

This matter is being dealt with by
Dan Mitchell

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Tony Blackburn on behalf of Helen Hockenhill

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29th August 2025

Dear Helen Hockenhill (BA (Hons) B.PI MRTPI),

Examination of the Hyndburn 2040: Local Plan (Strategic Policies and Site Allocations)

Hearing Statements - Prepared by Caddick Land

Matter 2: Hearing Statement

Introduction

Marrons is instructed by Caddick Land (“Caddick”) to prepare evidence in respect of Land South of Altham Business Park. Caddick controls part of the proposed allocation, including all the land west of Altham Lane. We respond to relevant questions below.

Matter 2 The Vision and Spatial Development Strategy

Issue 2.1: Is the Plan’s overall vision and strategy positively prepared, justified, effective and consistent with national policy in enabling the delivery of sustainable development.

Policy SP1

Question 6: Does the Growth Strategy for Altham take sufficient account of the proposed expansion of Altham Business Park? Is there any contradiction?

The settlement of Altham is unusual in so far as the existing residential development is dominated by Altham Business Park. Policy SP1 refers to both new development ‘infilling’ and the expansion of Altham Business Park as a strategic employment site, which is an extension to the settlement.

Caddick sought clarity and recognition of this in their Regulation 19 submission and suggested that Policy SP1 wording could distinguish between *residential* development infilling and *employment* being a strategic extension.

Caddick maintain that this minor wording would improve the effectiveness of SP1.

Question 7: The Policy states that the existing settlement pattern and hierarchy will be maintained. Did the Council review the settlement hierarchy as part of Plan preparation? If not, why not? Is the existing hierarchy justified?

No comment.

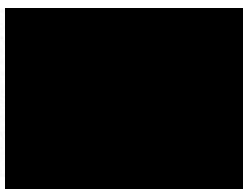
Question 8: Are the settlement boundaries illustrated on the Policies Map justified?

Document HBC1.005B proposes minor changes to the Policies Map. This includes a graphically depicted red line around Altham and the proposed extension to the Altham Business Park as set out under Policy EP1 (site EMP3). The key to HBC1.005B refers to the red line being the 'Urban Boundary' and references SP1.

We support the amendments to the Policies Map and clarity that the proposed extension to Altham Business Park under Policy EP1, is now within the extent of the urban boundary. This is a logical amendment.

However, it is noted that Policy SP1 itself does not actually refer to an Urban Boundary as part of approach to spatial growth. Minor edits are required to make that clarification.

Yours sincerely,



Dan Mitchell
Partner

Marrons

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