HYNDTBURN BOROUGH COUNCIL
LOCAL DEVELOPMENT FRAMEWORK

EXAMINATION OF CORE STRATEGY SUBMISSION DOCUMENT

MATTER 7: AREA BASED POLICIES
D: KNUZDEN AND WHITEBIRK

a. Strategic Employment Site at Whitebirk (Policy KW1)
   i) What is the basis and justification for the Strategic Employment Site at Whitebirk (Lantern Park), and is this consistent with the Pennine Lancashire MAA & Spatial Strategy and the Blackburn with Darwen Core Strategy, including its contribution to meeting the employment needs of Hyndburn and the sub-regional employment strategy?
   ii) What is the current position on developing this site, including the latest position on the Section 106 agreement, and is the development deliverable within the plan period, in view of the constraints to development, traffic/highways implications, infrastructure and funding issues?
   iii) Does the Core Strategy properly reflect the need for cross-boundary working in relation to the Whitebirk Strategic Employment Site?
   iv) What is the basis, position and justification for the possible future extension of the Whitebirk employment site (Whitebirk 2), and the means by which it might be delivered (including Green Belt implications), and is the approach consistent with the Pennine Lancashire MAA and Blackburn with Darwen Core Strategy?
   v) What is the latest position on the sub-regional review of strategic employment land supply and future requirements in Pennine Lancashire related to the Whitebirk 2 employment site?

7.D.1 Blackburn with Darwen Borough Council (BwDBC) is generally supportive of the Core Strategy’s approach to this topic and has raised no issues in relation to questions i), ii), iii) or v).

7.D.2 BwDBC suggests a small number of improvements to the plan in relation to question iv). These will improve the integration of this planning document with other activity in the sub-region. None of them affect the substance of the plan or relate to soundness.

7.D.3 BwDBC’s original representation on this policy related to three issues:
   1. The proportion of Lantern Park that could be developed is 90% rather than 70%
   2. Para 5.67 should refer directly to the Pennine Lancashire Multi-Area Agreement as its basis
   3. There should be reference to joint work in Pennine Lancashire on employment land requirements including issues relating to strategic sites

   **Issue 1**

   7.D.4 Issue 1 has been addressed in the Proposed Changes Document CS Sub 2.2.

   **Issue 2**

   7.D.5 BwDBC believes the Core Strategy should make it clear that the origin of the possibility that a further strategic employment site could be accommodated at Whitebirk is the Pennine Lancashire Multi-Area Agreement (MAA).
Desired Change

7.D.6 BwDBC would like to see para 5.67, part of the supporting text to KW1, amended as follows to assist the reader’s understanding:

...investment in the higher value sectors. The MAA states that one opportunity to meet investor requirements in terms of type and location...

Issue 3

7.D.7 It has been acknowledged in a variety of arenas that there should be joint work in the Pennine Lancashire sub-region on employment land requirements and strategic employment sites. A joint statement between BwDBC and HBC prepared during BwDBC’s Core Strategy examination in 2010 confirmed this, and there is commitment from Pennine Lancashire partners to work in this way.

7.D.8 BwDBC believes that in order to develop and maintain commitment to this work, to strengthen its legitimacy in the eyes of external partners, and to make stakeholders aware that it is proposed, it is helpful for there to be direct reference to it in published documents such as Core Strategies.

Desired Change

7.D.9 BwDBC wishes to see Para 5.68 amended as follows:

The above studies, as well as wider strategic work on sub-regional employment land requirements, will be coordinated jointly by the Pennine Lancashire authorities. It is anticipated that the above studies will be carried out during the plan period...