

Hyndburn Local Plan 2040

Council response to Action Point 11 – HENA and employment past completions

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Council response

Following the examination in public, the Inspector requested that Hyndburn Borough Council (HBC, *the Council*) provide further information on how the Housing and Economic Needs Assessment (HENA) has accounted for past completions data.

The Council prepared a HENA in 2018 ([HBC2.003a](#)) and an updated HENA in 2021 ([HBC2.003b](#)). In the HENA 2018 ([HBC2.003a](#)) the council considers three scenarios:

- A labour demand baseline scenario – based on the OE baseline jobs growth forecast
- A labour demand based on the economic growth scenario
- Based on Past Completions

These scenarios are set out in Section 12 of the HENA 2018 ([HBC2.003a](#)). The overall findings of this are that there are significant differences in the floorspace needs with Labour demand economic growth scenarios showing a need for around 265,000 square metres compared to 525,000 square metres based on past completions.

The largest differences between the scenarios are the land requirements for industrial (B1c/B2) uses. The labour demand forecasts show a considerably lower requirements reflecting national and regional long-term decline in the manufacturing sector. However, since 2012 the area has seen a positive performance of the manufacturing sector and there has been a growth in both jobs and industrial floorspace.

The Council concluded that when considering all factors set out in the report the labour demand economic growth scenario provides the most reasonable assessment of employment land needs for offices and the trend-based scenario for manufacturing and warehouse space.

These trends are further supported by the HENA (2021) which noted a similar trend in Paragraph 9.19 ([HBC2.003b](#)) and tables 9.10 and 9.11. The HENA (2021) notes that Hyndburn's past completions for industrial and warehousing reflect a particularly strong level of growth over a short period of time, as such it may not be a suitable basis for which to forward plan.