



Planning Policy

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Your ref: NSP002
Our ref: H011
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By email

Hyndburn Local Plan Examination – Council’s second response to Inspectors initial letter INSP002

Response to Questions

Following your initial letter (INSP002), the Council has now provided additional information in response to questions IQ2, IQ12, IQ16, and IQ20. The table on the following page summarises the documents that accompany this letter in response to the aforementioned queries.

IDQ1 – Statements of Common Ground

The Council is still preparing Statements of Common Ground with National Highways, Historic England, Burnley Borough Council and Lancashire County Council Education Authority. The Council will make these available as soon as they are signed.

H20 - Land to the northeast of Cut Lane

Whilst preparing the response to IQ12, Officers have discovered a potential issue regarding housing allocation H20 (Land to the northeast of Cut Lane). The site is rectangular and set back some distance from the main road. HBC have proposed that the site be accessed via Cut Lane, which is privately maintained, single track lane. The lane would need to be widened to accommodate the development traffic, which would necessitate the relocation of the Cut Wood Park boundary wall as well as the removal of several boundary trees, in order to create an access road and visibility splays of an appropriate width.

It has come to HBC’s attention that the trees in Cut Wood Park have been identified as ‘Ancient woodland’. This appears on Natural England’s [Ancient Woodland \(Counties\)](#) (07/11/2024) layer but not on the [Ancient Woodland \(England\)](#) (24/05/2024) layer. Natural

England state that the Counties layer should take precedence over the England layer. HBC have asked Natural England for clarification but assume that this designation has been made recently. The Woodland Trust's [Ancient Tree Inventory](#) shows 3 'notable' trees but no ancient ones.

HBC have also queried the designation with Natural England as the oldest OS map (1844) shows the woodland as a broadleaf "reservoir plantation", which may have been planted to accompany the reservoir which was built as part of the Leeds Liverpool canal in 1828, if this were to be the case then we are unsure if it would meet the 1600's date to be classified as ancient woodland. We have also contacted Lancashire County Council to ask its archeology department whether they have access to any older maps for the area.

It is worth noting that neither the Woodland Trust nor Natural England objected to the site and associated access road being included in the Local Plan. HBC will continue to seek clarification from Natural England. We will also contact landowners to notify them of the situation in case they choose to examine measures to avoid or mitigate the impact of the proposed development on the woodland. HBC recognises that ancient woodland is an irreplaceable habitat that must be protected unless there are wholly exceptional circumstances, in accordance with the NPPF and PPG.

Yours faithfully,

Adam Birkett

Adam Birkett
Head of Planning & Transportation

List of documents which accompany this submission:

EXAMINATION REF.	QUESTION REF.	DOCUMENT NAME	FILE TYPE	HBC COMMENTS
H012	IQ12	Housing Trajectory Information	EXCEL Spread sheet and PDF	This document has 3 tabs: <ol style="list-style-type: none"> 1. Housing allocation information – details of deliverability for all proposed housing allocations. Please note this does not include the HGV sites as they are subject to a Masterplanning process. 2. Commitments in the five year housing supply on sites with 10 or more units. 3. Commitments in the five year housing supply on sites with 5 to 9 units.
H013	IQ16	Older Person Housing Needs Update 2025	PDF	Prepared by Opinion Research Services as an update to the 2018 Housing and Economic Needs Assessment (HENA). It details the housing needs for older persons up to 2040, this was necessary as the HENA assessment only gave details up to 2037 (the former plan period).
H014	IQ20	Monitoring Framework Hyndburn 2040 Local Plan - Appendix E	PDF	The proposed monitoring framework for the Hyndburn Local Plan. The Council request that this is added to the Local Plan in Appendix E as a modification.
H015	IQ1	Growth Option and Spatial Option Justification Paper	PDF	This document was part of the Regulation 18(2) consultation which sets out the justification for the preferred growth options and spatial strategy. The document supports the councils position in relation to response to comments from Burnley Borough Council.