



Local Plan to 2040

Statement of Common Ground with Burnley Borough Council

(July 2025)


1. Introduction


- 1.1 This document is a Statement of Common Ground (SoCG) and is required to support the preparation of Hyndburn Borough Council's (HBC) Local Plan 2040 which contains updated strategic policies and site allocations (but not Development Management policies). The SoCG has been prepared to meet the requirements set out in the National Planning Policy Framework (NPPF) 2023.
- 1.2 This statement is one of several background and technical documents that have been prepared in order to inform and support the preparation of the Hyndburn Local Plan. It specifically addresses the requirements set out in the Localism Act (2011), Section 33A (Part 2) of the Planning and Compulsory Purchase Act 2004, the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) for Local Plans to be prepared in a manner that meets the duty to cooperate.
- 1.3 This statement supports the Duty to Cooperate statement of compliance (HBC10.001) and sets out the arrangements established and followed for constructive, active and ongoing engagement with neighbouring authorities and prescribed bodies during the Local Plan's preparation.
- 1.4 The overall purpose of this statement is to record where agreements have been reached on key strategic matters, and to identify areas of disagreement.
- 1.5 This SoCG is a written record of the progress made during the process of planning for strategic cross-boundary matters in Hyndburn Borough involving Burnley Borough Council.

2. Signatories to the Statement of Compliance

2.1 This section sets out for each signatory organisation the name of the organisation and the name, position and signature of that organisations representative.

Burnley Council

On behalf of Burnley Council I confirm agreement with the positions as set out in this statement.	
Signed	
Name	Elizabeth Murphy
Job title	Planning Policy Manager
Date	28:07:2025

On behalf of Hyndburn Council I confirm agreement with the positions as set out in this statement.	
Signed	
Name	Adam Birkett
Job title	Head of Planning and Transportation
Date	25.07.2025

3. Strategic Matters

- 3.1 The Council has been undertaking joint working with relevant bodies throughout the plan making process to address relevant strategic matters. This has occurred through a wide range of mechanisms. A full explanation is set out in the Duty to Cooperate Statement of Compliance (examination ref: HBC10.001).
- 3.2 The joint working undertaken has identified a number of strategic issues that have the potential for cross boundary implications. These are:
- Housing development (need and distribution)
 - Economic development (need and distribution)
 - Transport
 - Environment (including flood risk)
 - Gypsy and Travellers
 - Green Belt
- 3.3 Separate to the Local Plan making process, but integral to the future development of Hyndburn, is the masterplan exercise in Huncoat. This was a significant piece of work that was undertaken by external consultants, in conjunction with a variety of stakeholders. The Masterplan has been subject to extensive consultation between 2019 and 2021, including: - landowner and stakeholder consultation, primary school consultation and focused resident consultations.
- 3.4 The final Masterplan was approved in October 2021 and the site allocations for the area, along with the planning policy approach it sets out, will be reflected in the Local Plan. As noted in section 4 this is an area of disagreement between the councils. Current intentions are also to adopt the Masterplan as an SPD.
- 3.5 A more detailed position on each of the issues is outlined below. All evidence base documents referenced within this statement are available to view on the Council's Local Plan webpage at <https://www.hyndburnbc.gov.uk/localplan/>.

Strategic Matter 1: Housing development (need and distribution)

- 3.6 Hyndburn Borough Council (HBC) shares a housing market area with Blackburn with Darwen Borough Council. Both authorities prepared a joint Strategic Housing and Economic Needs Assessment (HENA) in 2018. The authorities have completed an update of this study in 2021 to take into account the effects of both Brexit and Covid-19.
- 3.7 The 2021 HENA update considers a realistic 'economic growth' scenario for Hyndburn in line with the Council's ambitions for sustainable growth. This identified a requirement of up to 194 dwellings to be delivered per annum over the sixteen-year period 2021-2037, giving a total requirement of 3,104 dwellings. As there has been a delay in progressing the Local Plan and because NPPF expects a Local Plan to look ahead at least 15 years from the date of adoption, the Plan period (and housing requirement) and has been adjusted to 2021-2040. This takes account of the time it will take between the Regulation 19 consultation, where the housing requirement is identified, and eventual date of adoption.

Statement of Common Ground (2025)

- 3.8 This level of housing provision will ensure that an appropriate balance of new homes and jobs is provided. This will help to stem net out-migration and to ensure a sufficient working age population is resident in the Borough to support the planned economic growth.
- 3.9 The requirement for 194 dpa equates to a total of 3,686 net new dwellings over the period 2021-2040. Taking into account the supply of sites that already have planning permission for residential development, delivery through small sites and permitted development and windfall sites and/or the reduction in the stock of long term vacant properties in the Borough, land for a residual 2,491 dwellings is required to be allocated for housing development over the plan period.
- 3.10 A range of site sizes and locations are set out in the Council's Local Plan. The most prominent strategic site is Huncoat Garden Village (HGV). This is part of a major growth strategy for the Borough and a comprehensive Masterplan for the area has been approved, setting out the delivery strategy for new homes and infrastructure. The area was previously awarded Housing Zone status and development here is currently being supported by Homes England. The strategy therefore benefits from additional Government funding to support the delivery of the significant number of homes proposed in this area.

Local Planning authority signatories agree that:

***Strategic Matter 1
Agreement
(Housing
development)***

The proposed level of housing growth in Hyndburn is appropriate in the context of the evidence base that supports the Local Plan.

There is no further unmet housing need in respective neighbouring authority areas required to be met in Hyndburn.

It is for Hyndburn Council to justify the location of its housing allocations through the examination of the Local Plan and in particular the exceptional circumstances for any Green Belt release.

Strategic Matter 2: Economic Development (needs and Distribution)

- 3.11 Hyndburn shares a functional economic market area (FEMA) with Blackburn with Darwen. It also forms part of the Pennine Lancashire group of authorities which have their own economic geography.
- 3.12 The Pennine Lancashire authorities published a Pennine Lancashire Growth and Prosperity Plan (2016-2032).
- 3.13 LCC has also published an Economic Strategy (2023-2025) to help create the conditions for growth and economic success across the county. This document is also intended to complement work in the development of the sub-regional strategy 'Lancashire 2050'.
- 3.14 Specific to the Hyndburn Local Plan, economic evidence in order of completion date comprises:
- An Employment Land Review (ELR), completed 2016;
 - The joint Housing and Economic Needs Assessment (HENA), completed 2018;
 - Employment Land Study: Supply Assessment Update, completed Dec 2019;

Statement of Common Ground (2025)

- A joint Housing and Economic Needs Update (HENA update), completed 2021; and
 - Background Paper 2, Employment Land, published 2024 in support of the Regulation 19 consultation.
- 3.15 The aims and objectives of the various strategic economic plans and portfolio of Local Plan evidence base set out above have informed the Council's economic growth strategy.
- 3.16 The HENA update models what is considered a realistic 'economic growth' scenario for Hyndburn – one that continues to align with the various economic growth strategies outlined in the document. This translates baseline economic decline into a more optimistic growth scenario of short-term economic recovery post-Covid to longer-term ambitions for improvements in productivity and social mobility.
- 3.17 The employment land requirement for Hyndburn that corresponds to the 'economic growth' scenario in the HENA update is 70 hectares over the Plan period (2021-2040). Sufficient land has been allocated in the emerging Local Plan to accommodate this requirement, including three new strategic employment sites north of junction 6 of M65 at Whitebirk and one south of Altham Business Park.
- 3.18 As shown in Table 1 below, Sites EMP3, 4, 5 and 6 will necessitate the release of land from the Green Belt. The justification for exceptional circumstances for Green Belt release are set out in the Regulation 19 consultation Background Paper: Employment Land (Examination ref: HBC8.002) and the Green Belt Release: Statement of Exceptional Circumstances Background Paper (Examination ref: HBC8.004)).

Table 1: Local Plan Employment Site Allocations 2021-2040

<i>Site Ref.</i>	<i>Site Name</i>	<i>Local Plan Area</i>	<i>Gross Area (ha) – approx.</i>	<i>Green Belt Land?</i>
EMP1	Land west of J7 Business Park	Clayton-le Moors and Altham	4.4	No
EMP2	Moorfield Industrial Estate	Clayton-le Moors and Altham	1.7	No
EMP3	Land to S. of Altham Business Park	Clayton-le Moors and Altham	45.5	Yes
EMP4	Land between Blackburn Rd and M65 slipway	Rishton and Whitebirk	4.0	Yes
EMP5	Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway	Rishton and Whitebirk	18.1	Yes
EMP6	Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal	Rishton and Whitebirk	20.7	Yes

- 3.19 Translating the HENA employment forecasts (2021-2037), which were then extrapolated to the plan period (2021-2040), into floorspace needs equates to approximately 2.41ha

Statement of Common Ground (2025)

of E(g) Use Class (office) and 67.64ha of B Use Class (industrial/warehousing), a total of 70 hectares.

3.20 Following the 2021 HENA refresh, the emerging Local Plan has identified sufficient land to accommodate the identified employment land requirement. Policy SP4: Employment Provision and Strategic Sites of the Regulation 19 Local Plan confirms the Council's intention to deliver a minimum of 70ha of new employment land over the plan period.

3.21 The Local Plan 2021-40 includes an employment land strategy that remains consistent with the broad approach taken by the Core Strategy adopted in 2012 but reflects the changes described in the 2021 HENA Update and is based on the following objectives:

- The provision of sufficient employment land;
- The identification and allocation of strategic employment sites at Altham and Whitebirk;
- The protection of good quality employment sites whilst allowing the re-development of poor quality sites for other uses, and;
- The development of a town centre strategy.

3.21 A Planning Justification Statement has also been prepared setting out the case for the exceptional circumstances for release of this land from the Green Belt.

Local Planning authority signatories agree that:

**Strategic Matter 2
Agreement
(Economic
development)**

There is no further unmet economic need in respective neighbouring authority areas required to be met in Hyndburn.

It is for Hyndburn Council to justify the amount, extent and location of its employment allocations through the examination of the Local Plan and in particular the exceptional circumstances for any Green Belt release, bearing in mind the concerns raised by Burnley Council in its response the Regulation 19 consultation.

Strategic Matter 3: Natural Environment

3.22 The Habitats Directive 1992 and the Conservation of Habitats and Species Regulations 2017 (as amended) require plans and projects, including the Local Plan, to be agreed only after having ascertained that the plan will not adversely affect the integrity of internationally important nature conservation sites, through a process of Habitats Regulations Assessment (HRA). A number of European designated sites that lie within the potential sphere of influence of the Local Plan have been assessed including, but not limited to: Bowland Fells Special Protection Area (SPA), Ribble and Alt Estuaries SPA/Ramsar; South Pennine Moors (Special Area of Conservation (SAC)/SPA; Rochdale Canal SAC and North Pennine Dales Meadows SAC.

3.23 The HRA screening report (2022) by Graham Skelcher, Consultant Ecologist concludes that none of the policies in the Local Plan are considered likely to result in significant effects on the integrity of the European Sites. This is either due to a lack of impact pathway and/or suitably worded policies that aim to protect the environment, including designated and non-designated sites, and promote the sustainable and managed use of natural resources. An Appropriate Assessment is therefore not required.

Statement of Common Ground (2025)

3.24 The Council has completed a number of additional pieces of evidence base of strategic relevance to the more immediate natural environment of the Borough. These reports have been prepared with any relevant consultation or engagement with neighbouring authorities taking place during the course of their preparation. They include:

- Background Paper 4 Green Belt Release Exceptional Circumstances (2024)
- Strategic Flood Risk Assessment Level 1 (2023)
- Landscape Assessment (2022)
- Open Space Report (2022)
- Habitats Survey (2019)
- Green Belt Assessment (2018)
- Landscape guidance for Wind Turbines up to 60m (2013)
- [In preparation 2024] Updated Habitat Assessments and Baseline Biodiversity Net Gain (BNG) metric calculations of proposed site allocations and potential enhancement sites
- [In preparation 2024] Biodiversity Strategy

3.25 Policy SP13: Climate Change and Sustainable Development, Policy SP16: Natural Environment Enhancement of the Regulation 19 Local Plan provide the relevant strategic policy approach.

3.26 The relevant strategic environmental matters are detailed further through the following:

- Maintaining and enhancing a network of high quality open spaces, including multi-functional green infrastructure (Policy SP8);
- Identification and protection of the Green Infrastructure network (Policy SP14);
- Protection of landscapes and their key features (Policy SP15);
- Securing opportunities for natural environment enhancement, including provision for BNG and support for the Local Nature Recovery Network/Strategy (Policy SP16); and
- Protection and improvements to the Leeds and Liverpool Canal (Policy SP21)

Local Planning authority signatories agree that:

**Strategic Matter 3
Agreement
(Natural
Environment)**

Other than the areas of disagreement set out elsewhere in this SOCG, there are no outstanding strategic issues relating to the natural environment.

Strategic Matter 4: Transport

- 3.27 The Council has prepared a wide range of evidence base reports setting out the baseline position and potential impacts of proposed Local Plan growth on the transport network – this includes the local pedestrian, cycling, public transport and highway networks.
- 3.28 In summary, the key reports include:
- Hyndburn & Rossendale Local Cycling & Walking Infrastructure Plan (LCWIP) Stage 1 - 4 Report (V2), Prepared by LCC (2024)
 - M65 Junction 6 and 7 Study, National Highways (2022)
 - Local Plan Transport Study Report (2022), WSP
 - M65 Junction 8 Study Report (2021) WSP, Highways England
- 3.29 Policy SP22: *Connectivity and improvements to transport networks* of the Regulation 19 Local Plan provides the strategic policy overview with Policy SP23: *Sustainable and safe transport* providing more detailed requirements for desired transport infrastructure delivery. Policy SP24: *Cycle and Footpath Networks* is concerning the protection and expansion of bridleways, footpaths and cycle routes. The Local Plan Infrastructure Delivery Plan (examination ref: HBC2.008g), provided alongside the Local Plan evidence base, provides a larger list of schemes which are to be delivered.
- 3.30 The Local Plan Transport Study 2022 sets out highway improvement measures which have been identified to mitigate the traffic impact of the Local Plan site allocations, these are included in the Infrastructure Delivery Plan (IDP).
- 3.31 The Transport Study also examined the Local Plan's potential impacts on sustainable modes of travel and existing networks. Relevant findings have informed the Bus Service Improvement Plan (BSIP) for the Borough, and Local Cycling and Walking Infrastructure Plan (LCWIP) prepared by Lancashire County Council. The Study also concluded that further collaborative working with National Highways to better understand the future performance of the M65 links and junctions in the Borough.
- 3.32 Lancashire County Council (LCC) and National Highways were consulted during the preparation of the Transport Study. Comments were provided by the LCC sustainable transport team working on the Lancashire Local Cycle and Walking Infrastructure Plan (LCWIP) for Hyndburn and Rossendale, and from National Highways. Where appropriate, comments have been addressed and incorporated into the final version of the study report.
- 3.33 National Highways also directly commissioned a study on the M65 Junction 6 and 7, which involved joint working with HBC, BBwD and Lancashire County Council. The purpose of the Study was to understand the predicted cumulative impact of two Local Plans, (Blackburn with Darwen and Hyndburn), on the predicted operation of M65 Junction 6 and M65 Junction 7.
- 3.34 This bespoke Study found that the predicted highway impacts of the cumulative Hyndburn and BBwD's Local Plans can be accommodated on the Strategic Road Network with some achievable revisions to the local road network in the later parts of the plans (2032 onwards). It is recommended that National Highways, Lancashire County Council, Blackburn with Darwen Council and Hyndburn Borough Council

Statement of Common Ground (2025)

develop a strategy to review this area of the network to maintain the safe operation of the Strategic Road Network.

- 3.35 The Council has worked closely with National Highways throughout the undertaking of the Local Plan Transport Study. The Council will be preparing a separate Statement of Common Ground to be signed by National Highways. This will take account of the findings set out in the Hyndburn Local Plan evidence base, relevant findings from BwDBC's Local Plan evidence base, and also the further work commissioned by National Highways to model (through micro-simulation modelling) the operation of Junction 6 of the M65.
- 3.36 Land has been safeguarded in the emerging Local Plan, between the railway and M65, for the development of strategic rail infrastructure (freight terminal), subject to the Government supporting the extension to the railway between Colne and Skipton and / or the development of the East Lancashire railway for freight.

Local Planning authority signatories agree that:

Strategic Matter 4 Agreement (Transport)

Subject to the Local Plan setting out clear policies to ensure that the proposed developments at HGV and Altham could not progress without the required improvements being delivered at J8 of the M65 and the A6068/A678 (Shuttleworth Mead) Junction (as necessary), there are no outstanding unresolved strategic issues in relation to transport.

Strategic Matter 5: Gypsy and Travelling Show people Provision

- 3.37 In 2019 the Council published a Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA). This analysed the latest available evidence to identify the accommodation needs of Gypsies and Travellers and Travelling Showpeople across the study area which included both boroughs of Hyndburn and Blackburn with Darwen. An update to the approach being taken to Gypsy and Traveller site provision has been prepared as a Background Paper to accompany the submission of the Local Plan for Examination. This accounts for the change in definition following the Lisa Smith Case.
- 3.38 The GTAA highlighted a need for additional permanent pitches over the former plan period (2021-2037).
- 3.39 Policy SP12: *Gypsy and Traveller and Travelling Showpeople Provision* confirms the Council's intention to allocate specific, deliverable sites for at least five years' supply, with broad locations for growth identified for years 6-15 of the plan in order to meet the identified need.
- 3.40 The evidence base demonstrated no requirement for travelling showperson plots and no additional transit gypsy and traveller pitches.
- 3.41 HBC has had correspondence with Rossendale Borough Council (July, 2020) in relation to the potential to accommodate some of Rossendale's transit site requirements. The response confirmed that, due to their relatively high requirement, HBC was not in a position to be able to take the needs for Gypsy and Traveller provision from any other local authority. An update to the approach being taken to Gypsy and Traveller site provision has been prepared as a Background Paper to accompany the submission of the Local Plan for Examination.

Strategic Matter 5 Agreement (Gypsy and Travelling Show people Accommodation) **Local Planning authority signatories agree that:**

There is no further unmet gypsy and traveller need in respective neighbouring authority areas required to be met in Hyndburn.

Strategic Matters 6: Greenbelt

- 3.42 In 2019 the Council published a Green Belt Assessment. This analysed the contribution of parcels of the Green Belt make to the overall purpose of the Green Belt against the five purposes set out in the NPPF.
- 3.43 This assessment did not consider whether 'exceptional circumstances' exist for Green Belt release or make any recommendations relating to the alteration or review of Green Belt boundaries. It was also clear that the outcomes from the assessment do not mean that certain parcels should or should not be released from the Green Belt. However, it did highlight that the lower performing parcels have the greatest potential to be considered for release, subject to other evidence in the site selection process.

3.44 The Council produced a Background paper detailing exceptional circumstances for the release of Green Belt (Examination ref: HBC8.004).

4. Areas of outstanding disagreement

4.1 There remain some areas of disagreement between the two authorities in relation to the plan and are set out fully within Burnley Borough Councils Response to the Regulation 19 consultation. These outstanding areas of disagreement are set out below:

Area of Disagreement	Burnley Borough Council comments regulation 19	Hyndburn Borough Council Position
<p>Amount of Employment Land Released through the Plan and justification for release of Green Belt to accommodate this</p>	<p>We acknowledge Hyndburn’s proposal to provide 70Ha of employment land over the plan period up to 2040. However, as above, we are not fully clear of the justification/exceptional circumstances for releasing Green Belt land. In the Hyndburn Core Strategy (2012), part of the Huncoat Garden Village area was identified as a strategic employment land allocation.</p> <p>We note in Table 1: Employment Site Allocations that 94.4Ha of land has been identified which is explained as <i>representing the entire gross site area</i>. From reviewing the 2021 HENA and the proposed plot ratios, it appears that the 70Ha already represents the gross site area, which would (if we are correct in our understanding) mean that an additional 24.4Ha is unnecessary?</p>	<p>Paragraph 4.22 of the Submission Draft Local Plan 2040 notes that the Housing and Economic Need Assessment (HENA) updated in 2021 for BwD and Hyndburn Council highlighting the importance to Pennine Lancashire of planning for growth to ensure job creation and economic prosperity. The HENA confirms that an appropriate employment land requirement to plan for Hyndburn, based on an aspiration but realistic growth scenario, is 70 hectares of land during the plan period.</p> <p>Policy SP4 of Submission Draft Local Plan 2040 indicates that the total area of six proposed employment allocation sites is to 94.4ha in total, which include four strategic sites (Site EMP3, EMP4, EMP5 and EMP6) currently falls within the designated Green Belt, and their total cumulative site area of Site EMP3, EMP4, EMP5 and EMP6 amounts to 88.24ha.</p> <p>We would highlight the Draft Hyndburn Local Plan 2040 (paragraph 4.18) has</p>

Statement of Common Ground (2025)

		<p>acknowledged that ‘the total areas of the proposed allocation sites ‘only represent the entire gross site area including land which will not subject built development; the net developable areas will be much lower’. To provide a clearer understanding on the developable areas of the proposed employment allocation for the purpose of the Local Plan Examination, HBC have undertaken assessments for the four proposed allocation sites situated within the designated Green Belt to identify the areas subject to material constraints for future developments as evidenced in the relevant Local Plan evidence reports (e.g. Habitats Survey, HIA, Archaeological Studies, Canal & River Trust, etc) and the consultation responses received during the course of the Reg 19 Local Plan consultation. Consideration has also been afforded to the presence of key infrastructures such as electric powerlines and PRowS. This is outlined in examination document H003.</p> <p>The total areas subject to the key development constraints amounts to circa 21.93ha, bringing the total deliverable employment lands area down to 72.47ha.</p> <p>This assessment of development constraints does not consider the key</p>
--	--	---

Statement of Common Ground (2025)

		<p>planning or design factors such as the provision of on-site BNG mitigation zone, landscaping buffer, internal access road, infrastructures for surface water management/drainage solution and SuDs which the council considers as part of consideration for the gross site areas.</p> <p>The Council has set out its justification for greenbelt release in our submission document on Exceptional circumstances for Greenbelt release (examination ref: HBC8.004).</p>
<p>Justification for the release of Green Belt land to accommodate housing need.</p>	<p>We acknowledge Hyndburn’s proposal to follow a ‘medium growth option’, providing for 194 dpa and understand that all reasonable alternative sites have been explored to accommodate this growth. However, we are not fully clear on the justification/exceptional circumstances for releasing Green Belt land. Notwithstanding the identification of the Huncoat Garden Village through the Pennine Lancashire Housing Zone/Huncoat Housing Zone, as we have previously indicated in our response to planning application CNA/2021/0764 in March 2022, the identification and allocation of such a strategic site, (and any release of Green Belt land) should be justified through the Local Plan process. This justification would involve setting out the</p>	<p>Paragraph 36 of the NPPF states that, to be ‘justified’, and therefore pass the Government’s test of soundness at Examination in Public, Local Planning Authorities must set out in their Local Plans ‘an appropriate strategy taking into account the reasonable alternatives, and based on proportionate evidence’. Importantly, it no longer has to be demonstrated that the strategy taken forward is the most appropriate.</p> <p>The Council has assessed site options for the Local Plan through the SHLAA (examination ref: HBC5.001a) and the SA/IIA process. The council has set out through the Growth Option and Spatial Option Justification paper (Examination ref: H019).</p>

Statement of Common Ground (2025)

	<p>benefits of the garden village as opposed to a more dispersed pattern of development.</p> <p>In the Hyndburn Core Strategy (2012), ypart of the Huncoat Garden Village area was identified as a strategic employment land allocation.</p>	<p>Through the SA/IIA process the council has judged the garden village option to be sustainable overall alongside 3 other potential options out of 5 reasonable alternatives assessed. The council has considered the SA/IIA findings alongside other considerations as set out in the justification paper, to conclude on the proposed strategy in the submitted Local Plan.</p>
<p>Use of Safeguarded land in the Plan</p>	<p>Although the option of including ‘Safeguarded Land’ within a Local Plan (removed from the Green Belt but as yet unallocated) is consistent with national policy, this is not an approach which we find particularly helpful and gives rise to confusion and uncertainty. Given the need to review plans regularly, and the need for Green Belt release to be ‘exceptional’, in our view, if the release of the site from the Green Belt is not necessary to meet the Plan requirements, then it should be left for a future plan to be considered against other reasonable alternatives at that time. The only circumstances where this would seem appropriate, is where there is a need to protect the land from other types of development (beyond the policy protection that the plan would normally provide) but there is insufficient evidence currently to identify it for allocation. This might be the case e.g. for strategic infrastructure such as</p>	<p>The council acknowledges the views of Burnley Council on safeguarded land. The plan has identified two sites for safeguarded land. The first site safeguards land for a potential rail freight terminal. This is proposed to protect the land from other types of development.</p> <p>The second area of safeguarded land is part of the wider Huncoat Garen Village proposals. The site is identified as the development of Huncoat village will continue beyond the plan period.</p> <p>By identifying this site for safeguarded land it ensures that Green Belt boundaries will last beyond the end of the Local Plan period. This is in accordance with national planning policies which states the intention for Green Belt boundaries to have permanence in the long term.</p>

	future road-widening schemes.	
--	-------------------------------	--

5. Conclusion

- 5.1 The Council considers that it has put in place robust mechanisms to facilitate engagement between itself and neighbouring local planning authorities during the preparation of the Local Plan. Furthermore, where there is an element of reliance on future revisions to existing, or the preparation of new Local Plans by adjoining local planning authorities, specific mechanisms have been put in place to ensure that these matters can be addressed at that time. The Council is therefore satisfied that it has met the requirements of the Duty to Cooperate in accordance with the provisions of the Localism Act and the National Planning Policy Framework.
- 5.2 The Council will continue to meet its duty to cooperate beyond the submission of the plan to the Secretary of State, including preparing and entering into any necessary standalone statements of common ground or memorandums of understanding in advance of oral hearings. The council is also committed to ongoing effective engagement and will monitor this activity through its annual Authority Monitoring Report. The wider regional spatial planning context within which the Local Plan sits will continue to provide a strong basis for ongoing collaboration and facilitate further duty to cooperate activity.