

Hyndburn Local Plan 2040

Council response to Action Point 12 – Note on Employment land site selection process

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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 the site selection process of employment land.

The Council prepared an Employment Land Study ([HBC3.001a](#)) in 2016 with a further update study completed in 2019 ([HBC3.001e](#)), which set out the assessment of employment land and the site selection process. The Council considered 72 sites for employment as part of the assessment. These can be broken down into the following categories:

- 56 existing employment sites (Figure 8.5 of [HBC3.001a](#))
- 11 previously allocated employment sites (Table 8.3 of [HBC3.001a](#))
- 5 newly proposed employment sites through the Call for Sites process (Table 8.5 of [HBC3.001a](#))

The Council firstly assessed the 56 existing employment sites to identify the quality of the current stock and to assess if there was any potential for intensification of sites. The assessments of the employment sites are set out in the 2016 employment land study ([HBC3.001a](#)) in figure 8.5 with detailed site appraisal proformas set out in appendix 3 ([HBC3.001b](#)). Further updated assessments were undertaken in 2019 ([HBC3.001e](#)). The conclusions of this assessment found that there was not enough potential land to meet the employment land needs set out in the HENA.

The Council then undertook assessment of potential new development employment land. This involved assessment of both existing employment allocations and also potential new employment sites submitted through the call for sites process. A total of 16 sites were assessed against an Employment Use Suitability Assessment with the results shown in Table 8.6 of the 2016 Employment Land Study ([HBC3.001a](#)). The detailed assessments are set out in Appendix 5 ([HBC3.001d](#)).

The Council then chose to allocate employment land based on both the scores set out in the Employment Use Suitability Assessment and through assessment of preferred options as set out in the Growth Options and Spatial Options Justification Paper ([H015](#)).