



Proposed Schedule of Major and Minor Amendments to the Publication Version of the Hyndburn Local Plan 2021-2040 (Version 2)

**Version 2 Draft Issued in response to Inspector's Initial Questions (INSP001)
Inspectors Question 23 (IQ23)
- May 2025**

Schedule of Proposed Amendments to the Hyndburn Local Plan (Strategic Policies and Site Allocations) 2021-2040

All of the proposed amendments listed below are included within the Local Plan 2021-2040 tracked change version (March 2025) and are set out here only in the interests of transparency.

Changes to text are also expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

The page numbers, paragraph numbering and Policy references refer to the Regulation 19 Version of the Local Plan (February 2024) (Document reference HBC1.001) and cross reference the new page/paragraph number in the tracked change version Local Plan (Document reference HBC1.005a).

This document has been revised to separate the proposed amendments into minor and major amendments at the Inspector's request.

Proposed Minor Amendments

Ref.	Page/Policy/Para and section of Publication Local Plan (HBC1.001)	Page/Policy/ Para of tracked change Local Plan version (Reg22) (HBC1.005a)	Reason /Related Comment ID.	Minor Amendment (MA)
Mi001	Document Front cover	Document Front cover	Factual update	Regulation 19 Publication Plan Consultation (22) <u>Regulation 22 Submission - March 2025</u>
Mi002	Contents Page	Contents Page	Factual update	Page numbers updated to reflect proposed changes to Local Plan
Mi003	Document Footer	Document Footer	Factual update	Regulation 19 Publication Plan Consultation (January 2022) <u>Regulation 22 Submission Local Plan (March 2025)</u>
Mi004	Page 113, para.10.65, Explanatory text Policy SP31	Page 114, para.10.65, Explanatory text Policy SP31	Factual update	10.65 Although Rishton is comparatively small, there are three primary schools and one secondary school (Norden High School and Sports College-Hyndburn Academy). There are no secondary schools in Great Harwood or Clayton-Le-Moors and for this reason <u>Norden High School-Hyndburn Academy</u> attracts pupils from a comparatively wide catchment.

Proposed Major Amendments

Ref.	Page/Policy/Para and section of Publication Local Plan (HBC1.001)	Page/Policy/ Para of tracked change Local Plan version (Reg22) (HBC1.005a)	Reason /Related Comment ID.	Minor Amendment (MA)
Ma001	Page iii, Table i : Local Plan Areas and development projections	Page iii, Table i : Local Plan Areas and development projections	Adjusted housing numbers to remove site H10 (Clayton Triangle) as the site has planning permission and is under development.	Clayton-le-Moors and Altham- Projected Housing delivery (no. of dwellings) on site allocations 473 <u>67</u> Projected Housing delivery and completions (no. of dwellings) on committed* sites- 24 <u>88</u>
Ma002	Page 23, Policy SP2: Huncoat Garden Village	Page 24, Policy SP2: Huncoat Garden Village, section 3i	Updated to include reference to the Heritage Impact assessment and add clarity.	<u>Development proposals should implement the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.</u>
Ma003	Page 25, Policy SP2: Huncoat Garden Village	Page 25, Policy SP2: Huncoat Garden Village	Policy text updated to incorporate some requests made by United Utilities.	g. Be guided by developer led site specific FRAs which avoid areas of flood risk <u>from all sources</u> . It must also include measures to mitigate flood risk through the use of sustainable drainage methods to ensure that the rate and volume of post-development surface water run-off does not exceed pre-development levels. This may include consideration of 'off-site' solutions. The sustainable drainage systems should be attractively landscaped, <u>multi-functioned</u> and designed to provide treatment, enhance biodiversity <u>and amenity</u> , and

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				<p>provide natural blue-green infrastructure corridors. Proposals must include arrangements for the future maintenance of sustainable drainage infrastructure for the duration of the development.</p> <p>h. Provide for the separation of foul and surface water drainage and connection to the mains sewerage network which includes upgrades where required by the statutory undertaker. The development <u>must</u> should make provision for any phasing arrangements necessitated by the provision of infrastructure.</p> <p>i. Surface water drainage options must be considered and discounted in the following order:</p> <p>i. into the ground (infiltration);</p> <p>ii. to a surface water body;</p> <p>iii. to a surface water sewer, highway drain, or other system;</p> <p>iv. to a combined sewer.</p> <p>j. Wastewater options must be considered and discounted in the following order:</p> <p>i. connection to a public foul sewer;</p> <p>ii. connection to an on-site package treatment plant;</p> <p>iii. connection to a septic tank.</p>
Ma004	Page 33, Policy SP4: Employment Provision and Strategic Sites (1)	Page 33, Policy SP4: Employment Provision and Strategic Sites (1)	To rationalise two adjacent employment sites to make one	<ul style="list-style-type: none"> • Two<u>Three</u> sites at Land north of junction 6 of M65 at Whitebirk (Sites EMP4, EMP5 <u>and</u> EMP6) are allocated as a strategic sites for employment development. The development of the sites for

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			larger site.	employment uses (B2 and B8 uses) will be supported subject to site specific requirements set out in Policies EP2-4.																														
Ma005	Page 34, Table 1: Employment Site Allocations 2021-2040	Page 34, Table 1: Employment Site Allocations 2021-2040	To rationalise two adjacent employment sites to make one larger site.	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Prev. Site Ref.</th> <th>Site Name</th> <th>Local Plan area</th> <th>Gross Site Area (ha) – approx.</th> </tr> </thead> <tbody> <tr> <td>EMP1</td> <td>250</td> <td>Land west of J7 Business Park</td> <td>Clayton-le-Moors and Altham</td> <td>4.4</td> </tr> <tr> <td>EMP2</td> <td>172</td> <td>Moorfield Industrial Estate</td> <td>Clayton-le-Moors and Altham</td> <td>1.7</td> </tr> <tr> <td>EMP3</td> <td>267</td> <td>Land to S. of Altham Business Park³⁹</td> <td>Clayton-le-Moors and Altham</td> <td>45.5</td> </tr> <tr> <td>EMP4</td> <td>228</td> <td>Land between Blackburn Rd and M65 slipway⁴⁰</td> <td>Rishton and Whitebirk</td> <td>4.0</td> </tr> <tr> <td>EMP5</td> <td>229</td> <td>Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal, M65 slipway and railway⁴¹</td> <td>Rishton and Whitebirk</td> <td>22.148.4</td> </tr> </tbody> </table>	Site Ref.	Prev. Site Ref.	Site Name	Local Plan area	Gross Site Area (ha) – approx.	EMP1	250	Land west of J7 Business Park	Clayton-le-Moors and Altham	4.4	EMP2	172	Moorfield Industrial Estate	Clayton-le-Moors and Altham	1.7	EMP3	267	Land to S. of Altham Business Park ³⁹	Clayton-le-Moors and Altham	45.5	EMP4	228	Land between Blackburn Rd and M65 slipway ⁴⁰	Rishton and Whitebirk	4.0	EMP5	229	Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal, M65 slipway and railway ⁴¹	Rishton and Whitebirk	22.148.4
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Ma006	Page 36, Policy SP5 - Protection, Modernisation and Development of Employment Sites, Section 4.	Page 36, Policy SP5 - Protection, Modernisation and Development of Employment Sites, Section 4.	To avoid contradiction and aid clarity	The development of retail uses on employment sites will not be supported.																														
Ma007	Page 36, Policy SP5 - Protection, Modernisation and Development of Employment Sites, Footnote 47.	Page 36, Policy SP5 - Protection, Modernisation and Development of Employment Sites, Section 4.	To avoid contradiction and aid clarity	47 for example retail or leisure uses																														
Ma008	Page 60, para. 6.31, Explanatory text for	Page 60, para. 6.31, Explanatory text for	Factual update to aid clarity	6.31 New apartment developments and Houses in Multiple Occupation (HMO) in Hyndburn will only be supported in the																														

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	Policy SP11: Suitable Range of Housing	Policy SP11: Suitable Range of Housing	regarding the Council's position on HMOs.	appropriate locations set out in Policy SP11 where they are well designed in terms of their appearance, size and setting <u>and meet other policy provisions relating to amenity and the effect on the surrounding area. Due to the impact that such properties can have on the surrounding area, the Council are preparing evidence for an Article 4 Direction on HMOs. Further guidance and a potential interim policy on HMOs and other forms of communal and specialist accommodation will be considered in due course.</u> The Nationally Described Space Standards (NDSS), which set out minimum space standards and room sizes have been adopted by the Council for all new housing developments (where viable) ¹ , which includes the new build of (and conversion of existing buildings to) flats/apartments or HMOs.
Ma009	Page 73, para. 7.35 Explanatory text Policy SP16	Page 73, para. 7.35 Explanatory text Policy SP16	Additional text requested by EA	<p>Add additional explanatory text below Policy SP16 Natural Environment Enhancement to explain purpose of the Local Nature Recovery Strategy, which underpins Nature Recovery Networks referenced in the policy wording:</p> <p>7.35 Measures that enhance, expand and connect these resources will contribute towards the development of a robust ecological framework in a manner that addresses the priorities of the Lancashire Biodiversity Action Plan and issues of habitat fragmentation and species isolation. The Council will be</p>

¹ See Policy DM16 of the Development Management DPD

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				<p>seeking to identify a Nature Recovery Network to help meet these aims. <u>This will form part of the Local Nature Recovery Strategy (LNRS). The core purpose of LNRS is to help the reverse of the ongoing decline of biodiversity and nature. LNRS aims to help restore and connect habitats so that species can thrive; the process will ensure local partners collaborate to agree the priorities for the best activities and locations to inform local nature recovery. LNRS became mandatory in April 2022 and each strategy will enable local partners to deliver three objectives for the area that it covers: Mapping of the most valuable existing habitat for nature; Mapping specific proposals for creating or improving local habitats both for nature and wider environmental goals; and Co-ordinating agreement of a local list of biodiversity priorities to inform nature recovery.</u></p>
Ma010	Page 78, Policy SP19 Heritage (part 6).	Page 79, Policy SP19 Heritage (part 6).	Additional text requested by LCC HER department	<p><u>Any planning application for the following allocations must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation: HGV, EMP1, EMP3, EMP5, EMP6, MU1, H2, H4, H5, H6, H8, H9, H11, H12, H15, H16, H17, H18, H19 and H20.</u></p>
Ma011	Page 83, Policy SP21: The Leeds and Liverpool Canal, Key policy links	Page 84, Policy SP21: The Leeds and Liverpool Canal, Key policy links	Adjusted site name to take account of removal of EMP4.	Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal, <u>M65 Slipway</u> and railway (EMP5)

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Ma012	Page 100, Policy SP27: Clayton-le-Moors and Altham	Page 101, Policy SP27: Clayton-le-Moors and Altham	Adjusted housing numbers to remove site H10 (Clayton Triangle) as the site has planning permission and is under development.	1) Land is identified for delivery of 194 <u>67</u> homes in Clayton-le-Moors and Altham over the plan period 2021-2040. This will be delivered through existing commitments and by the development of the following site allocations: a. H8 Lower Barnes Street b. H9 Ringstonhalgh Farm c. H10 Clayton Triangle																																																
Ma013	Page 100, Table 7: Clayton-le-Moors and Altham	Page 102, Policy SP27: Clayton-le-Moors and Altham	Table amended to adjust housing numbers for the removal of site H10 (Clayton Triangle) as the site has planning permission and is under development.	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Prev. Site Ref.</th> <th>Site Name</th> <th>Gross Area (Ha)</th> <th>N</th> <th>D</th> </tr> </thead> <tbody> <tr> <td colspan="6">Housing Delivery</td> </tr> <tr> <td>H8</td> <td>117</td> <td>Lower Barnes Street</td> <td>0.54</td> <td></td> <td></td> </tr> <tr> <td>H9</td> <td>48.1</td> <td>Ringstonhalgh Farm*</td> <td>1.13</td> <td></td> <td></td> </tr> <tr> <td>H10</td> <td>204</td> <td>Clayton Triangle*</td> <td>2.54</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Completions since start of Plan period</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Existing commitments (as of 01/04/23)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total dwellings in Plan period</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Site Ref.	Prev. Site Ref.	Site Name	Gross Area (Ha)	N	D	Housing Delivery						H8	117	Lower Barnes Street	0.54			H9	48.1	Ringstonhalgh Farm*	1.13			H10	204	Clayton Triangle*	2.54			Completions since start of Plan period						Existing commitments (as of 01/04/23)						Total dwellings in Plan period					
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Ma014	Page 112, Table 1: Housing Delivery and Employment Allocations in Rishton 2021-2037	Page 113, Table 2: Housing Delivery and Employment Allocations in Rishton 2021-2037	Table adjusted to rationalise two adjacent employment sites to make one larger site.	<table border="1"> <thead> <tr> <th></th> <th></th> <th>Employment Allocations</th> <th>Gross developable area (ha)</th> <th></th> </tr> </thead> <tbody> <tr> <td>EMP4</td> <td>228</td> <td>Land between Blackburn Rd and M65 slipway*</td> <td>4</td> <td></td> </tr> <tr> <td>EMP5</td> <td>229</td> <td>Land between Blackburn Rd, Sidebeet Lane, L&L Canal, M65 slipway and railway*</td> <td>18.122.1</td> <td></td> </tr> <tr> <td>EMP6</td> <td>230</td> <td>Land north of railway line between Sidebeet Lane and L&L Canal*</td> <td>20.7</td> <td></td> </tr> <tr> <td colspan="3">Total employment allocations (ha)</td> <td>42.8</td> <td></td> </tr> </tbody> </table>			Employment Allocations	Gross developable area (ha)		EMP4	228	Land between Blackburn Rd and M65 slipway*	4		EMP5	229	Land between Blackburn Rd, Sidebeet Lane, L&L Canal, M65 slipway and railway*	18.122.1		EMP6	230	Land north of railway line between Sidebeet Lane and L&L Canal*	20.7		Total employment allocations (ha)			42.8																								
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Ma015	Page 114, Paragraph 10.70, Whitebirk	Page 115, Paragraph 10.70, Whitebirk	To rationalise two adjacent employment sites to make one larger site.	10.70 The previously allocated land to the north of Blackburn Road at Whitebirk was a strategic regional employment site and this is now largely complete. Employment site allocations are identified to the east of Whitebirk (sites EMP4– 5 and 6) and further development would be expected to contribute towards the																																																

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				improvement of the canal towpath between Whitebirk and Rishton.
Ma016	Page 118 – 119, EMP4 Land between Blackburn Road and M65 slipway, para 11.4 and policy EP2 Land between Blackburn Rd and M65 slipway (EMP4)	N/A - deleted	Policy removed to rationalise two adjacent employment sites to make one larger site.	Supporting para 11.4 and Policy EP2 removed as EMP4 and 5 are becoming one site for clarity.
Ma017	Page 117, Paragraph 11.5, EMP5	Page 118, Paragraph 11.5, EMP5		A 22.1 18.4 ha site comprising grassland which rises steadily from <u>the M65 slipway, past Blackburn Rd which runs through the lower portion of the site east to west</u> , to the canal with areas of woodland to the north west corner and along the railway. The site is bounded by highways to the south, Sidebeet Lane to the east, the Leeds and Liverpool Canal (with existing industrial development beyond) to the west and the railway to the north.
Ma018	Page 123, Policy HP3: Land N. of Sandy Lane (H7) iii	Page 123, Policy HP3: Land N. of Sandy Lane (H7), N/A	Factual update – HER found that the site has recently been excavated and no archeological interest remains.	iii. Possible archaeology should be investigated Other numbers moved up accordingly.
Ma019	Page 128. Policy HP7: Land south of Stanhill Road,	Page 128. Policy HP6: Land south of Stanhill Road,	Adjusted Policy number to take account of the	Policy HP 6 ⁷ : Land south of Stanhill Road, Knuzden (H16)

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	Knuzden (H16)	Knuzden (H16)	removal of Policy HP5: Clayton Triangle (H10)	
Ma020	Page 127, Policy HP7: Land south of Stanhill Road, Knuzden (H16)	Page 129, Policy HP6: Land south of Stanhill Road, Knuzden (H16)	Updated to include findings of the HER archeological report.	<u>xii. Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.</u>
Ma021	Page 127, Policy HP7: Land south of Stanhill Road, Knuzden (H16)	Page 130, Policy HP6: Land south of Stanhill Road, Knuzden (H16)	Updated to include recommendation from Sport England at Reg19(2) consultation.	<u>Xiii. Development proposals will be required to take account of the adjacent primary school playing field and ensure suitable mitigation is included in the design and layout to protect its current and future use</u>
Ma022	Page 130, Policy HP11: Land off Fielding Street and Barn Meadow Crescent (H22)	Page 132, Policy HP10: Land off Fielding Street and Barn Meadow Crescent (H22)	Adjusted Policy number to take account of the removal of Policy HP5: Clayton Triangle (H10)	Policy HP44 <u>10</u> : Land off Fielding Street and Barn Meadow Crescent (H22)
Ma023	Page 132, Policy HP11: Land off Fielding Street and Barn Meadow Crescent (H22)	Page 132, Policy HP10: Land off Fielding Street and Barn Meadow Crescent (H22)	Updated to include findings of the HER archeological report.	Xii. Possible archaeology should be investigated.
Ma024	Page 115, Policy EP1: Land to S. of	Page 117, Policy EP1: Land to S. of	Updated to include findings of the HER	<u>iii. Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment</u>

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	Altham Business Park (EMP3)	Altham Business Park (EMP3)	archeological report.	<u>and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.</u>
Ma025	Page 115, Policy EP1: Land to S. of Altham Business Park (EMP3)	Page 118, Policy EP1: Land to S. of Altham Business Park (EMP3)	Updated to include findings of the HER archeological report.	Xiii - The existing pond to the east of the site should be retained and <u>no planning permission to develop this part of the site should be granted until this part of the site has been the subject to a programme of archaeological evaluation. Dependent on the outcomes of this investigation, there is may be potential for enhancement with new wetland planting, and creating new wetland areas in the immediate vicinity, associated with new SuDS.</u>
Ma026	Page 101, Policy SP27: Clayton-le-Moors and Altham	Page 101, Policy SP27: Clayton-le-Moors and Altham	Updated to include reference to the Heritage Impact assessment and add clarity.	<u>4) H9 Ringstonhalgh Farm - Development proposals should implement the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.</u>
Ma027	Page 110, Policy SP30: Oswaldtwistle and Knuzden	Page 110, Policy SP30: Oswaldtwistle and Knuzden	Updated to include reference to the Heritage Impact assessment and add clarity	<u>4) Development proposals should implement the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.</u>
Ma028	Page 117, Policy EP1: Land to S. of Altham Business Park (EMP3)	Page 116, Policy EP1: Land to S. of Altham Business Park (EMP3)	Updated to include reference to the Heritage Impact assessment and add clarity	<u>iv. Preserving the character and setting of the Grade II listed Canal Bridge (Altham Bridge) by implementing the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to</u>

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				<u>the significance of heritage assets and their settings.</u>
Ma029	Page 119, Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	Page 119, Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	Updated to include reference to the Heritage Impact assessment and add clarity	<p>iv. Preserving the character and setting of the two Grade II listed buildings (Whitebirk Moss Farm and Whitebirk North Cottage) opposite the site <u>by implementing the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.</u></p> <p><u>Please note it is also requested that this site be combined with EMP5 and Policy EP2 is removed and site specific issues dealt with in Policy EP3.</u></p>
Ma030	Page 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Page 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Updated to include reference to the Heritage Impact assessment and add clarity	<p>iv. Preserving the character and setting of the Grade II listed buildings in the vicinity of the site: Whitebirk Moss Farm, Whitebirk North Cottage (and consideration of the impact on the curtilage of these buildings), Canal Bridge No. 106 Side Beet Bridge and Higher Side Beet Farmhouse <u>by implementing the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.</u></p>
Ma031	Page 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool	Page 118-119, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool	Text altered to incorporate site specific requirements to cover both EMP5 and former EMP4	<p>Policy EP3-EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal, M65 slipway and railway (EMP5)</p> <p>The development of the site for employment uses (B2 and B8) will be supported subject to the following:</p>

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	Canal and railway (EMP5)	Canal and railway (EMP5)	should the Inspector agree that these sites are combines.	<p>General Requirements:</p> <ul style="list-style-type: none"> i. Adherence to any agreed Masterplan for the site which is part of a wider area of growth including the allocated land to the north and south of this site. ii. High quality landscaping, <u>including</u> alongside the Leeds and Liverpool Canal that integrates with the development. iii. Demonstrating the use of renewable energy on site. iv. Preserving the character and setting of the Grade II listed buildings in the vicinity of the site: Whitebirk Moss Farm, Whitebirk North Cottage (and consideration of the impact on the curtilage of these buildings), Canal Bridge No. 106 Side Beet Bridge and Higher Side Beet Farmhouse <u>by implementing the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.</u> <p>Design Considerations:</p> <ul style="list-style-type: none"> v. The elevations of buildings facing the canal being designed to a high standard so they contribute towards an interesting and attractive outlook when viewed from public viewpoints. vi. Planting should be appropriate to the mass of the building, so the larger the structure, the larger the type of vegetation used to screen and buffer new development, and adequate space should be allocated in any masterplan to

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				<p>achieve this.</p> <p>vii. The creation of a large scale <u>woodland</u> shelter belt along the eastern edge of the site.</p> <p>viii. Avoiding the use of steel palisade fencing in any location visible from the main road.</p> <p>ix. Developing a A strong woodland buffer should be developed around Higher Whitebirk and farm buildings.</p> <p>x. The remaining hedgerow on the north of the site <u>and Blackburn Road</u> should be retained and other existing hedge boundaries should be considered as plot boundaries and strong blocks of new planting should be incorporated throughout the development.</p> <p>xi. The small areas of waterside vegetation associated with the canal should be retained, and a broad buffer of grassland retained along the canal edge.</p> <p>xii. Building heights within the immediate canal corridor and adjacent to Sidebeet Lane and Blackburn Road should be limited in height to reduce landscape impact.</p> <p>xiii. The upgrading of Sidebeet Lane as the main access should incorporate hedgerows and intermittent native trees on either side.</p> <p>xiv. Inappropriate roofing materials (such as highly reflective materials) should be avoided, using tones which are less conspicuous when viewed from afar.</p> <p>xv. The colour of cladding and other materials should be appropriate for use in a rural area.</p> <p>xvi. Lighting should be carefully designed to limit outward</p>

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				<p>glow and visibility from neighbouring areas.</p> <p>Environmental considerations:</p> <p>xvii. The plantation woodland in the northwest corner of the site should be protected and retained as important green infrastructure and potentially made accessible as recreational space for employees. <u>Other existing trees must be protected and retained.</u></p> <p>xvii.xviii. <u>New planting in and around the proposed industrial estate should be designed to enhance biodiversity and provide a mix of habitats.</u></p> <p>xviii.xix. SuDS (sustainable drainage) and natural flood management (NFM) features such as swales, temporary retention ponds, leaky dams, biodiverse ditches and shelter belts should be considered throughout the site and a scheme shown on any masterplan.</p> <p>xix.xx. No vulnerable development to be situated on land with 0.1% or greater annual probability of flooding from any source (delineated in Appendix D).</p> <p>Transport Considerations:</p> <p>xxi. Primary access will be from Sidebeet Lane which will need to be widened and upgraded, incorporating suitable active travel measures and sensitive landscaping along its boundary.</p> <p>xx.xxii. <u>A new access point will be required, for the portion of the site to the south of Blackburn Road, this is likely to be opposite the existing Side Beet Lane.</u></p>

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				<p>xxi.<u>xxiii</u>. A suitable junction scheme, which also takes account of access to land to the south of Blackburn Rd., will need to be approved.</p> <p>xxii.<u>xxiv</u>. Pedestrian links into the wider countryside should be created from the new development to Sidebeet Lane and to transport links on Blackburn Road.</p> <p>xxiii.<u>xxv</u>. The development of cycleway and footpath links from the canal towing path into the employment development.</p> <p>xxiv.<u>xxvi</u>. The use of Travel Plans to promote sustainable transport.</p> <p>xxv.<u>xxvii</u>. Any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable standard.</p>
Ma032	Page 122, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	Page 120, Policy EP3: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	Updated to include reference to the Heritage Impact assessment and add clarity	iv. Preserving the character and setting of the Grade II listed buildings in the vicinity of the site: Whitebirk Moss Farm, Whitebirk North Cottage (and consideration of the impact on the curtilage of these buildings), Canal Bridge No. 106 Side Beet Bridge and Higher Side Beet Farmhouse <u>by implementing the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.</u>
Ma033	Page 124, Policy HP2: Land at Hopwood St. (H4)	Page 124, Policy HP2: Land at Hopwood St. (H4)	Updated to include findings of the HER archeological report.	iv. <u>Possible archaeology (industrial) should be investigated. Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.</u>

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Ma034	Page 126, para 12.9 (and related footnote no. 125)	N/A	Removed paragraph relating to Policy H10 (Clayton Triangle) as the site has planning permission and is under development.	Clayton Triangle (H10)² 12.9 — Former canal wharf and associated buildings, with pockets of existing uses. This largely brownfield site is a major regeneration priority in this part of Clayton le Moors and has benefited from planning permission in the past for a mixed-use development.
Ma035	Policy HP5: Clayton Triangle (H10)	N/A	Removed Policy HP5: Clayton Triangle (H10) as the site has planning permission and is under development.	Policy HP5: Clayton Triangle (H10) Gross area: 2.54ha No. of dwellings: 127 The development of the site for housing will be supported subject to the following requirements: i. — The site should be developed in a co-ordinated way through the preparation of a Masterplan, Development Brief or similar document. ii. — Development should positively address the canal side and avoid blank frontages, such as high fences, along the canal. Sensitive landscaping and / or gardens facing the canal should be considered. iii. — Development will need to preserve the character and setting of the two Grade II listed buildings adjacent to the site (Stable block on east side of Leeds Liverpool Canal and Canal warehouses with attached office and house, on west side of

² Previous ref. no. 201

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				<p>Leeds-Liverpool Canal).</p> <p>iv. Possible archaeology should be investigated.</p> <p>v. Areas of habitat value, such as the hedgerows, should be taken into account and carefully integrated into the development.</p> <p>vi. Trees within the site (including those protected by TPOs) must be taken into consideration and an AIA may be required.</p> <p>vii. A transport assessment will need to be undertaken to demonstrate that development will not unacceptably affect A678 Blackburn Road and the Hare and Hounds (A678 / Whalley Road) junction.</p> <p>viii. The primary access point could be the existing site entrance from Mill Entrance which directly leads onto A680 Whalley Road via a T junction. It is likely this junction would need to be widened and the visibility splays adjusted to accommodate the anticipated site traffic.</p> <p>ix. A secondary access could be provided from Canal Street, or potentially directly onto A680 Whalley Road.</p> <p>x. No vulnerable development to be situated on land with 0.1% or greater annual probability of flooding from any source (delineated in Appendix D).</p>
Ma036	Page 127. Policy HP6: Land S. of Moorfield Ave., Huncoat (H15)	Page 125. Policy HP5: Land S. of Moorfield Ave., Huncoat (H15)	Adjusted Policy number to take account of the removal of Policy HP5: Clayton Triangle (H10)	Policy HP6 5 : Land S. of Moorfield Ave., Huncoat (H15)

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Ma037	Page 127, Policy HP6: Land S. of Moorfield Ave., Huncoat (H15)	Page 125, Policy HP5: Land S. of Moorfield Ave., Huncoat (H15)	Updated to include reference to the Heritage Impact assessment and add clarity.	vii. Development will need to preserve the character and setting of the Grade II listed building to the east of the site (Huncoat Hall and attached barn) <u>by implementing the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.</u>
Ma038	Page 127, Policy HP6: Land S. of Moorfield Ave., Huncoat (H15)	Page 12, Policy HP5: Land S. of Moorfield Ave., Huncoat (H15)	Updated to include findings of the HER archeological report.	viii. Possible archaeology (industrial) should be investigated. <u>Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.</u>
Ma039	Page 127. Policy HP7: Land south of Stanhill Road, Knuzden (H16)	Page 126. Policy HP6: Land south of Stanhill Road, Knuzden (H16)	Adjusted Policy number to take account of the removal of Policy HP5: Clayton Triangle (H10)	Policy HP7 <u>6</u> : Land south of Stanhill Road, Knuzden (H16)
Ma040	Page 129, Policy HP8: Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)	Page 127, Policy HP7: Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)	Adjusted Policy number to take account of the removal of Policy HP5: Clayton Triangle (H10)	Policy HP7 <u>8</u> : Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)

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Ma041	Page 127, Policy HP8: Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)	Page 128, Policy HP7: Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)	Updated to include findings of the HER archeological report.	<u>viii. Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.</u>
Ma042	Page 129, Policy HP9: Land at Rhoden Road (H19)	Page 128, Policy HP8: Land at Rhoden Road (H19)	Adjusted Policy number to take account of the removal of Policy HP5: Clayton Triangle (H10)	Policy HP98: Land at Rhoden Road (H19)
Ma043	Page 128, Policy HP9: Land at Rhoden Road (H19)	Page 128, Policy HP8: Land at Rhoden Road (H19)	Updated to include findings of the HER archeological report.	X. Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.
Ma044	Page 129, Policy HP10: Land to the northeast of Cut Lane (H20)	Page 129, Policy HP9: Land to the northeast of Cut Lane (H20)	Adjusted Policy number to take account of the removal of Policy HP5: Clayton Triangle (H10)	Policy HP409: Land to the northeast of Cut Lane (H20)

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Ma045	Page 130, Policy HP10: Land to the northeast of Cut Lane (H20)	Page 129-130, Policy HP9: Land to the northeast of Cut Lane (H20)	Updated to include findings of the HER archeological report.	xii. Possible archaeology (industrial) should be investigated. <u>Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.</u>
Ma046	Page 130, Policy HP10: Land to the northeast of Cut Lane (H20)	Page 130, Policy HP10: Land to the northeast of Cut Lane (H20)	Updated to include reference to the Heritage Impact assessment and add clarity	xiii. Development proposals should implement the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.
Ma047	Page 130, Policy HP11: Land off Fielding Street and Barn Meadow Crescent (H22)	Page 130, Policy HP10: Land off Fielding Street and Barn Meadow Crescent (H22)	Adjusted Policy number to take account of the removal of Policy HP5: Clayton Triangle (H10)	Policy HP1044: Land off Fielding Street and Barn Meadow Crescent (H22)
Ma048	Appendix 4		Additional text requested by Environment Agency	<u>The areas at risk of flooding in each site should be removed from the developable area, unless the developer is able to demonstrate through a comprehensive site-specific FRA, that the flood risk can be overcome, and those parts of the site can be developed safely.</u>

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Ma049	Appendix 4		Additional maps requested by Environment Agency	<p>Maps show all flood risk zone and surface water flooding zones for each of the sites that were identified as requiring a site-specific FRA by the Environment Agency.</p> <p>Please note there are two maps showing the employment sites at Rishton and Whitebirk one with EMP 4, 5 and six and one with just EMP 5 and 6 (with EMP5 here containing the former EMP4) as HBC have requested that the Inspector accept the combining of these two sites as a minor mod, in addition to the Reg19 Appendix 4 maps being replaced.</p>
Ma050	Hyndburn Local Plan Publication Reg22-2025 Submission Version Policies Map (HBC1.002)	Hyndburn Local Plan Publication Reg22-2025 Submission Version Policies Map - proposed minor amendments (HBC1.005b)	To reflect changes made to site allocations above.	<p>Changes to the policy map to reflect proposed amendments made above. This includes the removal of H10. Combining of EMP 4 and EMP5 to make EMP5 and increasing the size of the circle showing GT5 Area of Search to more accurately reflect the search area.</p> <p>Please note: Between Reg19(2) and the Reg.22 submission version, minor stylistic amendments have been made to the key colours, base map and polygon colours (on employment sites) there are no material changes and these changes have only been made to make the maps clearer to read for the Inspector and other viewers.</p>