Proposed Main Modifications to the Hyndburn Local Plan

March 2026

Please note:

- Deleted text is shown as strike through e.g. ~~Site~~
- New text is shown underlined and in underlined bold black e.g. **Site**
- Any reference to paragraph or page numbers relate to the plan as submitted (HBC1.001). Final numbering will be set out in the final version of the plan.

<table>
<tr><th>Ref</th><th>Plan Location (Page/Policy/ Para)</th><th>Proposed Changes</th><th>Reason(s) for Change</th></tr>
<tr><td>MM01</td><td>Table i: Local Plan Areas and development projections, Executive Summary, page iii</td><td>
<table>
<tr><th>Local Plan Area</th><th>Projected Housing delivery (no. of dwellings) on site allocations</th><th>Projected Housing delivery and completions (no. of dwellings) on committed* sites</th><th>Employment allocations (new): gross site area (approx. hectares)[1]</th></tr>
<tr><td>Accrington (Central), Baxenden and Church</td><td><u>121</u> ~~171~~</td><td><u>123</u> ~~373~~</td><td>0</td></tr>
<tr><td>Clayton-le-Moors and Altham</td><td>~~46~~<u>173</u></td><td>~~148~~ <u>21</u></td><td>51.6</td></tr>
<tr><td>Great Harwood</td><td>0</td><td>336</td><td>0</td></tr>
<tr><td>Huncoat</td><td>1,558</td><td>88</td><td>0</td></tr>
<tr><td>Oswaldtwistle and Knuzden</td><td>301</td><td>161</td><td>0</td></tr>
<tr><td>Rishton and Whitebirk</td><td>288</td><td>94</td><td>42.8</td></tr>
</table>
</td><td>Adjusted housing numbers to remove site H10 (Clayton Triangle) as the site is under development and H4 Hopwood Street.</td></tr>
<tr><td>MM02</td><td>Page 4, paragraph</td><td>In 2040 Hyndburn will be a vibrant, distinctive, and prosperous area of Pennine Lancashire. It will be recognised for the collective quality and attractiveness of its market</td><td>Added for effectiveness.</td></tr>
</table>

[1] These figures represent the entire gross site, including land which will not be subject to built development; net developable areas will be much smaller.

	2.1, Vision and Strategic objectives, The Vision for Hyndburn	towns, its diverse communities, its landscape setting, environmental credentials, including **a high quality built and historic environment,** a healthy natural environment and its response to climate change, and the special qualities of Huncoat Garden Village.	
MM03	Page 9, Strategic Objective 4, Vision and Strategic objectives.	To Conserve and, where appropriate, enhance a valued urban, ~~and~~ rural **and historic** environment that is ready to address the causes and effects of climate change.	Added for effectiveness.
MM04	Page 19 and 20, Policy SP1: The Spatial Development Strategy. Part 4	4) Sufficient land will be made available in the Borough to meet the identified requirement for employment land over the Plan period of **approximately** 70 hectares.	Added for effectiveness.
MM05	Page 24, Policy SP2 Huncoat Garden Village, Part 1.	1. Huncoat Garden Village (HGV) is a strategic location for housing growth. The Garden Village will provide a transformational development scheme for the Borough, delivering and supporting a high quality, sustainable community in line with design standards to be adopted for the area These design standards will be set out in the Huncoat Garden Village Masterplan and the Huncoat Design Code, both of which developers are expected to ~~follow~~ **have regard to.**	Amended for effectiveness.
MM06	Page 24, Policy SP2 Huncoat Garden Village, Part 2c.	**2c. The Council may consider the introduction a bespoke delivery mechanism for the Huncoat Garden Village proposals.**	Moved from SP3 for clarity.

MM07	Page 24 to 28, Policy SP2 Huncoat Garden Village, Part 3f.	3f. Development that integrates sustainable travel solutions across all modes of transport, including through: the delivery of a new link road, cycle and pedestrian infrastructure; mitigation of any road infrastructure impacts; delivery of a well-networked, safe streetscape environment that encourages by default, active modes of travel (walking and cycling) for short distances and everyday conveniences; smart infrastructure for clean vehicular travel options, across both private and shared/passenger transport modes; **linking new development to the existing train station.**	Amended for effectiveness.
MM08	Page 24 to 28, Policy SP2 Huncoat Garden Village, Part 3h.	~~3h. Provision shall be made by the developer for the ongoing management and maintenance of public areas, green and blue infrastructure, landscaping and any roads and footpaths not to be adopted by the Highway Authority to a high standard by the community. This shall also include details of how it is proposed to exercise control over private front gardens, drives and boundary treatment.~~	Removed as duplicates part 4 of policy SP2
MM9	Page 24 to 28, Policy SP2 Huncoat Garden Village, new Part 3h.	**3h. Development proposals should implement the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.**	Updated to include reference to the Heritage Impact assessment and add clarity.
MM10	Page 24 to 28, Policy SP2 Huncoat Garden Village, Part 7c.	7c. The provision of leisure, recreation and sport development to meet the needs of the community, in particular through the development of an appropriate number of play ~~spaces~~ **areas** and through the development of the Huncoat Wheel, a circular cycle-way extending around the periphery of the Garden Village and which connects to residential areas and the village centre.	Amended for effectiveness.
MM11	Page 24 to 28, Policy SP2 Huncoat Garden	8 d. Make provision for the development of a comprehensive network of pedestrian routes, cycleways, green space and formal play areas as proposed by the HGV Masterplan and Design Code ~~and the future management and maintenance of this infrastructure~~.	Amended for effectiveness.

	Village, Part 8d.		
MM12	Page 24 to 28, Policy SP2 Huncoat Garden Village, Part 8e.	8 e. A pedestrian / cycleway bridge will be developed across the Railway at Altham Lane to improve accessibility to provide access to the Leeds and Liverpool Canal and Altham Business Park. **This will be funded outside of the HGV development.** The Council will seek to secure the delivery of this through the development of an extension to Altham Business Park and by working with other private and public sector organisations and infrastructure providers.	Amended for effectiveness.
MM13	Page24 to 28, Policy SP2 Huncoat Garden Village, Part 8g.	8 g. Be guided by developer led site specific FRAs which avoid areas of flood risk **from all sources**. It must also include measures to mitigate flood risk through the use of sustainable drainage methods to ensure that the rate and volume of post-development surface water run-off does not exceed pre-development levels. This may include consideration of 'off-site' solutions. The sustainable drainage systems should be attractively landscaped, **multi-functioned** and designed to provide treatment, enhance biodiversity **and amenity**, and provide natural blue-green infrastructure corridors. Proposals must include arrangements for the future maintenance of sustainable drainage infrastructure for the duration of the development.	Amended for effectiveness.
MM14	Page 24 to 28, Policy SP2 Huncoat Garden Village, Part 8h.	h. Provide for the separation of foul and surface water drainage and connection to the mains sewerage network which includes upgrades where required by the statutory undertaker. The development **must** ~~should~~ make provision for any phasing arrangements necessitated by the provision of infrastructure.	Amended for effectiveness.
MM15	Page 24 to 28, Policy SP2 Huncoat Garden Village, Part 8i-j.	~~i. Surface water drainage options must be considered and discounted in the following order:~~ ~~i. into the ground (infiltration);~~ ~~ii. to a surface water body;~~ ~~iii. to a surface water sewer, highway drain, or other system;~~	Removed as duplicates Policy SP13.

		~~iv. to a combined sewer.~~ ~~j. Wastewater options must be considered and discounted in the following order:~~ ~~i. connection to a public foul sewer;~~ ~~ii. connection to an on-site package treatment plant;~~ ~~iii. connection to a septic tank.~~	
MM16	Page 24 to 28, Policy SP2 Huncoat Garden Village, Part 9 d.	9d) Develop a streetscape that extends the green infrastructure into the Garden Village with creative landscaping schemes, planting of trees and grass verges alongside roads, landscaping of public and private spaces ~~in accordance with~~ **have regard to** the requirements of the HGV Masterplan and the Design Code, including arrangements for their future maintenance.	Added for effectiveness
MM17	Page 24 to 28, Policy SP2 Huncoat Garden Village, New Part 11.	**11) The Huncoat Garden Village site allocations have the potential (individually and cumulatively) to generate significant amounts of vehicular movement on the Strategic Road Network (SRN); principally the M65 and A56. Unacceptable severe impacts on the SRN or highway safety should be avoided and, wherever possible, alternative transport options which reduce or eliminate such impacts should be pursued. Where such impacts are unavoidable, suitable mitigation measures should be proposed by the applicant to ensure that the impacts from development on the SRN (in terms of capacity and congestion, or highway safety) are cost effectively mitigated to an acceptable degree. Development shall not be permitted until National Highways has confirmed it is satisfied that any measures proposed can mitigate unacceptable impacts to an acceptable degree. No development shall take place until National Highways has confirmed it is satisfied that the funding, partners, and relevant processes are in place to enable the delivery of the SRN infrastructure required. Any such infrastructure must be operational no later than the occupation of the development for which it is required. Applications should be supported by a Transport Assessment so that the likely impacts of a proposal on the SRN can be assessed.**	Added for soundness and clarity and to address points raised by National Highways.

MM18	Page 29, Policy SP2 Huncoat Garden Village, para 3.25 of supporting text.	~~3.25 Due to the strategic significance of development at Huncoat, the Local Plan includes a specific housing trajectory for this location 37 . This is included in the housing trajectory for the Borough wide housing requirement which is set out in Policy SP10: Housing Provision.~~	Para 3.25 deleted as inaccurate.
MM19	Page 29 and 31, Policy SP3: Planning Obligations, Part 1.	1) In order to secure sustainable development and ensure that development proposals meet the reasonable costs of new infrastructure, facilities or services needed as a direct result of the development, the Council will seek to secure the provision through the use of planning conditions and/or Section 106 obligations or agreements, in line with the tests set out in ~~paragraph 57 of~~ **the** NPPF.	Amended for effectiveness.
MM20	Page 29 and 31, Policy SP3: Planning Obligations, Part 3.	~~3) The Council may consider the introduction a separate delivery mechanism for the Huncoat Garden Village proposals set out in Policy SP2: Huncoat Garden Village.~~	Amended for clarity, now covered in SP2 part 4.
MM21	Page 33, para 4.18 Strategic Employment Site Masterplans	4.18 It is proposed to produce detailed Masterplans for the two strategic employment sites at Whitebirk and Altham. When finalised, future development must be based on the provisions of these Masterplans and **have regard** ~~adhere~~ to recommendations within them.	Amended for effectiveness.
MM22	Page 34, Policy SP4 The Economy and Town Centres, Part 1	1) The Council will make provision for **approximately** 70 hectares of land for employment uses over the period 2021-40. This will include the allocation of the strategic employment sites set out in Table 1 below. In particular:	Amended for effectiveness.

<table>
<tr><td>MM23</td><td>Page 34, Policy SP4 The Economy and Town Centres, Part 2</td><td>2) The Council will monitor the proportion of B2 and B8 uses ~~and the proposed number of jobs~~ coming forward on these sites.</td><td>Amended for effectiveness.</td></tr>
<tr><td>MM24</td><td>Page 34, Policy SP4 The Economy and Town Centres, Part 3</td><td>~~3) Land to the East of Altham Lane, between the East Lancashire Railway and M65 Motorway at Huncoat (Site S2) will be safeguarded for the development of a rail freight terminal only and be subject to appropriate access arrangements being identified. Development that would prejudice the development of a rail freight terminal at the location will not be supported.~~</td><td>Removed for duplication of Policy SP2 parts 5 and 6</td></tr>
<tr><td>MM25</td><td>Page 34, Policy SP4 The Economy and Town Centres, Table 1.</td><td>
<table>
<tr><th>Site Ref.</th><th>Prev. Site Ref.</th><th>Site Name</th><th>Local Plan area</th><th>Gross Site Area (ha) – approx.</th><th>Indicative Net Developable Site Area (ha) - approx</th></tr>
<tr><td>EMP1</td><td>250</td><td>Land west of J7 Business Park</td><td>Clayton-le-Moors and Altham</td><td>4.4</td><td>4.4</td></tr>
<tr><td>EMP2</td><td>172</td><td>Moorfield Industrial Estate</td><td>Clayton-le-Moors and Altham</td><td>1.7</td><td>1.7</td></tr>
<tr><td>EMP3</td><td>267</td><td>Land to S. of Altham Business Park</td><td>Clayton-le-Moors and Altham</td><td>45.5</td><td>36.8</td></tr>
<tr><td>EMP4</td><td>228</td><td>Land between Blackburn Rd and M65 slipway</td><td>Rishton and Whitebirk</td><td>4.0</td><td>2.28</td></tr>
<tr><td>EMP5</td><td>229</td><td>Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway</td><td>Rishton and Whitebirk</td><td>18.1</td><td>8.73</td></tr>
<tr><td>EMP6</td><td>230</td><td>Land N. of railway line between Sidebeet Lane and Leeds & Liverpool Canal</td><td>Rishton and Whitebirk</td><td>20.7</td><td>18.56</td></tr>
<tr><td></td><td></td><td>TOTAL</td><td></td><td>94.4~~*~~</td><td>72.74</td></tr>
</table>
</td><td>Amended for effectiveness.</td></tr>
</table>

MM26	Page 36 and 37, Policy SP5 Protection, Modernisation and Development of Employment sites, Parts 1 and 5.	1) Existing employment sites are identified on the Policies Map, along with strategic employment hubs. Quality assessments of existing employment sites will be used as **the basis** ~~a framework~~ for determining planning applications. **Where a quality assessment is considered to be out of date or absent, applicants may undertake their own in accordance with the method detailed in the Council's latest published assessments.**	Amended for effectiveness. Point 5 of policy merged with point 1 to aid clarity.
MM27	Page 36 and 37, Policy SP5 Protection, Modernisation and Development of Employment sites, Part 4 & 5.	4) Proposals for the redevelopment of existing employment sites away from a B use class to one that retains some form of significant employment 47 on the site will be considered more **favourably** ~~flexibly~~ than proposals for residential use. ~~The development of retail uses on employment sites will not be supported.~~ ~~5) Where a quality assessment is considered to be out of date or absent, applicants may undertake their own in accordance with the method detailed in the Council's latest published assessments.~~ 5) In all cases, redevelopment for alternative uses should not prejudice the operating conditions of other remaining employment uses~~, in line with the Agent of Change principle set out in NPPF[2].~~	To avoid contradiction and aid clarity.
MM28	Page 36 and 37, Policy SP5 - Protection, Modernisation and Development of	~~46. for example retail or leisure uses~~	To avoid contradiction and aid clarity

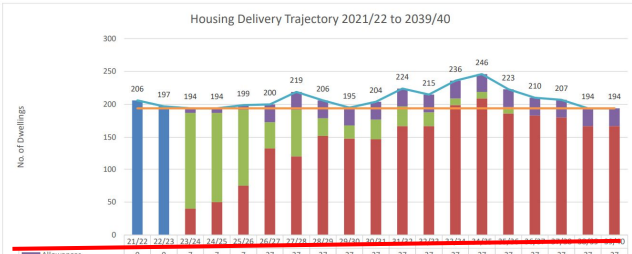
	Employment Sites, Part 4, footnote 46.		
MM29	Page 36 and 37, Policy SP5 - Protection, Modernisation and Development of Employment Sites, para 4.29	4.29 In order to demonstrate that there is no current or likely future demand for the site or premises for employment uses the site should be marketed by at least one commercial agent for employment purposes for at least ~~18~~ **12** months.	Amended for effectiveness.
MM30	Pages 38 and 39 , Policy SP6 Centre Hierarchy, Strategy and Retail Provision, part 3	3) The Council recognises the complementary role that other commercial locations can play in the local retail hierarchy. The Council will support their future development in line with the strategy set out below, subject to development taking place in a manner that supports the future vitality and viability of the ~~formal~~ **defined** town and local centres ~~The Peel Centre (Whitebirk)~~ **Hyndburn Retail Park** ~~Predominantly bulky goods~~ **Large scale** retail **and leisure** destination with ancillary uses to support retailing on the site and the strategic employment hub at Whitebirk/Frontier Park	Amended for effectiveness.
MM31	Page 43, Policy SP7 Accrington Town Centre, part 2.	2) Developments affecting a heritage asset should ~~**sustain**~~ **conserve** and enhance the significance of the heritage asset and new development should make a positive contribution to the character and distinctiveness of Accrington.	Amended for effectiveness and for consistency with national policy.

MM32	Page 46, Policy SP8 Open Space Provision, part 1b.	b) Protect and enhance existing open space provision in accordance with ~~Paragraph 99 of~~ **the** NPPF and with criteria set out in Policy DM21.	Amended for effectiveness.
MM33	Page 48, Policy SP9 Provision of Community Facilities, part 2.	2) The Council will support proposals for new or improved sports, recreation, health, community and cultural facilities, seeking to protect and enhance a range of facilities to support the social well-being of the Borough's residents. Where the loss of a facility is threatened through redevelopment **or change of use**, the criteria set out in Policy DM7 will be used to assess development proposals. In the case of loss of sport or recreational facilities, including playing fields, **relevant national policies** ~~paragraph 99 of NPPF~~ will be applicable.	Amended for effectiveness.
MM34	Page 48, Policy SP9 Provision of Community Facilities, supporting text.	**New paragraph below paragraph number 5.9:** **5.10 There is a presumption against the loss of playing fields, sport and recreational facilities. Proposals involving the loss and/or replacement of such facilities should demonstrate that the population benefitting from the original sites or facilities will not be underprovided or subjecting to worsening. Only in exceptional circumstances will the Council support proposals where replacement facilities or sites are not delivered in advance of such facilities in undergoing redevelopment.**	Added for consistency with national policy and following comments from Sports England at the Reg19 consultation.
MM35	Page 50, Policy SP10: Housing Provision (including affordable housing), Table 2	2) Seek to maximise the opportunities for the delivery of affordable housing where viable. New housing developments of 10 or more dwellings or with a site area of 0.5 hectares or more should provide 20% affordable housing **on greenfield sites and 10% on Brownfield Sites** unless it can be demonstrated, to the satisfaction of the Council, that this would not be viable. Residential developments should provide a mix of affordable housing units and contribute to the creation of mixed, balanced and inclusive communities, in Hyndburn Local Plan 2040 (Strategic Policies and Site Allocations): (Submission version) – March 2025 51 accordance with the most up to date assessment of need, ensuring that a minimum of 25% of all affordable housing units secured through developer contributions are First Homes;	Amended for effectiveness.

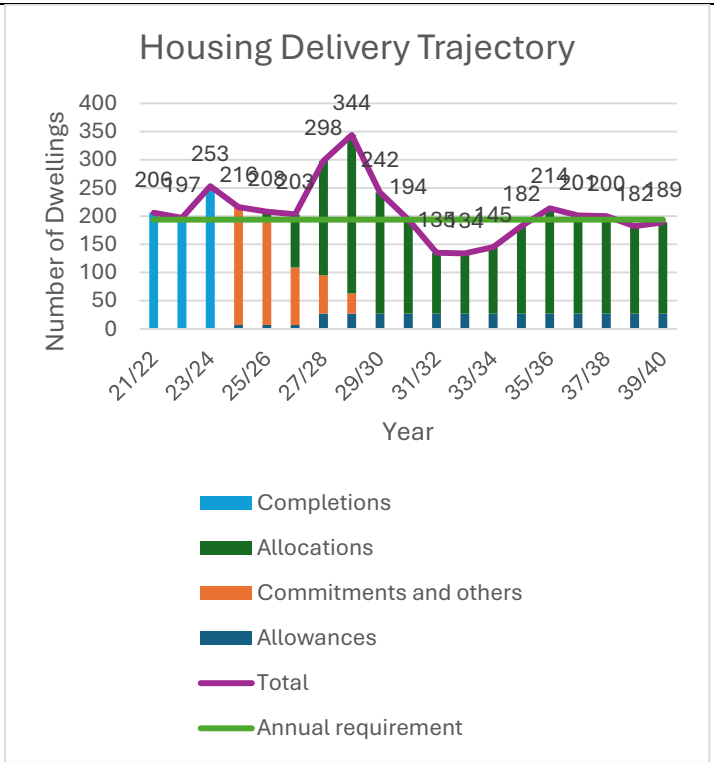
<table>
<tr>
<td>MM35a</td>
<td>Page 51 - 56 Policy SP10, Criterion 3 and new paragraph after 6.10</td>
<td>Add a sentence onto the end of criterion 3 which reads “<u>Schemes delivering housing for older people are exempt from delivering affordable housing.”</u>

New paragraph to be inserted after paragraph 6.10 which reads “<u>Schemes delivering housing for older people are exempt from delivering affordable housing. This is based on the analysis within the Local Plan Economic Viability Assessment – January 2022 that confirms that older person’s housing is unlikely to be viable in the current market in Hyndburn’ and supports the delivery of the Lancashire Housing with Care and Support Strategy”</u></td>
<td>To ensure the plan is consistent with national policy and justified.</td>
</tr>
<tr>
<td>MM36</td>
<td>Page 51 and 52, Policy SP10: Housing Provision (including affordable housing), Table 2</td>
<td>
<table>
<tr><th>Site Ref.</th><th>Prev. Site Ref.</th><th>Site Name</th><th>Local Plan Area</th><th>Gross Site Area (ha)</th><th>Net developable area (ha)</th><th>Indicative No. of Dwellings 21/22-39/40</th></tr>
<tr><td>H1</td><td>2</td><td>Steel Works, Charter Street, Accrington</td><td>Accrington, Baxenden & Church</td><td>0.29</td><td>0.29</td><td>9</td></tr>
<tr><td>H2</td><td>152</td><td>Land at Charter Street</td><td>Accrington, Baxenden & Church</td><td>2.38</td><td>1.02</td><td>45</td></tr>
<tr><td>H3</td><td>261</td><td>Pendle Street</td><td>Accrington, Baxenden & Church</td><td>0.17</td><td>0.17</td><td>15</td></tr>
<tr><td><s>H4</s></td><td><s>120</s></td><td><s>Land at Hopwood St</s></td><td><s>Accrington, Baxenden & Church</s></td><td><s>0.93</s></td><td><s>0.84</s></td><td><s>50</s></td></tr>
<tr><td>H6</td><td>29</td><td>Union Works and Union St Garage</td><td>Accrington, Baxenden & Church</td><td>0.31</td><td>0.31</td><td>9</td></tr>
<tr><td>H7</td><td>24.1</td><td>Land north of Sandy Lane</td><td>Accrington, Baxenden & Church</td><td>1.97</td><td>1.42</td><td>43</td></tr>
<tr><td>H8</td><td>117</td><td>Lower Barnes Street</td><td>Clayton-le-Moors & Altham</td><td>0.54</td><td>0.49</td><td>15</td></tr>
</table>
</td>
<td>Factual update to aid clarity.</td>
</tr>
</table>

		H9	48.1	Ringstonhalgh Farm	Clayton-le-Moors & Altham	1.13	1.02	**31**		
		~~H10~~	~~201~~	~~Clayton Triangle~~	~~Clayton-le-Moors & Altham~~	~~2.54~~	~~1.91~~	~~**127**~~		
		H11	268	Former Huncoat Colliery, Enfield Rd*	Huncoat	24.31		**426**		
		H12	269	Huncoat East strategic site (north)*	Huncoat	25.96		**683**		
		H13	270	Huncoat East strategic site (south)*	Huncoat	13.27		**322**		
		H14	271	Land to W. of A56 / N. of Burnley Rd.*	Huncoat	3.91		**73**		
		H15	78	Land south east of Moorfield Avenue	Huncoat	4.18	1.80	**54**		
		H16	123.1	Land south of Stanhill Road, Knuzden	Oswaldtwistle & Knuzden	6.76	5.07	**152**		
		H17	5.1	Land off Brookside Lane/Nook Lane, Oswaldtwistle	Oswaldtwistle & Knuzden	5.08	2.06	**62**		
		H18	74.1	Land S. of Rhyddings Street and N. of Stone Bridge Lane	Oswaldtwistle & Knuzden	1.35	1.22	**36**		
		H19	265	Land at Rhoden Road	Oswaldtwistle & Knuzden	2.28	1.71	**51**		
		H20	103	Land to the northeast of Cut Lane	Rishton & Whitebirk	13.23	6.26	**188**		
		H21	66	York Mill, Livesey St, Rishton	Rishton & Whitebirk	0.78	0.70	**21**		
		H22	102	Land off Fielding St. and Barn Meadow Crescent	Rishton & Whitebirk	4.50	2.65	**79**		
				TOTAL				**2,314** ~~**2491**~~		
MM37	Page 55, Figure 5: Hyndburn Borough housing trajectory	Delete:								Amended for effectiveness.

	2021-2040, Explanatory text for Policy SP10: Housing Provision (including affordable housing)	*Figure 5: Hyndburn Borough housing trajectory 2021-2040*  **<u>Add:</u>**	

	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
Allowances	0	0	7	7	7	27	27	27	27	27	27	27	27	27	27	27	27	27	27
Commitments & Other	0	0	147	137	117	40	71	27	20	30	30	21	10	10	10	0	0	0	0
Allocations	0	0	40	50	75	133	121	152	148	147	167	167	199	209	186	183	180	167	167
Completions	206	197	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	206	197	194	194	199	200	219	206	195	204	224	215	236	246	223	210	207	194	194
Annual Requirement	194	194	194	194	194	194	194	194	194	194	194	194	194	194	194	194	194	194	194

			
MM38	Page 56, para. 6.10, Explanatory text for Policy SP10: Housing Provision (including affordable housing)	6.10 The Council acknowledges that economic circumstances may alter during the plan period and in addition grant assistance may assist the delivery of higher numbers of affordable homes on sites where viability is an issue. As such, 20% **and 10% are** ~~is~~ considered to remain an appropriate starting point for affordable housing requirements in this plan **for Greenfield and Brownfield sites respectively**. Policy SP10 refers to the fact that affordable housing provision will be sought 'where viable'. Further information is provided in DM DPD Policy DM12 on how viability will be taken into account in determining affordable housing requirements. **It should be noted that Policy DM12 has outdated thresholds for affordable housing provision compared to the latest evidence. Therefore, where SP10 is found to contradict DM12, the thresholds in Policy SP10 would take precedent.**	Amended for effectiveness.

MM39	Page 62, Policy SP12 Gypsy and Traveller and Travelling Showpeople Provision, Part 1.	1) The Council will make adequate provision for the needs of Gypsies and Travellers and Travelling Showpeople up to **2040** ~~2037~~ by:	Factual update to aid clarity.
MM40	Page 62, Policy SP12 Gypsy and Traveller and Travelling Showpeople Provision, Part 1a.	1a) allocating sufficient sites to meet the identified five year requirement for pitches for Gypsies and Travellers (both permanent and transit pitches) and identifying a supply of broad locations for Gypsy and Traveller sites for later in the plan period, as set out in Table 4 below). **These are identified on the policies map.**	Amended for effectiveness.
MM41	Page 62, Policy SP12 Gypsy and Traveller and Travelling Showpeople Provision, Part 4.	**4) Any development brought forward on sites GT4 and GT5 will be required to provide compensatory improvements to the environmental quality and accessibility of remaining Green Belt land, to contribute to offsetting the impact.**	Amended for effectiveness.
MM42	Page 63, para 6.32, Policy SP12 Gypsy, Traveller and Travelling Showpeople	6.32 A number of established Gypsy and Traveller sites are located within the Borough. The Council's Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA) 2019 evidences the need for gypsy and traveller pitches in the Borough over the plan period. **The GTAA identified a cultural need of 53 pitches over the period 2020/21 to 2039/40.** No requirement for travelling showperson plots was identified.	Amended for effectiveness.

	Provision, Supporting text.		
MM43	Page65 , Policy SP13 Climate Change and Sustainable development, part a	~~*a. Adhering to any national or local policy or guidance on climate change measures or technical standards relating to energy use in place at the time of the proposed development, such as the Future Homes / Buildings Standard;*~~ The criterion will be reordered following the above deletion.	Amended for effectiveness.
MM44	Page 65, Policy SP13 Climate Change and Sustainable development, part h	~~G~~ **h.** Improving water efficiency ~~standards~~ by incorporating measures to recycle and conserve water resources via on-site attenuation;	Amended for effectiveness.
MM45	Page 66, Policy SP13 Climate Change and Sustainable development, part p	New text after part p: **Q. Ensuring the safeguarding of the long-term capability of the best and most versatile agricultural land (Grades 1, 2 and 3a).**	Amended for effectiveness.
MM46	Policy SP14: Green Infrastructure, Page 71	Green Infrastructure resources will be protected, enhanced and extended; by linking these resources, a multi-functional Green Infrastructure network will be created **(including any Local Nature Recovery Strategies and an eventual Nature Recovery Network87) to help increase biodiversity, provide wider environmental benefits to tackle climate change and deliver opportunities for outdoor recreation and strengthen the Borough's landscape character.** Where developments are within, or in close proximity to, the Green	Amended for effectiveness.

		Infrastructure network they will be expected to contribute towards its protection and enhancement.	
MM47	Page 74 , SP16 Natural Environment Enhancement , part 1b	1b. Firstly seeks to avoid significant harm to biodiversity; if this cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, planning permission will be refused (as set out in the ~~paragraph 180 of~~ NPPF);	Amended for effectiveness.
MM48	Page, 74, SP16 Natural Environment Enhancement , part 1c	1c**.** ~~Secures a minimum of 10% measurable biodiversity net gain~~ **Complies with the statutory Biodiversity Net Gain requirements** and ensures that on-going management measures are in place; and"	Amended for effectiveness.
MM49	Page 74, SP16 Natural Environment Enhancement , part 1d	1d. Contributes towards an effective ecological network through **the** expansion and re-connection of environmental resources, **having regard to the priorities and spatial proposals set out in the** ~~identified in the~~ Local Nature Recovery Strategy, Green Infrastructure Network and other areas of **g**~~Green~~ Infrastructure, particularly where such improvements would complement local regeneration priorities and improvements to health and well-being.	Amended for effectiveness.
MM50	Page 75, para. 7.35 Explanatory text Policy SP16	7.35 Measures that enhance, expand and connect these resources will contribute towards the development of a robust ecological framework in a manner that addresses the priorities of the Lancashire Biodiversity Action Plan and issues of habitat fragmentation and species isolation. The Council will be seeking to identify a Nature Recovery Network to help meet these aims. **This will form part of the Local Nature Recovery Strategy (LNRS). The core purpose of LNRS is to help the reverse of the ongoing decline of biodiversity and nature. LNRS aims to help restore and connect habitats so that species can thrive; the process will ensure local partners collaborate to agree the priorities for the best activities and locations to inform local nature recovery. LNRS became mandatory in April 2022 and each strategy will enable local partners to deliver three objectives for the area that it covers: Mapping of the most valuable existing habitat for nature; Mapping specific proposals for creating or improving local**	Additional text requested by Natural England.

		habitats both for nature and wider environmental goals; and Co-ordinating agreement of a local list of biodiversity priorities to inform nature recovery.	
MM51	Page 76, para. 7.42 Explanatory text Policy SP16	7.42 New development should be sited and designed to minimise impacts on natural resources, but where impacts arise it will be necessary for these to be appropriately mitigated, and for the mitigation to incorporate a level of net gain commensurate with the more detailed policy framework set out in the DM DPD and in line with national policy and guidance. ~~Development should seek to provide a minimum of 10% measurable biodiversity net gain~~ **Development must also comply with the statutory biodiversity net gain requirements, currently set at 10%, or any such standard as defined in legislation or national policy** which can be quantified through the use of tools such as such as the Defra **biodiversity metric**. Mitigation proposals should be accompanied by appropriate mechanisms for the management of natural resources and these measures would normally be secured through a legal agreement. New paragraph 7.43: **In relation to all on-site habitats which are adversely affected by development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing on-site habitats, creation of new on-site habitats, allocation of registered off-site gains and finally the purchase of biodiversity credits. Where BNG cannot be delivered on-site, off-site gains or statutory biodiversity credits may be used in accordance with national policy and legislation and must legally secured (e.g. through Section 106 obligations or conservation covenants) and must be registered on the national Biodiversity Gain Site Register, in accordance with statutory requirements.**	Additional text requested by Natural England and for effectiveness.
MM52	Page 76, Policy SP17 Renewable energy, Part 1.	1) In order to contribute towards an increase in the use and supply of renewable energy the development of renewable energy ~~within areas of search~~ will be supported provided that measures are taken to avoid and, where appropriate, mitigate negative impacts arising from the construction and operation of the development.	Amended for effectiveness.

MM53	Page 77, Policy SP17 Renewable energy, Part 4.	4) Proposals which support the target to achieve net-zero carbon ~~in Council activities~~ by 2030 will be supported.	Amended for effectiveness.
MM54	Page 80, Policy SP19 Heritage, Part 3.	*3*) Proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is clearly justified and outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in those circumstances set out in the NPPF. **Applications for proposals that affect heritage assets (designated and non-designed) and their setting should be supported by a Heritage Statement.**	Updated to include address comments made by Historic England and add clarity
MM55	Page 80, Policy SP19 Heritage, Part 4.	~~4) Proposals which would remove, harm or undermine the significance of a non-designated heritage asset will only be permitted where the benefits are considered sufficient to outweigh the harm having regard to the scale of any harm and the significance of the asset.~~ Move the footnote into the policy text as criterion 4	Removed for soundness and clarity as inconsistent with the NPPF.
MM56	Page 83, Policy SP20 Environmenta l Amenity and Air Quality, Part 1	1) Proposals for new development will be permitted only if it is demonstrated that the material impacts arising by virtue of traffic, visual impact, noise, dust, emissions, pollution, odour, over-looking or loss of light, or other nuisances will not give rise to unacceptable adverse impacts or loss of local amenity and can be properly controlled in accordance with best practice and recognised standards. New development should ensure that the occupiers of the new development will enjoy an appropriate standard of amenity and will not be adversely affected by neighbouring uses **(**~~whilst taking account of the Agent of Change principle set out in NPPF)~~	Amended for effectiveness.
MM57	Policy SP21 The Leeds and Liverpool	1 i) **Promote opportunities to sustain and enhance the significance of the Church Canalside Conservation Area, statutory listed buildings and locally listed buildings.** ~~To be better revealed, preserved, or enhanced.~~	Amended for effectiveness.

	Canal, page 84, part 1 i.		
MM58	Page 85, Policy SP21 The Leeds and Liverpool Canal, explanatory text.	7.67 The Leeds and Liverpool Canal connects many of the industrial towns of Lancashire and Yorkshire to the port of Liverpool and was created to allow the products of the mills of the Industrial Revolution to be exported around the world. In Hyndburn, the canal connects Rishton, Church, Clayton-le-Moors and Altham. Hyndburn represents the half-way point of the whole length of the canal, a location that is marked in Church**. It is acknowledged that Leeds-Liverpool canal had a major influence on town developments in Church, Clayton-le-Moors, and Rishton, and the effect of the canal on historic industrial activities were remarkable. The majority of mid-19th century mills in the Borough were built in close proximity to the canal. The building, bridges, locks and other structures associated with the Leeds-Liverpool Canal, especially the former chemical works associated with bleaching, dyeing and Calico-printing are of distinctive character and particular attention should be paid to their conservation.**	Updated to include address comments made by Heritage England and add clarity,
MM59	Page 90, Policy SP23: Sustainable and safe transport, part 1c	C. incorporate sufficient off-street car-parking and encourage greater use of public transport, cycling and walking. ~~Where off street parking is provided, facilities to enable electric vehicle charging should be made available;~~	Amended for effectiveness and to avoid duplication with Building Regs.
MM60	Page 90, Policy SP23: Sustainable and safe transport, part 1 e.	1 e. not have an unacceptable impact on the capacity of the highway network and where improvements are required these should be funded by the developer **or other grant funding mechanisms** and secured through the use of appropriate legal agreements.	Amended for effectiveness.
MM61	Page 95, Policy SP25	3) In areas designated as ~~Countryside areas~~ rural areas, there will be a general presumption against proposals for new development, unless they are in accordance with	Added for effectiveness.

	Development in rural areas, part 3.	Policy SP1: The Spatial Development Strategy. Development in ~~Countryside~~ **rural a**~~A~~reas will be limited to that supporting farm diversification and/or promoting outdoor leisure and recreational facilities where this can be demonstrated to retain rural and landscape character consistent with the requirements of Policy DM34.	
MM62	Page 96 , Policy SP25 Development in rural areas, part 5.	~~5) Safeguarded land as shown on the Policies Map at Huncoat (Sites S1 and S2) is identified to meet potential longer-term development needs beyond the Plan period. It will be protected from development until any subsequent review of the Plan proposes it for development. .~~	Removed for duplication of Policy SP2 parts 5 and 6
MM63	Page 96 , Policy SP25 Development in Rural Areas, para 9.13 (new)	Additional paragraph at 9.13 **Proposals for rural businesses will be supported where they comply with the requirements set out in Policy DM34. Some examples of employment opportunities that are likely to be acceptable in Rural Settlements include starter units to support individuals or small companies, workshops, and businesses that require a rural location e.g. farm diversification, tourism. The scale of employment development that is acceptable in Rural Settlements will vary depending on the size and nature of each settlement.**	Added for clarification
MM64	Page 98, Policy SP26 Accrington (Central), Baxenden and Church, new criterion after part 2.	**Developments within Accrington are expected to be of distinctive quality and design and should preserve and enhance the special character and/or appearance of the conservation areas, listed buildings and their settings, areas containing or in proximity to a heritage asset (including non-designated heritage assets), and areas of high visual amenity.**	Updated to address comments made by Historic England and add clarity

<table>
<tr><td>MM65</td><td>Page 99, Table 6</td><td>
<table>
<tr><th>Site Ref</th><th>Prev. Site Ref.</th><th>Site Name</th><th>Gross Area (Ha)</th><th>No. of Dwellings</th></tr>
<tr><td>H1</td><td>2</td><td>The Steel Works, Charter Street, Accrington</td><td>0.29</td><td>9</td></tr>
<tr><td>H2</td><td>152</td><td>Land at Charter Street*</td><td>2.38</td><td>45</td></tr>
<tr><td>H3</td><td>261</td><td>Pendle Street</td><td>0.17</td><td>15</td></tr>
<tr><td>~~H4~~</td><td>~~120~~</td><td>~~Land at Hopwood St*~~</td><td>~~0.93~~</td><td>~~50~~</td></tr>
<tr><td>H6</td><td>29</td><td>Union Works and Union St Garage</td><td>0.31</td><td>9</td></tr>
<tr><td>H7</td><td>24.1</td><td>Land north of Sandy Lane*</td><td>2.00</td><td>43</td></tr>
<tr><td></td><td></td><td>Completions since start of Plan period</td><td></td><td>147</td></tr>
<tr><td></td><td></td><td>Existing commitments and other Developable sites[3] (as of 01/04/23)</td><td></td><td>226</td></tr>
<tr><td></td><td></td><td>Total in plan period</td><td></td><td>~~544~~ 494</td></tr>
</table>
</td><td>Amended for effectiveness</td></tr>
<tr><td>MM66</td><td>Page 100, Policy SP26 Accrington (Central), Baxenden and Church, supporting text</td><td>10.9 The town centre developed rapidly in the industrial era and has a legacy of Victorian buildings, some of which are included in the ~~town centre~~ Accrington Central Conservation Area. Notable buildings include the Carnegie Library, the Town Hall, the Market Hall and the Victorian Arcade.

New paragraph after paragraph 10.9:

10.10 The area features three designated conservation areas (Accrington Central Conservation Area; Church Canal Side Conservation Area; and Christ Church Conservation Area), Listed Buildings and non-designated heritage assets, providing a built heritage context that will influence future development proposals. Development proposals are expected to be accompanied by an appropriate evidence-based</td><td>Updated to address comments made by Historic England and add clarity</td></tr>
</table>

[3] Other sites which are considered developable over the Plan period, such as sites with previous permission; further details are provided in the Housing Background Paper

<table>
<tr><td></td><td></td><td><u>assessment of the heritage context to ensure that the impact of the proposals are clearly understood.</u></td><td></td></tr>
<tr><td>MM67</td><td>Page 102 Policy SP27: Clayton-le-Moors and Altham</td><td>1) Land is identified for delivery of ~~194~~ <u>67</u> homes in Clayton-le-Moors and Altham over the plan period 2021-2040. This will be delivered through existing commitments and by the development of the following site allocations:
a. H8 Lower Barnes Street
b. H9 Ringstonhalgh Farm
~~c. H10 Clayton Triangle~~</td><td>Adjusted housing numbers to remove site H10 (Clayton Triangle) as the site has planning permission and is under development.</td></tr>
<tr><td>MM68</td><td>Page 102, Policy SP27: Clayton-le-Moors and Altham, part 3.</td><td><u>New criterion after part 2 – all subsequent numbers move up:</u>
<u>Development proposals should implement the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.</u></td><td>Updated to reference the Heritage Impact assessment and add clarity.</td></tr>
<tr><td>MM69</td><td>Page 103, para. 10.23, Explanatory text to Policy SP27: Clayton-le-Moors and Altham</td><td>The following sites in Clayton-Le-Moors and Altham will contribute to the delivery of the ~~194~~ <u>67</u> dwellings identified in Policy SP27:</td><td>Figure amended to adjust housing numbers for the removal of site H10 (Clayton Triangle) as the site has planning permission and is under development.</td></tr>
<tr><td>MM70</td><td>Page 103 Table 7.</td><td><table>
<tr><th>Site Ref.</th><th>Prev. Site Ref.</th><th>Site Name</th><th>Gross Area (Ha)</th><th>No. of Dwellings</th></tr>
<tr><td></td><td></td><td><u>Housing Delivery</u></td><td></td><td></td></tr>
<tr><td>H8</td><td>117</td><td>Lower Barnes Street</td><td>0.54</td><td>15</td></tr>
</table></td><td>Table amended to adjust housing numbers for the removal of site H10 (Clayton Triangle) as</td></tr>
</table>

		H9	48.1	Ringstonhalgh Farm*	1.13	31		the site has planning permission and is under development.
		~~H10~~	~~201~~	~~Clayton Triangle~~	~~2.54~~	~~127~~		
				Completions since start of Plan period		**27**		
				Existing commitments (as of 01/04/23)		**121**		
				Total dwellings in Plan period		**194**		
				Employment Allocations	**Gross developable area (ha)**			
		EMP1	250	Land west of J7 Business Park	4.4			
		EMP2	172	Moorfield Industrial Estate	1.7			
		EMP3	267 (49, 60, 218)	Land to S. of Altham Business Park*	45.5			
				Total employment allocations (ha)	**51.6**			
MM71	Page 104, para. 10.31, Explanatory text to Policy SP27: Clayton-le-Moors and Altham	The Council has identified land to deliver up to ~~194~~ **67** new homes over the plan period within the Clayton-le-Moors and Altham Local Plan area. The area of Green Belt between Clayton-le-Moors and Great Harwood is identified as a very narrow gap~~,~~ and playing a particularly strong contribution to the purposes of Green Belt in the Green Belt Review (2018). As the primary purpose of Green Belt in east Lancashire was to prevent settlements from merging, the Council will seek to maintain this gap over the plan period.						Figure amended to adjust housing numbers for the removal of site H10 (Clayton Triangle) as the site has planning permission and is under development.
MM72	Pages 105 Policy SP28 Great	**New criterion after part 2:**						Updated to address comments made by

	Harwood, part 3.	**Developments within Great Harwood are expected to be of distinctive quality and design and should preserve and enhance the special character and/or appearance of the Great Harwood Conservation Area, listed buildings and their settings, areas containing or in proximity to a heritage asset (including non-designated heritage assets), and areas of high visual amenity.**	Heritage England and add clarity.
MM73	Page 106, Policy SP28 Great Harwood, supporting text.	**New paragraph below 10.36** **Great Harwood is a town with an industrial heritage, containing a large number of historic landmarks and listed buildings evidencing the history of the town's cotton industry, and the Great Harwood Town Centre Conservation Area. As such, account should be taken of the special architectural or historic interest of the Conservation Area, listed building and non-designated heritage assets, the character or appearance of which it is desirable to preserve or enhance. The relevant Conservation Area Appraisal identifies the opportunities for beneficial change or the needs for planning protection. Development proposals are expected to be accompanied by appropriate evidence-based assessment of the heritage context to ensure that impact of the proposals are clearly understood.**	Updated to address comments made by Historic England and add clarity.
MM74	Page 107, Policy SP29 Huncoat, part 2.	2) For any proposals in the Huncoat Garden Village area, developers are expected to ~~adhere~~ **have regard** to the detailed policy considerations set out in Policy SP2 and the Huncoat Garden Village Masterplan and Design Code	Added for effectiveness.
MM75	Page 107, Policy SP29 Huncoat, Part 3 and 4 and 5	~~3) Land has been safeguarded to the west of the former colliery site for housing (site S1) and to the east of Altham Lane, between the railway and M65 (site S2), for strategic rail infrastructure.~~ ~~4. An indicative location for a new local centre has been identified.~~	Removed as moved to SP2 where it is relevant.

		~~5) The site allocations listed in part (1) of this policy have the potential (individually and cumulatively) to generate significant amounts of vehicular movement on the Strategic Road Network (SRN); principally the M65 and A56. Unacceptable severe impacts on the SRN or highway safety should be avoided and, wherever possible, alternative transport options which reduce or eliminate such impacts should be pursued. Where such impacts are unavoidable, suitable mitigation measures should be proposed by the applicant to ensure that the impacts from development on the SRN (in terms of capacity and congestion, or highway safety) are cost effectively mitigated to an acceptable degree. Development shall not be permitted until National Highways has confirmed it is satisfied that any measures proposed can mitigate unacceptable impacts to an acceptable degree. No development shall take place until National Highways has confirmed it is satisfied that the funding, partners, and relevant processes are in place to enable the delivery of the SRN infrastructure required. Any such infrastructure must be operational no later than the occupation of the development for which it is required. Applications should be supported by a Transport Assessment so that the likely impacts of a proposal on the SRN can be assessed.~~	
MM76	Page 107, Policy SP29 Huncoat, New Part 4.	4) Development proposals should implement the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.	Updated to include reference to the Heritage Impact assessment and add clarity.
MM77	Page 110, Policy SP30: Oswaldtwistle and Knuzden, parts 1, 2 and 3	1) Land is identified in Oswaldtwistle**, and** ~~combined with~~ Knuzden 2) wider rural hinterland **providing local shops and services.** **3) Development proposals should implement the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.**	Updated to include reference to the Heritage Impact assessment.

MM78	Page 112, Policy SP31 Rishton and Whitebirk, Part 5	5) The Council will support ~~the Peel Centre (Whitebirk)~~ **Hyndburn Retail Park** as a **large scale** retailing **and leisure** destination in the Borough, to complement the role of Town Centres and Local Centres in Hyndburn and Blackburn with Darwen. Non-bulky retailing and/or supporting ancillary uses to the retail park and strategic employment hub will be permitted ~~though these should not exceed 40% of the overall floorspace on the site~~ **subject to compliance with the requirements of Policy DM3 of the DM DPD in the determination of planning applications in accordance with sequential and impact test principles.**	Amended for effectiveness.
MM79	Page 112, Policy SP31 Rishton and Whitebirk, New Part 6	**6. Existing public sewers pass through and near to H21 (York Mill). Modelling data (and / or flooding incident data) identifies these sewers as being at risk of sewer flooding. This will need careful consideration in the detailed design, masterplanning and drainage details for the site.**	Additional text requested by United Utilities in the Reg19(2) consultation.
MM80	Page 115, para 10.73 Policy SP31 Rishton and Whitebirk	10.71 ~~The Peel Centre~~ **Hyndburn Retail Park** will be supported to retain its status as **a large scale** ~~predominantly bulky goods~~ retailing **and leisure** destination in the Borough. Whilst the Council will support some non-bulky goods retailing on the site (evidenced by the granting of various planning permissions in recent years) shoppers should be drawn to the site for different reasons than they would be drawn to town centres. Out of centre retail destinations should complement the Town Centres and Local Centres in both Boroughs of Hyndburn and Blackburn. ~~To this end, no more than 40% of the total floorspace on the site should be for the sale of non-bulky retailing goods, or alternative non-retail ancillary supporting uses. This will ensure that the site complements (not competes with) the higher order centres of Accrington and Blackburn in particular.~~	Amended for clarity.
MM81	Page 116, Policy EP1: Land to S. of Altham Business Park (EMP3),	i) ~~Adherence~~ **Have regard** to any **adopted** ~~agreed~~ Masterplan produced for the site.	Amended for effectiveness.

	General Requirements criterion i.		
MM82	Page 116, Policy EP1: Land to S. of Altham Business Park (EMP3), new criterion	**New criterion to be added after ii):** **Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.**	Updated to include findings of the HER archaeological report.
MM83	Page 116 and 117, Policy EP1: Land to S. of Altham Business Park (EMP3) Part iii	**Sustain and enhance** ~~preserving~~ the ~~character~~ **significance** and setting of the Grade II listed Canal Bridge (Altham Bridge), ***and the setting of Grade II listed Shuttleworth Hall*** **by implementing the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.**	Updated to include findings of the HER archaeological report.
MM84	Page 116 and 117, Policy EP1: Land to S. of Altham Business Park (EMP3) Part vii	New development must incorporate **appropriate** ~~large scale~~ buffer planting throughout to break up the mass of new buildings, and connect into existing green infrastructure.	Amended for effectiveness.
MM85	Page 116 and 117, Policy EP1: Land to S. of Altham	The impact of the height of all proposed buildings should be considered and the height of buildings should be **reduced** ~~restricted~~ in the upper parts of the developable area to prevent new structures rising above the skyline and blocking views northwards.	Amended for effectiveness.

	Business Park (EMP3) Part ix		
MM86	Page 116 and 117, Policy EP1: Land to S. of Altham Business Park (EMP3) Part x	**Inappropriate roofing materials (such as highly reflective materials) should be avoided, using tones which are less conspicuous when viewed from afar**. ~~Development should avoid the use of inappropriate roofing materials, using tones which are less conspicuous when viewed from afar; the colour of cladding should be appropriate for use in a rural area~~	Amended for effectiveness.
MM87	Page 116 and 117, Policy EP1: Land to S. of Altham Business Park (EMP3) Part xii	The existing pond to the east of the site should be retained and **no planning permission** ~~to develop this part of the site should~~ **will be granted until this part of the site has been the subject to a programme of archaeological evaluation. Dependent on the outcomes of this investigation,** there ~~is~~ **may be** potential for enhancement with new wetland planting, and creating new wetland areas in the immediate vicinity, associated with new SuDS.	Updated to include findings of the HER archaeological report.
MM88	Page 116 and 117, Policy EP1: Land to S. of Altham Business Park (EMP3) Part xiii	Existing hedgerows and trees, including those along Altham Lane, should be retained protected and reinforced throughout the site. **Where this cannot be achieved development proposals will be expected to comply with part 4 of Policy DM17 of the DM DPD .**	Amended for effectiveness.
MM89	Page 116 and 117, Policy EP1: Land to S. of Altham Business Park	**New criterion to be added after xiv:** **Development should allow for an appropriate buffer to ancient woodland to the east and west of the site.**	To take account of changes in Natural England's 2025 update to the 'Ancient Woodland' layer.

	(EMP3) new criterion		
MM90	Page 116 and 117, Policy EP1: Land to S. of Altham Business Park (EMP3) new criterion	**New criterion to be added after xx:** **Applications should include a transport assessment of the proposed impacts of development**	Amended for effectiveness.
MM91	Page 116 and 117, Policy EP1: Land to S. of Altham Business Park (EMP3) Part xx	~~Any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable standard~~	Removed for soundness and clarity.
MM92	Page 118, Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4) Part i	i. **Have regard** ~~Adherence~~ to any **adopted** ~~agreed~~ Masterplan for the site which is part of a wider area of growth including the allocated land to the north of Blackburn Rd. and to the north of the railway.	Amended for effectiveness.
MM93	Page 118, Policy EP2: Land between Blackburn Rd and M65	iv. **Sustain and enhance** ~~Preserving~~ the **significance** ~~character and setting~~ of the two Grade II listed buildings (Whitebirk Moss Farm and Whitebirk North Cottage) opposite the site **by implementing the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.**	Updated to include reference to the Heritage Impact assessment and add clarity.

	slipway (EMP4) Part iv		
MM94	Page 118, Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4) Part v	v. The **tallest** ~~largest~~ buildings on the site should be set back from the road.	Amended for effectiveness.
MM95	Page 118 and 123, Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4) new criterion	**New criterion after x.** **Existing public sewers pass through and near to this site. Modelling data (and / or flooding incident data) identifies these sewers as being at risk of sewer flooding. This will need careful consideration in the detailed design, masterplanning and drainage details for the site"**	Additional text requested by United Utilities in the Reg19(2) consultation.
MM96	Page 118, Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4) Part xi	xi . ~~The preferred~~ **A** new access point will be required**, which will** ~~which is likely to~~ be opposite the existing Side Beet Lane.	Amended for effectiveness.
MM97	Page 118, Policy EP2:	**New criterion after xiv**	Amended for effectiveness.

	Land between Blackburn Rd and M65 slipway (EMP4)	**Proposals should include a Transport Assessment to assess the impacts of development on the local and strategic road networks.**	
MM98	Page 119 and 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5), Part i	i. **Have regard** ~~Adherence~~ to any **adopted** Masterplan ~~agreed~~ for the site which is part of a wider area of growth including the allocated land to the north and south of this site.	Amended for effectiveness.
MM99	Page 119 and 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5) part iv	Iv. **Sustain and enhance** ~~Preserving~~ the **significance** ~~setting~~ of the Grade II listed buildings in the vicinity of the site: Whitebirk Moss Farm, Whitebirk North Cottage (and consideration of the impact on the curtilage of these buildings), Canal Bridge No. 106 Side Beet Bridge and Higher Side Beet Farmhouse **by implementing the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.**	Updated to include reference to the Heritage Impact assessment and add clarity.

MM100	Page 119 and 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5) part vi	vi. Planting should be appropriate to the mass of the building, so the larger the structure, the larger the type of vegetation used to screen and buffer new development, and adequate space should be allocated in any **adopted** masterplan to achieve this.	Amended for effectiveness.
MM101	Page 119 and 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5) Part vii	vii. **New linear planting** ~~The creation~~ of **an appropriate scale along** ~~large scale woodland shelter belt~~ **along Side Beet Lane** ~~the eastern edge of the site.~~	Amended for effectiveness.
MM102	Page 119 and 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds &	x. The remaining hedgerow on the north of the site should be retained and other existing hedge boundaries should be considered as plot boundaries **and strong blocks of new planting should be incorporated throughout the development, where possible.**	Amended for effectiveness.

	Liverpool Canal and railway (EMP5) Part x		
MM103	Page 119 and 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	**New criterion after x** **xi Existing public sewers pass through and near to this site. Modelling data (and / or flooding incident data) identifies these sewers as being at risk of sewer flooding. This will need careful consideration in the detailed design, masterplanning and drainage details for the site.**	Additional text requested by United Utilities in the Reg19(2) consultation.
MM104	Page 119 and 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	**xii .** Building heights within the immediate canal corridor and adjacent to Sidebeet Lane should consider **smaller scale development** ~~be limited in height~~ to reduce landscape impacts.	Amended for effectiveness.
MM105	Page 119 and 120, Polcy	**New criterion after xviii**	Amended for effectiveness.

	EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5) new criterion	**xviii Development should have regard to the overhead transmission lines crossing the site, ensuring that any impacts are adequately mitigated.**	
MM106	Page 119 and 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5), Part xvii	**xvii** The plantation woodland in the northwest corner of the site should be protected and retained as important green infrastructure and potentially made accessible as **a** recreational space ~~for employees~~. **Other existing trees should be protected and retained.**	Amended for effectiveness.
MM107	Page 119 and 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds &	**New criterion after xix which is now called xx** **xx New planting in and around the proposed industrial estate should be designed to enhance biodiversity and provide a mix of habitats.**	Added for effectiveness.

	Liverpool Canal and railway (EMP5) new criterion		
MM108	Page 119 and 120, Policy EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5) new criterion	**New criterion after xxvii** **xxix Proposals should include a Transport Assessment to assess the impacts of development on the local and strategic road networks.**	Added for effectiveness.
MM109	Page 120 and 121, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6) Part i	i. **Have regard** ~~Adherence~~ to any **adopted** ~~agreed~~ Masterplan for the site for the site which is part of a wider area of growth including the allocated land to the south of this site.	Amended for effectiveness.

MM110	Page 120 and 121, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6) Part iv	iv. **Sustain and enhance** ~~Preserving~~ the **significance** ~~setting~~ of the Grade II listed buildings in the vicinity of the site: Whitebirk Moss Farm, Whitebirk North Cottage (and consideration of the impact on the curtilage of these buildings), Canal Bridge No. 106 Side Beet Bridge and Higher Side Beet Farmhouse **by implementing the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.**	Updated to include reference to the Heritage Impact assessment and add clarity.
MM111	Page 120 and 121, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6) new criterion	**New criterion after xii** **Existing public sewers pass through and near to this site. Modelling data (and / or flooding incident data) identifies these sewers as being at risk of sewer flooding. This will need careful consideration in the detailed design, masterplanning and drainage details for the site.**	Additional text requested by United Utilities in the Reg19(2) consultation.
MM112	Page 120 and 121, Policy EP4: Land north of railway line between Sidebeet Lane	**New criterion after xii** **Development should have regard to the overhead transmission lines crossing the site, ensuing that any impacts are adequately mitigated.**	Added for effectiveness.

	and Leeds & Liverpool Canal (EMP6) new criterion		
MM113	Page 120 and 121, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6) Part xvi	**xvi** Primary access **will** ~~is likely to~~ be ~~required~~ from the A678 via site EMP5 due to constraints to north and west of site, which includes the Leeds and Liverpool Canal (with listed bridge).	Amended for effectiveness.
MM114	Page 120 and 121, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6) new criterion	**New criterion after xxi** **Proposals should include a Transport Assessment to assess the impacts of development on the local and strategic road networks.**	Added for effectiveness.

MM115	Page 122 and 123, Policy HP1 Land at Charter Street (H2) Part i	Insert **indicative** No of dwellings i. Development should maintain and enhance green corridor / BHS, **Care must be taken to maintain and enhance the green corridor/BHS and avoid built development, including blank frontages such as high fencing, right up to the cycle path.**	Amended for effectiveness and clarity.
MM116	Page 122 and 123, Policy HP1 Land at Charter Street (H2) Part iii	~~iiii. Care must be taken to maintain and enhance the green corridor/BHS and avoid built development, including blank frontages such as high fencing, right up to the cycle path.~~	Amalgamated into point i for clarity and succinctness.
MM117	Page 122 and 123, Policy HP1 Land at Charter Street (H2) new criterion	**New criterion added after part vi** **Existing public sewers pass through and near to this site. Modelling data (and / or flooding incident data) identifies these sewers as being at risk of sewer flooding. This will need careful consideration in the detailed design, masterplanning and drainage details for the site**	Additional text requested by United Utilities in the Reg19(2) consultation.
MM118	Page 122, para 12.4. Supporting text for Policy HP2: Land at Hopwood St. (H4)	~~Land at Charter St. (H2)~~ ~~12.4 A greenfield site within the urban area with areas of woodland and adjacent to a green corridor / Biological Heritage Site and cycleway which is part of National Cycle Route 6.6~~	Deleted for Soundness.
MM119	Page 123 Policy HP2: Land at	~~Policy HP2: Land at Hopwood St. (H4) Gross area: 0.93ha No. of dwellings: 50 The development of the site for housing will be supported subject to the following requirements: i. New development should not overlook existing residential properties and should seek to take advantage of the views offered by this steeply sloping site. ii.~~	Deleted for Soundness.

	Hopwood St. (H4)	~~Assessment of habitat value is required along with means of mitigation. iii. Coal Authority High Risk Area, Coal Mining Risk Assessment may be required. iv. Possible archaeology should be investigated. v. The access, and the un-made un-adopted section of Hopwood Street fronting the existing houses, must be developed to an adoptable standard and provision made for parking for existing residents. vi. No vulnerable development to be situated on land with 0.1% or greater annual probability of flooding from any source (delineated in Appendix D).~~	
MM120	Page 124, Policy HP3: Land N. of Sandy Lane (H7) Part ii	Insert **indicative** No of dwellings ii. The design of the access road should minimise loss of hedgerow and habitat and be designed to create an attractive gateway to the countryside beyond **and reflect the rural setting of the site**. Any retaining features should be designed to reflect the rural setting of the development. ~~An alternative access to Sandy Lane should also be investigated.~~	Amended for effectiveness.
MM121	Page 124, Policy HP3: Land N. of Sandy Lane (H7) Part iii	~~iii. Possible archaeology should be investigated~~	Factual update – HER found that the site has recently been excavated and no archaeological interest remains.
MM122	Page 124 and 125, Policy HP4: Ringstonhalgh Farm (H9), part ii	Insert **indicative** No of dwellings ii. The existing access track will need to be upgraded to accommodate vehicular access to the site ~~but be treated sensitively, minimising the surbanisationurbanisation of this footpath~~; as the access road is a PRoW, this link should be prioritised and enhanced for pedestrians and cyclists.	Amended for effectiveness.
MM123	Page 124 and 125, Policy HP4:	**New criterion after vii**	Updated to include findings of the HER

	Ringstonhalgh Farm (H9) new criterion	**Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.**	archaeological report.
MM124	Page 125, para 12.9. Supporting text for Policy HP5: Clayton Triangle (H10)	~~Clayton Triangle (H10)124~~ ~~12.9 Former canal wharf and associated buildings, with pockets of existing uses. This largely brownfield site is a major regeneration priority in this part of Clayton-le-Moors and has benefited from planning permission in the past for a mixed-use development.~~	Removed Policy HP5: Clayton Triangle (H10) as the site has planning permission and is under development.
MM125	Page 125 and 126 Policy HP5: Clayton Triangle (H10)	~~Policy HP5: Clayton Triangle (H10)~~ ~~Gross area: 2.54ha No. of dwellings: 127~~ ~~The development of the site for housing will be supported subject to the following requirements:~~ ~~i. The site should be developed in a co-ordinated way through the preparation of a Masterplan, Development Brief or similar document.~~ ~~ii. Development should positively address the canal side and avoid blank frontages, such as high fences, along the canal. Sensitive landscaping and / or gardens facing the canal should be considered.~~ ~~iii. Development will need to preserve the character and setting of the two Grade II listed buildings adjacent to the site (Stable block on east side of Leeds-Liverpool Canal and Canal warehouses with attached office and house, on west side of Leeds-Liverpool Canal).~~ ~~iv. Possible archaeology should be investigated.~~ ~~v. Areas of habitat value, such as the hedgerows, should be taken into account and carefully integrated into the development.~~	Removed Policy HP5: Clayton Triangle (H10) as the site has planning permission and is under development.

		~~vi. Trees within the site (including those protected by TPOs) must be taken into consideration and an AIA may be required.~~ ~~vii. A transport assessment will need to be undertaken to demonstrate that development will not unacceptably affect A678 Blackburn Road and the Hare and Hounds (A678 / Whalley Road) junction.~~ ~~viii. The primary access point could be the existing site entrance from Mill Entrance which directly leads onto A680 Whalley Road via a T-junction. It is likely this junction would need to be widened and the visibility splays adjusted to accommodate the anticipated site traffic.~~ ~~ix. A secondary access could be provided from Canal Street, or potentially directly onto A680 Whalley Road.~~ ~~x. No vulnerable development to be situated on land with 0.1% or greater annual probability of flooding from any source (delineated in Appendix D).~~	
MM126	Page 126 and 127, Policy HP6: Land S. of Moorfield Ave., Huncoat (H15) Part vii	Insert **indicative** No of dwellings vii. Development will need to preserve the character and setting of the Grade II listed building to the east of the site (Huncoat Hall and attached barn), **by implementing the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.**	Updated to include reference to the Heritage Impact assessment and add clarity.
MM127	Page 126 and 127, Policy HP6: Land S. of Moorfield Ave., Huncoat (H15) Part viii	viii. ~~Possible archaeology (industrial) should be investigated~~. **Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.**	Updated to include findings of the HER archaeological report.

MM128	Page 127, Policy HP7: Land south of Stanhill Road, Knuzden (H16) Part iv	**towards Jubilee Tower**	Amended for clarity and effectiveness.
MM129	Page 127, Policy HP7: Land south of Stanhill Road, Knuzden (H16) Part vi	Insert **indicative** No of dwellings vi. ~~Intermittent tree~~ **Tree** planting should be included throughout the site and along footpath corridors and existing ~~fence~~ **post** and wire fences should be reinstated with native hedgerows, particularly where adjacent to the wider countryside.	Amended for effectiveness.
MM130	Page 127, Policy HP7: Land south of Stanhill Road, Knuzden (H16) Part ix	ix**. Areas of important habitat within the site should be taken into consideration**. ~~Development should take account of the areas of important habitat within the site.~~	Amended for effectiveness.
MM131	Page 127, Policy HP7: Land south of Stanhill Road, Knuzden (H16) New criterion	**New criterion after xi** **Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation**	Updated to include findings of the HER archaeological report.
MM132	Page 127, Policy HP7:	**New criterion after xi**	Updated to include recommendation

	Land south of Stanhill Road, Knuzden (H16) New criterion	**Development proposals will be required to take account of the adjacent primary school playing field and ensure suitable mitigation is included in the design and layout to protect its current and future use**	from Sport England at Reg19(2) consultation.
MM133	Page 128, Policy HP8 Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17) Part iii	Insert **indicative** No of dwellings iii. An AIA **will** ~~may~~ be required in relation to any trees / woodland on the site.	Amended for effectiveness.
MM134	Page 128, Policy HP8 Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17) Part vi	vi. The ~~whole or~~ majority of the site lies within a Coal Authority High Risk Area; a Coal Mining Risk Assessment may need to be undertaken.	Amended for effectiveness.
MM135	Page 128, Policy HP8 Land off Brookside Lane/Nook Lane,	Vii. Suitable access ~~is~~ **should be** provided off Brookside Lane. ~~Which will accommodate a maximum of around 100 new dwellings.~~	Amended for effectiveness.

	Oswaldtwistle (H17) Part vii		
MM136	Page 128, Policy HP8 Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17) New criterion	**New criterion after vii** **Tree planting should be included throughout the site and along footpath corridors and existing post and wire fences that are removed to facilitate the development should be reinstated with native hedgerows, particularly where adjacent to the wider countryside.**	Added for effectiveness.
MM137	Page 128, Policy HP8 Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17) New criterion	**New criterion after vii** **Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.**	Updated to include findings of the HER archaeological report.
MM138	Page 129, Policy HP9 Land at Rhoden Road (H19) Part ix	Insert **indicative** No of dwellings ~~ix. The northern part of the site fronts onto Roe Greave Road which is adopted. The remainder of the eastern frontage is onto Rhoden Road which is unmade. Comprehensive access arrangements should serve the whole site.~~	Removed for soundness and clarity
MM139	Page 129, Policy HP9	**New criterion after ix**	Updated to include findings of the HER

	Land at Rhoden Road (H19) New criterion	**Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.**	archaeological report.
MM140	Page 130, Policy HP10: Land to the northeast of Cut Lane (H20)	Gross area: **13**~~10~~ha **Indicative** No. of dwellings: 188	Amended for effectiveness.
MM141	Page 130, Policy HP10: Land to the northeast of Cut Lane (H20) Part vi	~~vi. The new access road along Cut Lane should be sensitively detailed in a way that encourages pedestrian access and is appropriately rural~~.	Removed for effectiveness.
MM142	Page 130, Policy HP10: Land to the northeast of Cut Lane (H20) Part viii and Part ix	"viii. ~~Development should take account of the areas of important habitat within the site.~~ **A Habitats Survey will be required as part of any planning application and areas of biodiversity should be retained wherever possible or suitable mitigation provided.** **Proposals will be required to take account of the adjacent primary school playing field and ensure suitable mitigation is included in the design and layout to protect its current and future use".**	Amended for effectiveness.
MM143	Page 130, Policy HP10: Land to the northeast of	x. An AIA will be required and any trees lost as a result of the upgrade of Cut Lane should be appropriately ~~reinstated~~ **replaced. Suitable mitigation and enhancement measures are to be provided and agreed in full with the Council.**	Amended for effectiveness.

	Cut Lane (H20) Part x		
MM144	Page 130, Policy HP10: Land to the northeast of Cut Lane (H20) Part xii	xii. ~~Possible archaeology should be investigated~~. **Any planning application for the development of this site must be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and details of any necessary archaeological mitigation.**	Amended for effectiveness.
MM145	Page 130, Policy HP10: Land to the northeast of Cut Lane (H20) New criterion	**New criterion after xii** **Development proposals should implement the recommendations of the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed by the Council, to avoid or minimise harm to the significance of heritage assets and their settings.**	Updated to include findings of the HER archaeological report.
MM146	Page 131, Policy HP10: Land to the northeast of Cut Lane (H20) Part xvi	xvi. ~~—~~The highway authority may also require **an emergency** ~~secondary~~ vehicular access.	Amended for effectiveness.
MM147	Page 131 and 132, Policy HP11: Land off Fielding Street and Barn Meadow	Insert **indicative** No of dwellings ~~Xii. Possible archaeology should be investigated.~~	Updated to include findings of the HER archaeological report which confirms no

	Crescent (H22) Part xii		archaeological interest.
MM148	Page 131 and 132, Policy HP11: Land off Fielding Street and Barn Meadow Crescent (H22) New criterion	**New criterion after xv** **Existing public sewers pass through and near to this site. Modelling data (and / or flooding incident data) identifies these sewers as being at risk of sewer flooding. This will need careful consideration in the detailed design, masterplanning and drainage details for the site.**	Additional text requested by United Utilities in the Reg19(2) consultation.
MM149	Pages 149 to 170, Appendix D	Main modification to include flood risk maps and EA text in Appendix D. This is the deletion of all maps set out in document HBC1.001 and insertion of replacement maps set out in EL4.AP1b.	Added for effectiveness.
MM150	Pages 149 to 170 to , Appendix E	Main modification to include updated Monitoring framework as Appendix E.	Added for effectiveness.

Appendix E: Monitoring Framework

Policy	Monitoring Indicator	Targets (if applicable)	Data Source
The Spatial Development Strategy			
Policy SP1: The Spatial Development Strategy	Number / proportion of new housing completions located within and out of the urban area	New housing developments to be focused within the urban areas of Hyndburn and HGV	Council tax Site visits Annual housing completions data Appeal decisions Business rates/annual completion data Housing and Economic Need Assessment Housing Land Monitoring Housing trajectory updates GIS mapping of completions
	Number of annual dwelling completions / planning permissions granted / windfall sites (including update of housing trajectory)	Delivery of minimum of 447 net additional dwellings per annum over the plan period	
	Number of completions located within the Green Belt contrary to SP25 (residential/employment developments)	No loss of designated Green Belt from development contrary to SP25	
	Number of completions located within the Countryside Area contrary to Policy SP25 (residential/employment developments)	No loss of designated Countryside Areas from development contrary to CP2	
	Number of completions located on Safeguarded Land (residential/employment developments)	No loss of Safeguarded Land within plan period	
	Number / proportion of dwellings completed on brownfield sites	Majority of new housing to be delivered on brownfield sites (or greenfield allocations)	

Policy SP2: Huncoat Garden Village	Number of completions located on Huncoat Garden Village Site.	Delivery of around 1,500-1,600 new homes (some of which will be delivered beyond the Plan period) at HGV.	Planning applications/consents Appeal Decisions	
Policy SP3: Planning Obligations	Number and value of Section 106 planning obligations (or other legally binding agreements)	Increase in revenue from Section 106 planning obligations (or other legally binding agreements)	Planning applications/consents Appeal Decisions Infrastructure Delivery Plan infrastructure Funding Statement	
The Economy and Town Centres				
Policy SP4: Employment Provision and Strategic Sites	Amount of employment land developed (B2/B8/ E(g))/ granted planning permission	Delivery of a minimum of 70ha of new employment land (B2/B8/E(g)) over the plan period.	Business rates returns/annual employment completions data Housing and Economic Need Assessment GIS mapping of completions data	
	Locations of employment completions	Delivery of strategic employment sites.		
Policy SP5: Protection, Modernisation and Development of Employment Sites	Number of planning permissions granted for non-employment uses on existing or allocated employment sites	No development of existing or allocated employment land for alternative uses.		
Policy SP6: Centre Hierarchy, Strategy and Retail Provision	Amount of retail and leisure development completed	Completion of sufficient retail development to meet identified needs	Annual retail and leisure completions data	

	Location of retail and leisure development completions	Delivery of commercial uses and other main town centre uses to be primarily in town centres, local centres and neighbourhood centres.	Retail Study
Policy SP7: Accrington Town Centre	New retail / leisure floorspace granted planning permission / completed in relation to Accrington town centre	Supporting the regeneration of Accrington town centre	Planning applications/consents Appeal Decisions GIS mapping of retail and leisure completions
Community Infrastructure			
Policy SP8: Open Space Provision	Number and value of S106 agreements securing contributions for public open space	To secure s106 agreements to increase quantity and quality of open spaces in the Borough	Planning permission data
	Area of new open space created / existing open space lost to other uses	No net loss of open space	Playing Pitch & Outdoor Sports Assessment review
Policy SP9: Provision of Community Facilities	Number and value of S106 agreements securing contributions for education provision	To secure s106 agreements to support education in the Borough	Planning permission data
Housing			
Policy SP11: Suitable Range of Housing Affordable housing need	Number of affordable housing units completed	To meet affordable housing needs of the Borough	Council tax/site visits / annual housing completions data

	Number/proportion of major sites (developments of 10 or more dwellings) granted planning permission which provide at least 20% of homes as affordable units	
Policy SP11: Suitable Range of Housing Housing for Older People	Number / proportion of affordable housing (developments of 10 or more dwellings) granted planning permission which provide at least 30% of homes as appropriate for older older persons and accessible and adaptable housing.	Delivery of a minimum of 30% housing for older people and accessible and adaptable housing.	Council tax/site visits / annual housing completions data
Policy SP12: Gypsy and Traveller and Travelling Showpeople Provision	Number of permanent Gypsy and Traveller pitches consented and/or delivered	Delivery of required gypsy and traveller pitches between 2021-2040	Planning permissions / completions Council tax data GIS mapping of Gypsy and Traveller completions Appeal Decisions
	Location of Gypsy and Traveller completed developments	Delivery of Gypsy and Traveller pitches to be located within Gypsy and Traveller Growth Site Allocations	
	Number of existing or allocated Gypsy and Traveller pitches lost to non-Gypsy and Traveller use	No net loss of Gypsy and Traveller pitches	
Protecting and enhancing the environment			
Policy SP13: Climate Change and Sustainable Development	Carbon emissions per capita for transport, buildings and industry	Reduction in carbon emissions per capita for transport, buildings and industry in the Borough	Local authority emissions statistics (Department for Energy Security and Net Zero)

Policy SP14: Green Infrastructure	Net amount of new strategic green infrastructure	Increase in delivery of new green infrastructure (ha)	Planning applications
Policy SP15: Landscape Character	Number of planning appeals allowed where deemed contrary to Policy SP15	No appeals allowed contrary to Policy SP15	Planning appeals
Policy SP16: Natural Environment Enhancement	Proportion of relevant developments sites granted planning permission which secure a biodiversity net gain of 10% or more	Delivery of a minimum of 10% biodiversity net gain by new development	Annual planning permissions data
	Ensuring that new development is directed away from areas at risk of flooding now or in the future	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	Planning applications/consents Appeal Decisions
	Minimise flood risk in the borough and elsewhere and promote the use of SuDS	Number of new major developments that incorporate SUDS and reduce water runoff.	Planning applications/consents Appeal Decisions
Policy SP17: Renewable Energy	Number / capacity (MW) / location of low carbon / renewable energy schemes granted planning permission	Delivery of renewable and low carbon energy infrastructure to increase in response to climate emergency and goals to reduce carbon emissions	Planning applications/consents Appeal Decisions Annual on-site monitoring of renewable energy development completions
Policy SP18: High Quality Design	Number of design codes prepared to support planning applications	Improve the quality of design across all developments in the Borough	Planning application records Appeal Decisions
Policy SP19: Heritage	Number of Conservation Area Appraisals and Management Plans completed	No buildings to be added to the National Heritage at Risk Register	Growth Lancashire records

	Number of sites and buildings added to National Heritage at Risk Register		Historic England records
	Number of sites and buildings removed from the National Heritage at Risk Register		
Policy SP20: Environmental Amenity and Air Quality	Number of AQMAs	No new AQMAs	Hyndburn Air Quality Annual Status Report
	Nitrogen Dioxide (NO2) levels	No exceedances of the National Objective (40 µg/m³), for the annual bias adjusted figures.	
Policy SP21: The Leeds and Liverpool Canal	Retain or reinforce the canal-side character of the local area	Monitor the number of planning applications within 10m of the canal which have been lost on appeal due to design or heritage grounds.	Planning applications/consents Appeal Decisions
Accessibility and Transport			
Policy SP22: Connectivity and improvements to transport networks	No policy specific targets		
Policy SP23: Sustainable and safe transport	Proportion of adults that walk/cycle, by frequency and purpose.	Increase levels of walking and cycling in the Borough	Active Lives Survey
	Number of electric vehicle charging devices in the Borough.	Increase the availability of EV changing points.	Electric vehicle charging devices by local authority (DfT)
Policy SP24: Cycle and Footpath Networks	Number and value of S106 agreements securing contributions for cycle, footpath and bridleway networks	To secure s106 agreements to increase quantity and quality of sustainable transport networks in the Borough	Planning permissions and S106 contributions data
Rural Areas			
Policy SP25: Development in rural areas	Number / proportion of residential conversions granted planning permission in the countryside/ outside the urban area and village settlements	Limited new development outside existing settlements	Annual housing completions data Planning application records GIS mapping of completions data