



HYNDBURN

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Hyndburn Borough Council

Authority Monitoring Report (AMR) 2025/26

April 2026

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Chapter 1: Introduction

- 1.1. The Authority Monitoring Report (AMR) is a statutory requirement set out in Section 113 of the Localism Act (2011). This AMR adheres to the requirements outlined in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The purpose of the AMR is:
 - To convey the Local Authority's progress with the delivery of the Local Development scheme;
 - To monitor policies outlined in the Local Plan and their effectiveness through the use of indicators, and
 - To document the Local Authority's adherence to the duty to co-operate with neighbouring authorities
- 1.2. AMRs are intended to be published at least annually. This report covers the 2025/26 monitoring period (1st April 2025 to 31st March 2026).
- 1.3. The structure of the report is outlined below:
 - Chapter 2: Spatial Portrait – provides a brief overview of Hyndburn and outlines some of the key strategic issues facing the Borough.
 - Chapter 3: Housing – provides a brief overview of the housing completions and affordable housing provision 2019/20 – 2024/25, housing delivery test. The five-year housing land supply is set out in a separate briefing paper.
 - Chapter 4: Economy – briefly outlines the Borough's employment land take-up and net change in reference to use classes B2, B8, E and Sui Generis since 2021.
- 1.4. With the adoption of the Local Plan 2040 in July 2026, the monitoring regime set out in the plan will become part of the AMR from 2026/27 with a number of new additional monitoring requirements.

Chapter 2: Spatial Portrait

The Borough of Hyndburn

2.1. The Borough of Hyndburn is situated within Lancashire, a county made up of twelve district Councils located within the North-West region of England. Along with the neighbouring Boroughs of Blackburn-with-Darwen, Burnley, Pendle, Ribble Valley and Rossendale it forms part of the Pennine Lancashire sub-region.

2.2 Hyndburn Borough Council was formed in 1974. The Borough now covers an area of seventy-three square kilometres, is made up of sixteen wards and is home to a population of 82,200 in 2021 (ONS, Census 2021). This is an increase of 1,385 from the Borough's last published AMR (2018/19).

2.2. Lying in the foothills of the western edge of the Pennines, the Borough can broadly be characterised into the lower lying valleys around the towns of Accrington, Rishton and Great Harwood. These towns are home to the industrial areas and the more rural uplands. Parts of the rural uplands can be characterised as “moorland fringe” landscape and as the altitude rises towards the south-west corner of the Borough, the landscape becomes “moorland hills”. Whereas the south-east area of the Borough is home to “enclosed uplands.”

2.3. The Borough is well connected to other Lancashire towns and service centres via the M65 motorway, running east to west across the county. The A56/M66 provides access to Greater Manchester – which lies twenty miles south of the Borough. The Northern Rail network running through the Borough creates direct rail links westwards, to Preston and Blackpool, eastwards into Yorkshire and southwards to Manchester.



Settlement Pattern

2.4. The main urban areas in Hyndburn include: Accrington, Huncoat, Oswaldtwistle, Church, Clayton-le-Moors, Rishton and Great Harwood. There are also rural settlements such as Altham and Belthorn.

2.5. Accrington is the main town and administrative centre of Hyndburn, with a population of approximately 35,000. Over the years, Accrington has merged with several of the surrounding areas (although retaining their own distinct identity) to form a densely developed urban area. The Accrington urban area includes Baxenden, Church, Huncoat and Springhill.



2.6. Great Harwood is a historic market town with industrial heritage situated in the north of Hyndburn, adjacent to the Ribble Valley boundary, with Norden Brook lying to the south of the township. The town has a population of approximately 11,000 across two wards – Netherton and Overton.

2.7. Rishton is a small town (population approx. 7,000) located in open countryside midway between the urban areas of Accrington and Blackburn, with Great Harwood to the north. The town has a strong historic core of 19thc. housing and former mill buildings based on the growth of the textile industry and its location on the Leeds and Liverpool Canal.

2.8. Clayton-le-Moors is a small industrial township north of Accrington. The township covers the wards of Clayton and part of Altham. The population consists of approx. 5,000 residents. To the west lies the township of Rishton, and to the north lies Great Harwood with the A680 running straight through the town. It is thought that the township developed with the fusion of the two hamlets of Enfield (top end) and Oakenshaw (bottom end), which began during the construction of the Leeds Liverpool Canal, which pre-dated the railways.

- 2.9. Oswaldtwistle is an urban township area to the south-west of Accrington. It has many old factory mill sites and rows of terraces surrounding the town, with the Oswaldtwistle Mills visitor's centre located on the east side of the ward. The township is covered by three wards (Immanuel, St. Andrew's and St. Oswald's) with a mix of housing ranging from affluent suburban areas to social housing and private rented households. The township is on the edge of the Oswaldtwistle Moor, with an extensive area of moorland to the south of Oswaldtwistle. Belthorn is located to the west of Oswaldtwistle, with Haslingden to the south-east.
- 2.10. Hyndburn has several rural settlements scattered throughout the Borough including the hamlet of Altham in the north-east of the Borough (which is dominated by a large business park), Belthorn situated to the west, Tottleworth in the north and Green Haworth in the south. There is also the suburban area of Knuzden and retail/business park at Whitebirk, which sits on the Borough's boundary adjacent to the M65 at Junction 6.

Socio-economic Profile

- 2.11. Hyndburn's population of working age people (16-64) is 62% which on a par with both the North West (62.6%) and the national average (62.8%). The Borough has a lower economic activity rate (77.7%) than the wider North West (77.3%) and the national average (79.2%). Hyndburn has a higher rate of economically inactive people (29.3%) than the North West (22.7%) and the national average (20.8%). This figure includes the long-term sick. (all figures taken from NOMIS Labour Supply data January 2025 – December 2025).
- 2.12. Earnings for residents and at place of work is significantly lower in comparison with the wider North West and the national average. The 2025 gross weekly earnings for full time workers by residence in Hyndburn was £678.3. This is lower than both the regional figure £734.80 and national figure of £766. However, Hyndburn's earnings have improved over the past 10 years with the weekly gross pay being £452.70 in 2015.
- 2.13. The employment structure of Hyndburn has gradually changed as the manufacturing sector has lost jobs whilst the service sector has grown to become the more dominant employment sector. However, the manufacturing sector provides direct, highly visible and reasonably well-paid jobs, and is an important generator of employment in the rest of the economy. The Manufacturing sector in Hyndburn is markedly larger (17.2%) than the North West (8.7%) and the national average of 7.3%. The wholesale/retail trade and repair of vehicles sector makes up a further 20% of the employment structure of Hyndburn. The North West and national average are 14.4% and 13.7%, respectively. Hyndburn is behind regionally and nationally in terms of white-

collar jobs such as professional, scientific and technical roles; representing just 3% of Hyndburn's employment structure. This contrasts substantially to 9.9% in the North West and 9.3% nationally. Other white-collar sectors such as financial and insurance roles make up just 0.8% of jobs in Hyndburn – with 2.5% regionally and 3.4% nationally.

- 2.14. Hyndburn and east Lancashire is recognised as having a skills gap as it consistently experiences poor educational attainment, leading to a lack of skilled workers. Using 2021 census data, 33.2% of people in Hyndburn have low/no qualifications, this is considerably higher than the regional (29.2%) and national (27.8%) average. Hyndburn has notably lower high educational attainment with only 25.2% of residents having a degree, higher apprenticeship or HNC. This is contrasted with 31.2% regionally and 33.9% nationally.
- 2.15. In the latest 2025 Indices of Multiple Deprivation, Hyndburn has been ranked the 16th most deprived local authority area out of 296 districts and unitary authorities in England, this is an increase of two places since 2019's IMD when it was ranked 18th. Deprivation in Hyndburn has increased steadily over the past decades, with the Borough ranking 58th in 2004. Hyndburn's Lower Super Output Areas (LSOA) are in the most deprived 10% in England.
- 2.16. Over recent years Hyndburn's population has been affected by negative migration patterns, typical of other authorities in East Lancashire. Between 1981 and 2011 Hyndburn's population only increased by 1.4%, this compares with a 2.1% population increase between 2011 and 2021. It is estimated that from 2018 and 2043 the population will increase by 4.3%, much lower than the 7.2% increase expected for Lancashire-14, and the 10.3% rise predicted for England as a whole.
- 2.17. Hyndburn is predicted to experience a demographic change, with an increasing elderly population. In 2023 19.1% of the population was over 65, by 2043 it is expected to be 22.6%. Furthermore, in 2023 the old age dependency ratio (number of people of state pension age per 1,000 people of working age) was 293.2, this increases to 345.9 by 2043.

Further information

More detailed information on economic, social and environmental matters can be found on [Hyndburn Borough Council's website](#).

Chapter 3: Housing

3.1 Set out below in is the housing completions for the years 2011/12 – 2025/26

Completions Year	Number Completed
2011/12	57
2012/13	31
2013/14	140
2014/15	136
2015/16	98
2016/17	150
2017/18	101
2018/19	174
2019/20	170
2020/21	181
2021/22	206
2022/23	197
2023/24	253
2024/25	174
2025/26	335

Table 1 - Housing Completions 2011/12 to 2025/26

- 3.2 Hyndburn Borough Council's new Local Plan 2040 plans for the development of 194 additional dwellings per annum with an approximate total of 3,686 dwellings over the plan period (2021 to 2040).
- 3.3 Details about the 5YHLS housing supply are set out in a separate paper which accompanies this document. In regard to the 5YHLS, the Council has to add a 20% buffer onto the housing target in the Local Plan because of the standard

method figure per annum is 303. This is 80% less than the most up to date figure using the standard method (64%). Therefore, the Council falls within criterion c) of paragraph 78 of the NPPF December 2024, effectively meaning that the Council must add 20% onto the Housing Requirement set out in the Adopted Local Plan.

3.3 Affordable Housing

- 3.4 Whilst the Borough may have relatively low house and rental prices in sub-regional and national contexts, a significant number of households are unable to meet their needs for housing in the general housing market. This is because affordability is linked to income levels as well as house prices and rents. The NPPF definition of affordable housing is broader than previously and can include housing for social and affordable rent, discounted market sales housing and other affordable routes to home ownership, where they are appropriate in the local context base, aligned with identified need. Furthermore, the expansion of the definition recognises the increasing role that the private sector has played in the provision of affordable housing at affordable (private) rent levels.

Set out below in Table 2 is the amount of affordable housing granted permission since 2024/25 and delivered since 2018/19.

Affordable Housing	Windfall sites - No with Permission	Strategic Allocations No with Permission	Total AH Delivered	Social Rent delivered	Affordable Rent delivered	Intermediate Delivered	Shared ownership delivered
2018/19			5	0	5	0	0
2019/20			14	0	2	0	12
2020/21			4	0	0	0	4
2021/22			79	0	63	5	5
2022/23			118	0	71	10	37
2023/24			31	0	29	2	0
2024/25	127	0	61	0	49	2	10
2025/26	30	46					

Table 2 - Affordable Housing Granted and Delivered 2018/19 to 2024/25

- 3.5 The Council from 2024/25 is monitoring the number of affordable homes granted planning permission in the Borough as well as the number of completions.
- 3.6 Set out below in Table 3 is the percentage of affordable housing delivered against the yearly total housing completions. Both the Core Strategy 2012 and the Adopted Local Plan 2040 set affordable housing targets of 20% as a starting point for negotiations to delivery. The Adopted Local Plan has broken that down

further with 10% being asked for on brownfield sites, this is because of viability concerns with brownfield site delivery.

- 3.7 From the table below the 20% has been delivered in 2021/22, 2022/23 and 2024/25. Overall, the total percentage delivery for the period 2018/19 to 2024/25 is 23%.

Year	Total AH Delivered	Completions Per Annum	% of Total Housing Delivery
2018/19	5	174	2.87
2019/20	14	170	8.24
2020/21	4	181	2.21
2021/22	79	206	38.35
2022/23	118	197	59.90
2023/24	31	253	12.25
2024/25	61	174	35.06

Table 3 - Percentage of Affordable Housing Delivered

3.8 Number of dwellings demolished

- 3.9 A total of 28 dwellings is recorded as having been demolished between 2019/20 and 2023/24. The majority of these took place in 2020/21. From 2025/26, the Council is now recording all losses including changes of use to other uses from residential.

Losses	Amount
2019/20	0
2020/21	26
2021/22	1
2022/23	0
2023/24	0
2024/25	0
2025/26	1

Table 4 - Loss of Residential Dwellings

Chapter 4: Economy

Employment

- 4.1 Table 5 below shows the amount of new employment floor space granted planning permission since 2021.

Type of Employment Floor Space	New Floor space Net 2021 onwards
Retail	6428
Storage/Warehousing B8	4739.5
Offices	1944
Business	5305
Sui Generis	1968
E(g)(iii) Light industrial	0
B2 General Industrial	3383.1

Table 5 - New Employment Floor Space Created Since 2021

*Business is any other kind of employment use not listed

- 4.2 The Council has granted planning permission for new employment floor space but it is important to ascertain whether that space is being developed out, because that will be creating jobs. It is also important to understand whether there is a loss of employment floor space and is it greater than the amount of floor space being created in the Borough. Set out below in Table 6 is the approximate total amount of employment floor space completed since 2021 and the losses of employment floor space.

Total Amount of actual floor space granted permission and developed out.	
New Floor Space Granted Permission Total since 2021	23767.6
Floor Space Built 2021	4555
Completed Losses since 2021	1370.42
Total loss/gain of completed development	3184.58

Table 6 - Total of Actual Employment Floor Space Granted and Developed

- 4.3 As can be seen in the Table above, overall, the Borough has built an additional 3184 square metres of employment floor space. It is difficult to assess the number of jobs this has created but very broadly using recognised formula, it could be around 100.
- 4.4 The above figures do not include the change of use between employment uses. In the Borough this is the most common type of planning application submitted in regard to employment and retail and this could also be creating further employment opportunities.

