

Anne Shorland

From: NWNorthPlanning <[REDACTED]>
Sent: 16 March 2026 15:07
To: Planningpolicy
Subject: RE: Hyndburn 2040: The Local Plan – Regulation 24 Submission Version with Proposed Main Modifications consultation

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Good afternoon,

Thank you for consulting the Environment Agency.

We have reviewed the Inspector's Proposed Main Modifications to the Hyndburn Local Plan 2040, including MM149 (replacement of Appendix D with updated flood-risk mapping), and we have no objection to the proposed main modifications in so far as they relate to our remit.

Kind regards,

Dana Binns

Sustainable Places Advisor, Environment Agency Cumbria and Lancashire
clplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

Please accept my thanks for your email in advance, I have made a commitment to stop sending e-mails that just say thank you. This will help me to reduce my carbon footprint <https://carbonliteracy.com/the-carbon-cost-of-an-email/>



From: Planningpolicy <Planningpolicy@hyndburnbc.gov.uk>
Sent: 03 March 2026 10:36
Subject: Hyndburn 2040: The Local Plan – Regulation 24 Submission Version with Proposed Main Modifications consultation

To whom it may concern

Hyndburn 2040: The Local Plan – Regulation 24 Submission Version with Proposed Main Modifications

In accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Hyndburn Borough Council submitted the above Local Plan

document to the Secretary of State for independent examination. The Inspector held a series of hearings as part of the Examination process at the Council offices in Accrington on the following dates:

Tuesday, Wednesday, and Thursday 16-18 September 2025

Tuesday, Wednesday, and Thursday 23-25 September 2025

The Hearings were conducted by an independent Planning Inspector (PINS). Further details regarding the Examination in Public can be viewed at [Hyndburn Local Plan to 2040 Examination – Hyndburn Borough Council](#)

At the conclusion of the Examination in Public Hearing sessions, the Inspector has recommended a number of Main Modifications (MM), which are put forward without any prejudice to the Inspectors final conclusions. Main Modifications are changes required to make the Plan sound or legally compliant in the light of issues identified during the examination. This consultation is only for the proposed Main Modifications and no other parts of the plan. All responses to the consultation will be reviewed by the Inspector.

The eight-week consultation on the proposed Main Modifications for the Hyndburn Local Plan opens from **9.00 am on 6th March 2026 until 5.00 pm 1st May 2026**

Policies Map Modifications

The Council has also published proposed revisions to the Policies Map: These do not form part of the Main Modifications but are published alongside them.

Additional Modifications

Alongside the Main Modifications the Council also published a schedule of Additional Modifications

Additional Modifications are changes that, taken together, the Council considers do not materially affect the Plan and which it can therefore make when the Plan is adopted. These are minor changes and include factual updates and changes for consistency, clarity and corrections.

These Additional Modifications are not required to make the Plan sound and do not form part of the formal examination.

How to Comment

Please note that representations and comments will be made publicly available. Personal contact information will be removed. The contact details of those who made comments will be provided to the Programme Officer, who is responsible for organising and managing the Examination and is independent of the Council.

What's Included

The consultation covers:

- Main Modifications to the Local Plan
- Changes to the Policies Map
- Updated supporting documents, including the Sustainability Appraisal and Habitats Regulations Assessment (as relevant)

How to View the Documents

All consultation materials will be available:

- **On the Council's website:** www.hyndburnbc.gov.uk/regulation-24-submission-version-with-proposed-main-modifications
- **At the Council offices: Scaitcliffe House, Ormerod Street, Accrington**
- **At local libraries across Hyndburn during normal opening hours**

How to Respond - You can submit comments:

- **By email:** planningpolicy@hyndburnbc.gov.uk
- **By post:** Planning Policy Team, Hyndburn Borough Council, Scaitcliffe House, Ormerod Street, Accrington, BB5 0PF
- **Only comments relating to the Main Modifications can be considered by the Planning Inspector.**
- **All comments should reference the relevant modification number.**

You have received this email as you have previously expressed an interest in being notified of progress with the Hyndburn Local Plan. If you no longer wish to subscribe to the Local Plan mailing list, please let us know.

Due to the cost of printing and postage, the Council's preference is to correspond via email.

Please note that the Councils website on the consultation will go live on the 6th March 2026

Should you require any further information, please do not hesitate to contact the Planning Policy team at planningpolicy@hyndburn.gov.uk

Yours faithfully,

Planning Policy Team, Hyndburn Borough Council

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