</td>
<td>Garages and open space</td>
<td>Part PDL, part open space</td>
<td>40</td>
<td>42.8</td>
<td>0.15</td>
<td>30</td>
<td>5</td>
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</tr>
<tr>
<td>152</td>
<td>(Monkhey site, Exchange Street) Accrington</td>
<td>Accrington</td>
<td>2.51</td>
<td>Former B2</td>
<td>PDL - vacant</td>
<td>40</td>
<td>100.4</td>
<td>0.25</td>
<td>75</td>
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<td>1</td>
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</tr>
<tr>
<td>314</td>
<td>Leyland street, Bell Road, Barlow St, Grimshaw St Accrington</td>
<td>Accrington</td>
<td>3.12</td>
<td>Garages, residential terraced (boarded up)</td>
<td>PDL</td>
<td>40</td>
<td>124.8</td>
<td>0.25</td>
<td>94</td>
<td>5</td>
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<tr>
<td>317</td>
<td>11 Arnold Street Accrington</td>
<td>Accrington</td>
<td>0.02</td>
<td>A4</td>
<td>Building</td>
<td>40</td>
<td>0.8</td>
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</tr>
<tr>
<td>329</td>
<td>13 Newton Street</td>
<td>Oswaldtwistle</td>
<td>0.04</td>
<td>Vacant land</td>
<td>PDL</td>
<td>40</td>
<td>1.6</td>
<td>0</td>
<td>2</td>
<td>5</td>
<td>5</td>
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</tr>
<tr>
<td>285</td>
<td>Secondhand Shop, Ward Street Great Harwood</td>
<td>Great Harwood</td>
<td>0.05</td>
<td>Showroom/shop and garages</td>
<td>PDL</td>
<td>40</td>
<td>2.0</td>
<td>1</td>
<td>5</td>
<td>5</td>
<td>5</td>
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<td>3</td>
<td>5</td>
<td>5</td>
<td>79</td>
<td>92%</td>
</tr>
<tr>
<td>290</td>
<td>Methodist Church, Orchard Street Great Harwood</td>
<td>Great Harwood</td>
<td>0.07</td>
<td>Methodist Church</td>
<td>PDL</td>
<td>40</td>
<td>2.68</td>
<td>0</td>
<td>3</td>
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<td>5</td>
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</tr>
<tr>
<td>295</td>
<td>Methodist Church, King Street Great Harwood</td>
<td>Great Harwood</td>
<td>0.08</td>
<td>Methodist church</td>
<td>PDL in use</td>
<td>40</td>
<td>3.2</td>
<td>0</td>
<td>3</td>
<td>5</td>
<td>5</td>
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</tr>
<tr>
<td>281</td>
<td>Hemmings Street/Ithar Road</td>
<td>Rishton</td>
<td>0.14</td>
<td>Vacant, cleared estate</td>
<td>Cleared site</td>
<td>40</td>
<td>5.6</td>
<td>0</td>
<td>6</td>
<td>5</td>
<td>5</td>
<td>5</td>
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</tr>
<tr>
<td>231</td>
<td>Land off Wrexham Close</td>
<td>Rishton</td>
<td>0.16</td>
<td>Vacant land</td>
<td>Vacant land</td>
<td>40</td>
<td>6.4</td>
<td>0.15</td>
<td>5</td>
<td>5</td>
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</tr>
<tr>
<td>344</td>
<td>Garage at Harwood Road Rishton</td>
<td>Rishton</td>
<td>0.17</td>
<td>and associated office</td>
<td>PDL</td>
<td>40</td>
<td>6.8</td>
<td>0</td>
<td>7</td>
<td>5</td>
<td>5</td>
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<td>4</td>
<td>5</td>
</tr>
<tr>
<td>321</td>
<td>Former Sports Club, Moor Street Clayton le Moors</td>
<td>Clayton le Moors</td>
<td>0.18</td>
<td>Club house, now a cleared site</td>
<td>PDL</td>
<td>40</td>
<td>7.2</td>
<td>0</td>
<td>7</td>
<td>5</td>
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</tr>
<tr>
<td>301</td>
<td>Spring Hill Club, Pickup St/Londridge St</td>
<td>Accrington</td>
<td>0.19</td>
<td>Vacant land</td>
<td>PDL</td>
<td>40</td>
<td>7.6</td>
<td>0</td>
<td>8</td>
<td>5</td>
<td>5</td>
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<td>4</td>
</tr>
<tr>
<td>73</td>
<td>Garage site, San Pau’s Road</td>
<td>Rishton</td>
<td>0.22</td>
<td>Lock up wooden garages</td>
<td>PDL</td>
<td>40</td>
<td>8.8</td>
<td>0.15</td>
<td>7</td>
<td>5</td>
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<td>5</td>
</tr>
<tr>
<td>346</td>
<td>Land for Retail/Showroom Close</td>
<td>Rishton</td>
<td>0.23</td>
<td>Open space</td>
<td>Open space</td>
<td>40</td>
<td>9.2</td>
<td>0.15</td>
<td>8</td>
<td>5</td>
<td>5</td>
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</tr>
<tr>
<td>269</td>
<td>Ongregates Builder’s Merchant, Whalley Road</td>
<td>Accrington</td>
<td>0.28</td>
<td>Builders merchants B1</td>
<td>PDL</td>
<td>40</td>
<td>11.2</td>
<td>0.15</td>
<td>10</td>
<td>5</td>
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</tr>
<tr>
<td>356</td>
<td>Site off Oak Street</td>
<td>Moors</td>
<td>0.28</td>
<td>Warehouse building</td>
<td>PDL</td>
<td>40</td>
<td>11.2</td>
<td>0</td>
<td>11</td>
<td>5</td>
<td>5</td>
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</tr>
<tr>
<td>328</td>
<td>Old New Lane</td>
<td>Oswaldtwistle</td>
<td>0.30</td>
<td>Vacant use building</td>
<td>PDL</td>
<td>40</td>
<td>12.0</td>
<td>0.15</td>
<td>10</td>
<td>5</td>
<td>5</td>
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</tr>
<tr>
<td>177</td>
<td>Compound, Roe Green Road Oswaldtwistle</td>
<td>Oswaldtwistle</td>
<td>0.31</td>
<td>Builders compound</td>
<td>PDL</td>
<td>40</td>
<td>12.4</td>
<td>0.15</td>
<td>11</td>
<td>5</td>
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<tr>
<td>219</td>
<td>Land at Spring Vale</td>
<td>Accrington</td>
<td>0.34</td>
<td>Garage</td>
<td>PDL</td>
<td>40</td>
<td>13.6</td>
<td>0.15</td>
<td>12</td>
<td>5</td>
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<td>5</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>368</td>
<td>Corn Mill Yard, off Whalley Road</td>
<td>Clayton le Moors</td>
<td>0.41</td>
<td>G2. Former Masonic Hall</td>
<td>PDL</td>
<td>40</td>
<td>16.4</td>
<td>0.15</td>
<td>14</td>
<td>5</td>
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</tr>
<tr>
<td>369</td>
<td>Former laundry, Lower Barnes Street</td>
<td>Clayton le Moors</td>
<td>0.53</td>
<td>Open space/vacant land</td>
<td>Open space</td>
<td>40</td>
<td>21.2</td>
<td>0.15</td>
<td>18</td>
<td>5</td>
<td>3</td>
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<td>5</td>
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</tr>
<tr>
<td>340</td>
<td>Site at James Street, off Barnes Street</td>
<td>Clayton le Moors</td>
<td>0.55</td>
<td>General Lock up garages</td>
<td>PDL</td>
<td>40</td>
<td>22.0</td>
<td>0.15</td>
<td>19</td>
<td>5</td>
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<tr>
<td>208</td>
<td>Hawood Lane / Whalley Road</td>
<td>Great Harwood</td>
<td>0.57</td>
<td>Vacant land</td>
<td>Vacant land</td>
<td>40</td>
<td>22.8</td>
<td>0.15</td>
<td>19</td>
<td>5</td>
<td>5</td>
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<td>5</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>66</td>
<td>84%</td>
</tr>
<tr>
<td>195</td>
<td>HM Land at Leyland Street</td>
<td>Accrington</td>
<td>3.36</td>
<td>Park, vacant land, houses (in use)</td>
<td>PDL</td>
<td>40</td>
<td>134.4</td>
<td>0.25</td>
<td>101</td>
<td>5</td>
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<td>6</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>SITE ID</td>
<td>SITE NAME/ ADDRESS</td>
<td>TOWN</td>
<td>SITE SIZE (Ha)</td>
<td>SOURCE OF SITE</td>
<td>POLICY</td>
<td>LAND USE</td>
<td>NEIGHBOURING USES</td>
<td>CHARACTER OF AREA</td>
<td>TYPE OF SITE</td>
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<tr>
<td>10</td>
<td>Land to rear of 14-38 Percy Street</td>
<td>Accrington</td>
<td>0.22</td>
<td>UPS 2004</td>
<td>None</td>
<td>Open space</td>
<td>Residential terraced housing.</td>
<td>Predominantly a residential area surrounded by terraced streets.</td>
<td>Grassed open space</td>
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<tr>
<td>17</td>
<td>Land at Queenway</td>
<td>Church</td>
<td>0.21</td>
<td>UPS 2004</td>
<td>None</td>
<td>Vacant grass area and parking/turning circle</td>
<td>Residential to south, east and west. Queens Road West and cemetery to the north.</td>
<td>Residential, council estate</td>
<td>Vacant land</td>
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<tr>
<td>23</td>
<td>Site opposite nos. 27-41 Church Street</td>
<td>Church</td>
<td>0.29</td>
<td>UPS 2004</td>
<td>H2 (5)</td>
<td>Public space</td>
<td>Large B2 and B8 use to north and west (Site 166). Residential to the south and east</td>
<td>Residential and traditional industry associated with canal location</td>
<td>Open space</td>
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<tr>
<td>29</td>
<td>Former laundry, Lower Barnes Street</td>
<td>Clayton le Moors</td>
<td>0.53</td>
<td>UPS 2004 / HA</td>
<td>Housing (H1)</td>
<td>Open space / vacant land</td>
<td>Residential to the south, west and east. Open countryside to the west sand north. New residential development to the south west.</td>
<td>Edge of the settlement area, mainly residential and open countryside.</td>
<td>Open space</td>
<td></td>
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<tr>
<td>30</td>
<td>Land to rear of Sea Cadets HQ, Blackburn Road</td>
<td>Clayton le Moors</td>
<td>1.78</td>
<td>UPS 2004 / Wildlife Link (E5)</td>
<td>Part of site within</td>
<td>A mix of uses including B5, D2 and vacant land. New residential development to the south, residential to the east, the canal to the west and more B uses to the north.</td>
<td>Area is a mix of warehousing, ex-mill sites, the Leeds Liverpool canal. Mix of new and traditional terraced housing.</td>
<td>PDL</td>
<td></td>
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<tr>
<td>39</td>
<td>Former reservoir, Belmont Road</td>
<td>Great Harwood</td>
<td>0.52</td>
<td>UPS 2004</td>
<td>None</td>
<td>Reservoir, 4 dwelling houses and care home.</td>
<td>Site has residential to all sides.</td>
<td>A residential area of semi-detached and detached properties.</td>
<td>PDL</td>
<td></td>
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<tr>
<td>45</td>
<td>Land off Cornwall Avenue</td>
<td>Knuzden</td>
<td>0.60</td>
<td>UPS 2004</td>
<td>None</td>
<td>Open space</td>
<td>Residential to east and residential to the east, south.</td>
<td>Residential - edge off borough boundary</td>
<td>Open space</td>
<td></td>
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<tr>
<td>50</td>
<td>Peel Fold Mill, Stanhill Road</td>
<td>Oswaldtwistle</td>
<td>1.07</td>
<td>UPS 2004 / ELS</td>
<td>None</td>
<td>Mill, employment use (now vacant / derelict)</td>
<td>Residential to west and south. Open countryside to north. Public house to south over Stanhill Road.</td>
<td>Edge of settlement</td>
<td>PDL</td>
<td></td>
<td></td>
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<td>59</td>
<td>Garage site off Bamford Crescent</td>
<td>Accrington</td>
<td>0.24</td>
<td>UPS 2004</td>
<td>Open sp (L2); Wildlife Link (E5); Cons Area (E8)</td>
<td>Garages, appear to be in use</td>
<td>Residential to west south and east, open countryside to north.</td>
<td>Edge of settlement</td>
<td>PDL in use</td>
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<td>60</td>
<td>Land to north of Rationall Road</td>
<td>Accrington</td>
<td>0.29</td>
<td>UPS 2004 / also</td>
<td>None</td>
<td>Allotments and rough vacant land</td>
<td>Recreation ground to south, residential to east, west and north. Site 206, reservoir to southwest.</td>
<td>Edge of settlement area, mix of residential and recreation land.</td>
<td>PDL, now vacant land</td>
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<tr>
<td>68</td>
<td>Site to north east and off John Street</td>
<td>Oswaldtwistle</td>
<td>0.34</td>
<td>UPS 2004</td>
<td>Wildlife Link (E5)</td>
<td>Garages, MOT garage and vacant land</td>
<td>Tinker Brook to south. Residential to north, west and east. Site 150 to west across John Street.</td>
<td>Residential and historical employment.</td>
<td>PDL</td>
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<td>73</td>
<td>Garage site, St Paul's Road</td>
<td>Rishton</td>
<td>0.22</td>
<td>UPS 2004</td>
<td>None</td>
<td>Lock up wooden garages.</td>
<td>Residential to all sides. Recreation ground to the northwest.</td>
<td>A residential area with a mix of traditional stone terraced properties and semi-detached houses.</td>
<td>PDL</td>
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<td>76</td>
<td>Land at Heys Lane and Cattlow Hall Street</td>
<td>Oswaldtwistle</td>
<td>0.79</td>
<td>UPS 2004 / HA</td>
<td>Housing (H1); next to Conservation Area (E8)</td>
<td>Vacant land</td>
<td>Former mill to north, residential to northeast and east. Tinker Brook to west.</td>
<td>Mixed residential and former industrial land</td>
<td>Open space, possible past development but difficult to tell.</td>
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<td>78</td>
<td>Land at Hopwood Street</td>
<td>Accrington</td>
<td>0.93</td>
<td>UPS 2004 / HA</td>
<td>Housing (H1)</td>
<td>Vacant land</td>
<td>Residential to north and west. Reservoir to south. Southeast is a bowling club and vacant allotments (site 204).</td>
<td>Residential, edge of settlement</td>
<td>PDL - Vacant</td>
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HYNDBURN EMPLOYMENT LAND STUDY

Prepared by:
Plans and Environment Section
Hyndburn Borough Council

Scaitcliffe House
Ormerod Street
Accrington, Lancs
Tel: 01254 380177
Fax: 01254 391625

Date: February 2008
Sites with Possible Alternative Uses

6.8 There are some sites described as poor which have the potential for alternative uses in the future LDF. There are a number of reasons behind this and each site is slightly different, the main reasons are:

- Employment use on the site is detrimental to the neighbouring uses.
- Accessibility is not conducive to a successful employment site.
- The site/buildings have deteriorated and other uses are now more appropriate.

6.9 The sites classified as poor and to be considered for alternative uses are:

- Site 1 – Premier Mill, Hartley Street, Great Harwood
- Site 2 – St Lawrence Mill, Great Harwood
- Site 7 – Cambridge Street, Great Harwood
- Site 12 – North of Victoria Street, Clayton le Moors
- Site 17 – Wheatfield Mill, Parker Street, Rishton
- Site 19 – Albert St Mill, Mary Street, Rishton
- Site 24 – Pioneer Works, Horne Street, Accrington
- Site 26 - Woodnook Mill, Bath Street, Accrington
- Site 29 – Spring Hill Works,’ Exchange Street, Accrington
- Site 30 – Victoria Business Park, Victoria Street, Accrington
- Site 32 - Preseverance Mill/ Lower Grange Mill, Church Street, Accrington
- Site 35 – The Iron Works, Dale Street, Accrington
- Site 37 - Volvo Garage, Sydney Street, Accrington
- Site 39 - Rhyddings Works, Rhyddings Street, Oswaldtwistle.
- **Site 40 – Peel Fold Mill, Stanhill Lane, Oswaldtwistle**
- Site 41 – Site off Norman Road, Oswaldtwistle
- Site 43 - Wilraw Engineering, Oswaldtwistle
- Site 45 - Mato Works, Kirk Road, Church
- Site 48 – Walker Street, Abbott Clough, Avenue,Intack
- Site 49 – Former Chapel, Barnes Street, Clayton le Moors
- Site A – Garage, Union Street, Accrington
- Site C – Stonebridge Mill, Mill Street, Oswaldtwistle
- Site E – Canal Side, Spring Street South, Rishton
- Site F – Britannia Mill, Spring Street South, Accrington
• Site I – Land Adjacent Railway, Belgarth Road, Accrington
• Site J – Land Adjacent Railway, Rear Owen Street, Accrington
• Site L – Bus Depot Area, Argyle Street, Accrington
• Site Q – Alleytroyds Area, Church
• Site R – Coach Depot Area, Blackburn Road, Oswaldtwistle
• Site S – Builders Compound, Roe Greave Road, Oswaldtwistle
• Site W – Mill at Dunnyshop, Oswaldtwistle
• Site Y – Garage, Scrap and Builders Yard, Manchester Road, Accrington
• Allocation W – Nuttall Avenue, Great Harwood

6.10 These sites total 38.99 ha of land and, in the majority of cases, are considered to be better suited to residential development (a minority as part of a mixed use including residential as listed at 6.5); Appendix 2 specifies potential alternative uses for each individual site.

6.11 Within the study a number of sites are classified as adequate. These are sites that are presently in employment use and could remain so for the foreseeable future. However in the longer term there could be pressure on these sites from other uses due to their location, poor access for employment purposes, outdated building or, if the site became vacant, it would be difficult in market terms to get it re-occupied.

• Site 3 – Albion Mill, Water Street, Great Harwood
• Site 5 – Works on Waverledge Road, Great Harwood
• Site 6 – Mill on Waverledge Road, Great Harwood
• Site 8 – Metflex, Queen Street, Great Harwood
• Site 10 – Gas Holder and Former Abattoir, Queen Street, Great Harwood.
• Site 11 - Willow Mill, Lower Barnes Street, Clayton-le-Moors
• Site 13 - South of Victoria Street, Clayton le Moors
• Site 14 – Atlas Street, Clayton-le-Moors
• Site 18 Gaskells, Parker Street, Rishton
• Site 20 – Meadowhead, Henry Street, Rishton
• Site 21 – Mill Building, Daisy Hill, Henry Street, Rishton
• Site 22 – York Mill, Livesey Street, Rishton
• Site 23 – Hambledon Mill, Marlborough Road, Accrington
• Site 27 – The Roller Factory AAT, Chester Street, Accrington
• Site 28 – Fairfield House, Charter Street, Accrington
• Site 31 – Shop Lane, Accrington
• Site 34 – Alliance Business Park, Claret Street, Accrington
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