

## Michael Walker

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**From:** Joanne Macholc  
**Sent:** 12 September 2011 17:08  
**To:** Michael Walker  
**Cc:** Farooq Rafiq  
**Subject:** FW: Whinney Hill

Michael

Please find below an email from the County Council received after we had the meeting with them. I think it provides clarification of their position in relation to Huncoat matters and their views on the proposed changes, which I think the Inspector may find helpful when considering matters 7 e Huncoat (Policies A7-A9) especially parts iv and v:

- iv. Are the proposals for Huncoat in the Core Strategy consistent with the latest proposals for waste management facilities and a link road in the Lancashire Minerals & Waste Site Allocations DPD?**
- v. What are the implications of the latest position on the Waste Technology Park and Whinney Hill Link Road, and will these have any implications for the deliverability of the proposal, particularly in terms of access, viability, funding and possible land contamination?**

Please could you forward to the Inspector. Colleagues at LCC have agreed that the email can be forwarded to the Inspector.

Thanks

**Joanne Macholc**  
**Principal Planning Officer**  
**Hyndburn BC**

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The examination of the Hyndburn Core Strategy and Accrington Action Area Plan commences on 20th September 2011. For more details, including submission documents click [here](#)

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**From:** Nurser, Louise [mailto:Louise.Nurser@lancashire.gov.uk]  
**Sent:** 15 August 2011 17:39  
**To:** Simon Prideaux  
**Cc:** Farooq Rafiq; Cahill, David  
**Subject:** Whinney Hill

Simon

I would like to give an informal input into your topic paper.

Following on from our meeting it seemed clear that there were a few misunderstandings that could usefully be cleared up.

Para 7.2 ,of the July 2011 Composite Huncoat Paper, states that LCC are looking at, "*alternative means of funding the link road*". This implies that LCC is looking to sponsor the building of the road. This is not the case. However I would draw your attention to paragraph 5.8.10 of the draft Implementation Plan for the Local Transport Plan. This makes clear that the Whinney Hill Link Road continues to be a priority for the County Council. It states, "*The construction of the Whinney Hill Link Road at Huncoat remains and important piece of 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 (RV1).*"

Para 7.3 states that LCC, "*are still seeking to develop a major waste management facility at Huncoat*". Following the Inquiry into the CPO of land to build a large scale municipal waste facility it is unlikely that a large scale municipal waste facility akin to those at Thornton and Leyland will be built. The allocation of the site is not predicated on its use for municipal waste. It is appropriate for commercial and industrial waste built facilities to serve the needs of East Lancashire. Smaller scale built waste facilities would also be appropriate as set out in Appendix C of Part One of the MWDF Site Allocations and Development Management Policies DPD. "

Para 7.6 refers to the amendment of policy A8 to be more flexible, "*allowing employment uses (B1, B2,B8) and/or the development of a major waste management facility*". If this proposed wording were to go forward it would be in conflict with policy WM2 of the MWDF Site Allocations Plan see proposal below.

#### Table of Proposed Minor Changes

Page 76, Policy A8 could be rephrased as follows without prejudicing the objectives of either your or the MWDF plan, "*The development of a strategic employment site for employment uses (B1, B2 and B8) and large scale built waste facilities will be supported provided that.....*"

Page 76-77, Para 5.42, The following would be more accurate; "*The Lancashire Minerals and Waste Development Framework identifies Whinney Hill/Huncoat as being suitable for large scale built waste facilities....Planning permission **had** been granted to....*"

Should there be reference to the Waste Technology Park if the permission has expired and the concept of a waste technology park financed by LCC is no longer likely to be progressed.

Page 77 para 5.43, the Huncoat rail sidings are protected under policy SA1 of the MWDF Site Allocation policies for minerals and waste use. This should be referred to in this para. The safeguarding of the sidings within the Core Strategy need not be mutually exclusive.

Page 77, para 5.45 implies that waste uses will be excluded from developments accessed from Phase One of the route. I assume that this is a mistake.

Page 136, Appendix 9 see proposed wording in relation to page 76, policy A8 above. Remove reference to a Waste Technology Park.

I hope that this helps and that we can continue to work closely together.

I am not sure how you would like to progress this.

Best wishes

Louise

I Louise Nurser I Planning Manager I Planning Team I Strategy and Policy I  
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