Note of Meeting on Tuesday 2nd August 2011 between Hyndburn Borough Council and Lancashire County Council

1. Attendance
   **Hyndburn Borough Council**: Simon Prideaux (SP); Joanne Macholc (JM), Farooq Rafiq (FR);
   **Lancashire County Council**: Louise Nurser (LN), David Cahill (DC)

2. Purpose of Meeting
   - To ensure consistency between the Hyndburn LDF Core Strategy and the Lancashire Minerals & Waste LDF Site Allocations & Development Management DPD
   - To consider the up to date position in relation to the Waste Technology Park and the Whinny Hill Link Road

3. Record of meeting

   It was considered there may be scope to produce a short statement reflecting the positions of the two authorities following these discussions. Both recognise the need for the plans to be consistent.

   LN- confirmed that Huncoat is still the preferred site for built waste management facilities (it is envisaged as being suitable for both municipal and commercial and industrial waste streams) for East Lancashire and that the municipal waste element of any built waste facility may be in a different format from the WTP previously approved. Both sites shown in the submitted M&W DPD may be required for such facilities. SP pointed out that the remaining land at the Whinney Hill Industrial Estate has been developed.

   Discussion on the implications upon future land allocations/proposals following the CPO decision on the Waste Technology Park and Whinney Hill Link Road (WHLR). LCC clarified that the whole length of the link road had been "confirmed".

   LN – LCC’s position is that a site for commercial / industrial and non municipal waste facilities is required and the Huncoat site has been identified as being suitable. This would need to be accessed from WHLR. SP - HBC had produced a Composite Huncoat Paper which summarised its position, including Further proposed Changes to policies A7, A8 and A9 (copy passed to LCC).

   SP – outlined the further proposed change to Policy A8 (Strategic Employment Site at Huncoat) where it was proposed to add in the word ‘or’. This would introduce flexibility allowing for the development of the site for either a waste use or employment use or a combination of the two. JM – stated that these changes were proposed and still open for debate at the hearing sessions, they had not been subject to sustainability appraisal/consultation.
   LN – suggested an alternative form of wording may be more appropriate in the policy which stated “employment uses including waste uses” rather than “and/or”.

   LCC to consider and suggest preferred form of wording
   HBC to amend text
Agreed that the term “Waste Technology Park” should not be used and replaced with “built waste management facility” or similar.

Further discussion took place around the funding for the WHLR following the withdrawal of funding by the LCC as a result of CPO decision. HBC stated that the road would be considered in two phases. Changes to the Core Strategy reflect that funding is now being sought through developer contributions from the strategic employment and housing sites.

LN – stated that if a developer who was a private sector waste operator came forward, they would need to contribute to the funding of the road and not LCC.

SP – sought confirmation that if LCC did bring the site forward for development, they would be required to contribute towards the cost of the WHLR phase 1?

LN – confirmed that this was her understanding of LCC’s position. Also mentioned that WHLR has been incorporated into the Local Transport Plan Draft Implementation Plans which states:

"The construction of a Whinney Hill Link Road at Huncoat remains an important piece of local infrastructure. It would relieve the effects of industrial, quarry and landfill-related heavy goods traffic on local residential roads and provide access to employment and housing development proposals for the local area. The County Council will work with Hyndburn Borough Council and developers to develop a funding package to deliver this link road.". [Extracted from page 67, para 5.8.10]

SP – with the addition of the Huncoat Colliery Site as a future housing site, it was considered that there was enough value in the various developments being proposed to fund the first phase of the WHLR.

LN – the costing sent to HBC for the WHLR showed the first phase to cost in the region of £2 million, this is an estimated figure and would need to be subject to further work.

The Inspector for the Core Strategy had raised an anomaly about the site boundary of the Strategic employment site being shown differently on the two plans. The Minerals & Waste Site Allocations plan included an additional area of green belt.

LN – believed that the additional land may have been due to the landscaping scheme as part of the Waste Technology Park application

SP – confirmed that this was not the case based on the planning application and that the identification of the additional land raised a number of concerns particularly that HBC were not proposing a green belt amendment in this particular locality. It was suggested that LCC should consider amending their plan to ensure consistency with the Hyndburn Core Strategy.

LN – will consider the change and requested an email from HBC confirming the change required.

JM – will also circulate to LCC a list of the Issues and Matters to be discussed at the Core Strategy hearing relating to Huncoat.

It was noted that the two authorities are having their respective DPDs examined at the same time.

5. HBC to produce and circulate a note of the meeting