

# MINUTES OF THE DEVELOPMENT PLAN WORKING GROUP HELD ON WEDNESDAY, 26 OCTOBER 2016

## PRESENT:

Councillors: Sue Bibby (Chairman)  
Ian Sayers  
Robert Thompson  
Richard Sherras  
Alison Brown

Officers: Colin Hirst  
Joanne Macholc  
Phil Dagnall  
Diane Neville

## APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors A Knox and Rogerson.

## MINUTES

The minutes of the meeting held on 5 August 2016 were agreed as a correct record.

## PRELIMINARY REVIEW OF RESPONSES

The consultation had now closed and the responses now needed consideration. Approximately 120 had been received around the issues of

- Housing
- Employment land
- Open space
- Settlement boundaries

### Employment Land

- Proposals for additional sites had been received following the 'call for sites'. These would need consulting upon if it was decided to take any of them forward.
- The appeal on the land at Barrow as an employment site had been won.
- It was thought that the Sykes Holt site at Mellor Brook should probably be discounted from the figures as it is a single user site – Thwaites.
- Consideration to plan for more than the 8 hectares required.

### Open Space

- Objections to land allocated as open space that is private land – likely to be recommended for deletion
- Number of additional sites flagged up that should be allocated – these sites will be checked and evidenced before modifying the plan
- There also needs to be some way of including allocated open space on committed housing sites that have not yet been built out – perhaps as a schedule in the appendix and including the density of the site.

## Settlement Boundaries

- Needs a few tweaks / fine tuning
- A number of the bigger housing companies raised the general principle of 'tight' boundaries rather than the opportunity for 'infill' space to be allowed for.

## Housing

- Main concern is the impact that slow delivery is having on the housing numbers
- Some new sites have been put forward that are for more numbers than the residual required but may be sustainable
- Challenge has been made on the methodology – Colin to ask Simon Drummond Hay for his opinion on this.
- 5600 is a minimum number and only meeting the residual numbers required is too inflexible – may end up in a position of appeals being allowed.
- Waiting for regulations on maintaining a 'brownfield' site register – which would identify potential sites
- Members considered it important that Ministers understand deliverability issues, possibly seeking time constraints on developers

## OTHER ISSUES

- Neighbourhood plans for Bolton-by-Bowland and Longridge need to be considered
- Requests from neighbouring authorities under 'duty to co-operate'
- Calderstones – plans for the future. Colin to meet with them.
- Old Clitheroe hospital site – plans for the future (Health Centre are handing out surveys to patients asking their views on moving to the hospital site)

## DATE OF NEXT MEETING

To be arranged after feedback received from Simon Drummond Hay.

The meeting closed at 3.20pm.