

Agenda



HYNDBURN
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Council

Thursday, 15 January 2026 at 7.00 pm,
Council Chamber, Town Hall, Accrington

Membership

Councillor Josh Allen (Mayor) in the Chair,
Councillors Judith Addison, Vanessa Alexander, Heather Anderson, Noordad Aziz, Mike Booth,
Scott Brerton, Stephen Button, Danny Cassidy, Andrew Clegg, Jodi Clements, Loraine Cox,
Paul Cox, Munsif Dad BEM JP, Bernard Dawson MBE, Stewart Eaves, Peter Edwards,
Shabir Fazal OBE, Melissa Fisher, Andy Gilbert, Marlene Haworth, David Heap, Zak Khan,
Clare McKenna, Dave Parkins, Joyce Plummer, Kath Pratt, Clare Pritchard, Ethan Rawcliffe,
Steven Smithson, Tina Walker, Kate Walsh, Kimberley Whitehead, Clare Yates and
Mohammed Younis

A G E N D A

1. **Apologies for absence** *F_PR*

2. **Declarations of Interest and Dispensations** *F_PR*

3. **Announcements** *F_PR*
 - a) Mayor
 - b) Leader of the Council
 - c) Chief Executive

4. **Confirmation of Minutes** *F_PR*



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Published on Wednesday, 7 January 2026

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To confirm as correct, the minutes of the meeting of the Council held on 13th November 2025.

5. Question Time F_PR

To deal with any questions submitted under Council Procedure Rule A2.2(vi). The deadline for the receipt of questions has now expired. Details of any eligible questions received will be circulated as soon as possible. (Report attached)

Rules of Debate

- Up to 30 minutes will be allowed for this item.
- Questions will be put by the chair of the meeting and will receive an oral answer.
- Questions which cannot be put within the allotted time will receive a written answer within 10 working days.

6. Appointment of Co-optee F_PR

Report attached.

Note: A confidential profile of the applicant, which is not for publication, will be circulated to councillors at the meeting.

7. Local Plan - Main Modifications Consultation F_PR

Report attached.

8. Review of the Members Allowances Scheme for the Municipal Year 2026/27 F_PR

Report attached.

9. Minutes of Cabinet F_PR

To receive the Minutes of the Cabinet meetings held on 19th November (Special Meeting) and 3rd December 2025 (attached).

Rules of Debate

The Leader of the Council will move the Minutes, the Deputy Leader of the Council will second the Minutes.

- Non-executive Members will be invited to make comment or ask questions on the Minutes (5 Minutes).
- Cabinet Members will be invited to make comments and respond to any points raised (5 Minutes).
- The Leader of the Council will be given up to 15 Minutes to respond and to answer any questions raised.

10. Minutes of Committees F_PR

To receive the Minutes of committees, as set out below:

Rules of Debate

- The Leader of the Council will introduce the Minutes as a whole.
- Any Member may raise any issue from the Minutes; the Chair of the relevant Committee may respond (5 Minutes).
- The Leader of the Council will close the debate (5 Minutes).

Meeting (Municipal Year 2025/26)	Date
Communities and Wellbeing O&S Committee	13 th October 2025
Special Scrutiny Committee	14 th October 2025
Resources O&S Committee	11 th November 2025
Planning Committee	12 th November 2025
Audit Committee	8 th December 2025
Planning Committee	17 th December 2025


Chief Executive
Scaitcliffe House,
Ormerod Street,
ACCRINGTON BB5 0PF

Wednesday, 7 January 2026

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COUNCIL

Thursday, 13th November, 2025

Present:	Councillor Josh Allen (Mayor), Councillors Vanessa Alexander, Heather Anderson, Mike Booth, Scott Brerton, Stephen Button, Danny Cassidy, Jodi Clements, Paul Cox, Munsif Dad BEM JP, Bernard Dawson MBE, Stewart Eaves, Peter Edwards, Shabir Fazal OBE, Melissa Fisher, Andy Gilbert, David Heap, Zak Khan, Clare McKenna, Dave Parkins, Kath Pratt, Steven Smithson, Tina Walker, Kimberley Whitehead, Clare Yates and Mohammed Younis
Apologies:	Councillors Judith Addison, Noordad Aziz, Andrew Clegg, Loraine Cox, Marlene Haworth, Joyce Plummer, Clare Pritchard, Ethan Rawcliffe and Kate Walsh

The Mayor welcomed everyone to the meeting and made a brief statement about the filming of proceedings and filming generally within the Town Hall, followed by a fire safety announcement.

207 Apologies for absence

Apologies for absence were submitted on behalf of Councillors Heather Anderson, Noordad Aziz, Andrew Clegg, Loraine Cox, Marlene Haworth, Joyce Plummer, Clare Pritchard, Ethan Rawcliffe and Kate Walsh.

208 Declarations of Interest and Dispensations

There were no formal declarations of interest or declarations of dispensations submitted.

209 Announcements

The Mayor made the following announcements:

1) Remembrance Sunday and Armistice Day

Councillor Josh Allen, Mayor, remarked that the Borough had recently held numerous parades and services for Remembrance Sunday and Armistice Day. He thanked the residents who had supported the events, as well as Council officers, volunteers, the Royal British Legion and others who had helped to make the arrangements which provided a focus for veterans and their families, as well as commemorating the lives of those lost in action since World War 1. The occasions were a poignant reminder of what people fought for and should be observed so that history did not repeat itself.

The Leader of the Council, Councillor Munsif Dad BEM JP, echoed these comments and noted that attendance at the service in Oak Hill Park, Accrington, had been the largest he could remember. Councillor Khan added that it had been pleasing to see large numbers of young people attending the services, including those from scouts, brownies and various cadet organisations.

Councillor Munsif Dad BEM JP then made the following announcements:

2) Accrington Neighbourhoods Board

Councillor Dad reminded members that the Council had been awarded £20m over a 10 year period, starting in April 2026, under the Government's Plan for Neighbourhoods Funding. During the past few months, the Board had been working hard to shape a regeneration plan based on Government guidance. Last week further engagement had taken place at Accrington Town Hall with schools and the college, so that young people could have their say. The plan was due to be considered by Cabinet on 19th November, following which it would be submitted to the Government by 28th November 2025. The next phase would be to finalise project selection and then to commence delivery. It was envisaged that there would be a mixture of short and medium term projects that would make a difference and it might be possible to secure match-funding where available.

The Board had recently been strengthened by the addition of four new members, including Paul Hunter (Anglican Minister); Madison Gore (Primary School Teacher); Dr Jane Eccles (GP Partner/Primary Care); and Damian Cunliffe (Night-Time Economy/Entrepreneur). All would bring new experience to the Board.

3) Bullough Park, Accrington

Work was on going to enhance Bullough Park, Accrington, with new woodlands, hedges, wildflowers and wetlands and a new entrance way. Phase 1 had been completed, which had used Police funding, s106 monies and other Council resources to deter anti-social behaviour, particularly motorbike nuisance. Phase 2 had now commenced, which would see new footpaths, benches, a pond and additional tree planting and was supported by funding from several partner bodies. A Forest Fun Day was due to be held on Sunday 7th December 2025, and all were encouraged to get involved. Phase 3 would start in 2026.

4) Police Engagement

Councillors Dad and Khan had met with Chief Inspector Holt and Inspector Moore of Lancashire Constabulary to discuss closer working between the Police and Council. Councillors had forwarded a number of suggestions with a view to additional Police resources being deployed to tackle these matters. The group would meet again in the near future. Councillor Khan endorsed the comments being made, noting that the meeting had been very productive.

David Welsby, Chief Executive, announced the following:

5) Local Government Reorganisation (LGR)

Members were about to discuss an item on Local Government Reorganisation, which dealt with the Council's preferred model for the new local authority structure. The formal decision would be for the Cabinet to determine. However, Cabinet members were interested in hearing the views of the Council as a whole, before reaching their conclusions.

Councillor Zak Khan, Leader of the Opposition, was granted permission by the Mayor to make a brief announcement, as follows:

6) Councillor Marlene Haworth

Councillor Zak Khan thanked members on both sides of the Chamber for their support and kind words directed towards Councillor Marlene Haworth at this difficult time. Councillors

had put aside their political differences to reach out to a respected colleague who was dealing with a health issue. This gesture of support was very much appreciated.

210 Confirmation of Minutes

The Minutes of the Council meeting held on 25th September 2025 were provided.

Regarding Minute 159 - Declarations of interest, Councillor Melissa Fisher noted that there had been posts on social media about whether she should have declared a formal interest in respect of Agenda Item 10 (Motion 2) in view of the premises let by her husband. She confirmed that the premises did not meet the definition of a House in Multiple Occupation (HMO). Namely, it did not comprise at least three unrelated tenants living and sharing toilet, bathroom, or kitchen facilities, forming more than one household. She considered that some of the social media posts had amounted to personal attacks and had implied corruption. Those responsible for making such allegations were reminded of the Local Government Association's 'Debate Not Hate' campaign.

In respect of Minute 162 - Question Time (King George V Playing Fields), Councillor Heap asked if work was still on target. Councillor Stewart Eaves responded that the work had slowed down recently due to poor weather. The drainage to the road was still being worked on and the project remained on schedule overall.

In connection with Minute 161 - Confirmation of Minutes, on the matter of Accrington Stanley FC, Councillor David Heap noted that the Leader of the Council had referred to a Council sponsored football shirt give-away. However, it was understood that the shirts had, in fact, been funded by Andy Holt, the Club's Chairman. Councillor Dad invited Councillor Whitehead to respond and she indicated that the Council had contributed to the shirt give-away and both she and the Mayor had attended the event.

Regarding Minute 162 - Question Time, Councillor Heap asked if the controlling group would be answering, in full, the questions provided at Agenda Item 5 during the meeting. Councillor Dad indicated that the questions would be answered, in a similar manner to the meeting in July 2025, with a verbal answer being provided wherever possible. Due to the number of questions submitted at the September 2025 meeting, these had each received a written response.

In respect of Minute 167 - Motions (Motion 4), Fair Funding Review, Councillor Zak Khan commented that in the minutes of a recent Cabinet meeting he had been criticised for allegedly exaggerating some the negative impacts under the Review by highlighting that the Government could withdraw £5m from Hyndburn's financial settlement. He noted that the Portfolio Holder had subsequently referred to that same figure when discussing the authority's finances and he asked if his original statement would now be endorsed. He also asked whether the Leader of the Council had confidence in the Chancellor. Councillor Dad responded that there was no minute about the Chancellor on the Agenda to allow this query to be raised and that members would need to await her announcement on the local government financial settlement. Councillor Alexander reported that the original minute was accurate and that she would not be seeking an amendment to that record.

In connection with Minute 162 - Question Time (Skip Days), Councillor Steven Smithson asked what improvements were planned and what progress had been made to date. Councillor Steward Eaves indicated that an update was proposed to be taken to the next Cabinet meeting, which was likely to recommend a substantial increase in enforcement fines. However, an idea to seize offenders' vehicles was unlikely to be a viable option. Take up of the skip days was uneven with some being very good but others, such as in St Andrews and St Oswalds wards, being less effective. There had also been some difficulties

with the delivery of flyers in the Milnshaw ward, although some 550 items had ultimately been collected.

Regarding Minute 182 - Question Time (Accrington Victoria Hospital Site), Councillor Paul Cox, reminded members of the Council's commitment to work with partners to identify proposals for the future of the site. However, residents and ward councillors appeared not to be being kept informed. He and Councillor Andy Clegg had now met with local Police who had indicated that anti-social behaviour was starting to increase again. Councillor Dad acknowledged that the dissemination of information could be improved. The Council was represented on the Working Group. He undertook to ask for minutes and other supporting information to be made available.

Resolved

- **That the Minutes of the meeting of the Council held on 25th September 2025 be approved as a correct record.**

211 Question Time

Eleven eligible questions had been received, which were set out in the report. The Mayor read out the questions as submitted.

1) Bullough Park Changing Rooms

*To the Leader of the Council (Councillor Munsif Dad BEM JP) or relevant Portfolio Holder
Submitted by Councillor Shabir Fazal OBE*

“The changing rooms at Bullough Park have been closed for a considerable period. Could the Council provide an update on what plans or actions are in place to refurbish these facilities and ensure they are reopened for future community events and sporting fixtures?”

Response:

Councillor Dad reminded members that there was a lot of investment currently being made in Bullough Park. The pavilion was part of the overall work planned for the park. At the moment, the Council was considering its options and any future plans would need to be linked to what funding was available. The Leader wished to see the pavilion back in use, particularly as the park was in his own ward. It would be good to support grassroots cricket at this location.

Councillor Fazal did not wish to ask a supplementary question, but thanked the Leader for the investment in Bullough Park. The site had been a sporting hub in the past, but in his view had been allowed to decline. There were now two midweek and two weekend cricket fixtures. The park could support cricket in the summer and football in the winter, but the closure of the pavilion meant that this could not currently happen. It was imperative to reopen the changing facilities as a priority. Councillor Dad indicated that he shared this ambition, but did not accept that the park had been run down. For example, some £60k had been spent on a children's play area within the last 3-4 years. However, there had been some funding challenges during the period of austerity under the previous Government.

2) Stickerless Private Hire Vehicles for Safety

To the Deputy Leader of the Council and Portfolio Holder Housing and Regeneration (Councillor Melissa Fisher)

Submitted by Councillor Shabir Fazal OBE on behalf of Sohail Asghar

“Wolverhampton also allows stickerless private hire vehicles to reduce the risk of vandalism and break-ins during off-duty hours. Will Hyndburn consider a similar policy to protect drivers and vehicles, particularly those parked overnight in residential areas?”

Councillor Fisher thanked the Councillor Fazal and the member of the public for the question. The Council’s Licensing Manager had a good working relationship with colleagues in Wolverhampton. The reason that Wolverhampton had changed their policy to remove the need for operator door signs / logos was not related to risk of vandalism or break ins. The reason was to allow private hire drivers to work for multiple operators. Private hire operators licensed with Wolverhampton were still permitted to require their drivers to display logo door stickers if they wished, however Wolverhampton Council neither required nor prohibited it.

Hyndburn’s policy allowed drivers to display magnetic operator door logos, which still allowed them to work for multiple operators, and the magnetic signs could be removed when the driver was not working. Some form of exterior permanent “sticker” stating that the vehicle was not insured unless pre-booked was a legal requirement for all private hire vehicles. It was not clear how Wolverhampton had legally removed this requirement.

Overall, exterior livery allowed for easier identification of private hire vehicles by both authorities and members of the public, and was especially important when members of the public were accessing vehicles. It was also important (as well as a legal requirement) to ensure that passengers were aware that private hire vehicles must be pre-booked. In the interest of public safety, the Council had no current plans to change the requirement. In fact, the majority of Local Authorities required some form of markings on the doors.

The Mayor advised that no supplementary question could be asked in the case of questions submitted on behalf of the public.

3) Proposed Battery Energy Storage System (BESS) – Application No. 11/24/0389 – Knuzden Moss Farm

To the Leader of the Council (Councillor Munsif Dad BEM JP)

Submitted by Councillor Zak Khan on behalf of Vinette Davitt

“The Planning Inspectorate has overturned HBCs decision to vote down the proposed BESS system in Stanhill, Oswaldtwistle. Will the Council support residents in seeking a judicial review, to prevent setting a precedent of significant infrastructure on our greenbelt when more suitable urban, brownfield sites exist?”

Councillor Dad indicated that the Council would always work with residents to support them within the overarching legal framework. Planning application 11/24/0389 had been considered by the Planning Committee on 16th April 2025. After reviewing recent national planning decisions, appeal outcomes, and the Government’s updated planning policy - including the introduction of the concept of the ‘grey belt’ - officers had recommended approval, as there were no substantive planning reasons to justify refusal.

However, members of the Planning Committee had resolved to refuse the application due to concerns about the impact on the Green Belt.

The Planning Inspectorate had subsequently overturned that decision on appeal. A Judicial Review could only be pursued where there was evidence that the decision-maker had made a legal error. Having reviewed the Inspector's report carefully, officers did not consider that any such legal error had been made. Consequently, there were no grounds on which the Council could lawfully seek a Judicial Review.

While the Council understood residents' concerns about protecting the Green Belt, it must also act within the legal framework that governed planning decisions and appeals.

4) Fly Tipping

To the Portfolio Holder for Environmental Services (Councillor Stewart Eaves)
Submitted by Councillor Zak Khan

"Given the lack of uptake for recent skip days and the fact that it is fly-tippers that cause a stain on our communities, would the monies spent on this initiative not be better spent on more fly tipping deterrence measures such as cameras?"

Councillor Stewart Eaves indicated that the Council was currently considering a number of measures to be put in place to try and reduce fly tipping. Cameras were one of the tools available and he would like to support their wider use. However, they were not economically viable. By way of example, it had taken around two months to complete the necessary measures to install one such camera in Oswaldtwistle.

Councillor Khan asked the following supplementary question. He was pleased to note that the intention was to increase fines, but since evidence was required, cameras would help to support his approach. He asked if the Portfolio Holder would consider a localised solution for littering hot spots. The cost of cameras could be offset by the release of officer time. Councillor Eaves undertook to discuss this suggestion further with the Cabinet.

5) Community Township Funding

To the Portfolio Holder for Transformation and Town Centres (Councillor Clare Pritchard)
Submitted by Councillor Steven Smithson

"Community Township Funding for £80,000 was agreed at the budget - please can an update be provided on when a report will be brought to Cabinet and how the scheme will work?"

Members were informed that, in the absence of the Portfolio Holder, a written response would be provided. Councillor Heap commented that, as this was an item in the budget, some information should be readily available, particularly as to whether the funding would be split evenly between the townships. The Leader Council responded that the funding was being distributed via the Cabinet Action Fund. The relevant Portfolio Holder would provide a more detailed response.

6) Oakhill Park Bowling Greens

To the Portfolio Holder for Environmental Services (Councillor Stewart Eaves)
Submitted by Councillor David Heap on behalf of Robert Rothery

"Please could the portfolio holder give the exact dates of when work will start on the protective fence around Oakhill bowling club?"

Councillor Stewart Eaves indicated that the fence for the bowling green at Oakhill Park was currently being manufactured by a local company based in Rishton. It would be installed between January and March 2026 and completed in time for the start of the bowling season.

7) Accrington Stanley FC

To the Leader of the Council (Councillor Munsif Dad BEM JP)

Submitted by Councillor David Heap on behalf of Andrew Buckel

“Please could the Leader of the Council give an update on progress to a resolution with regards to the Accrington Stanley planning issues?”

Councillor Dad thanked the resident for their question. Councillors continued to work collaboratively with both Accrington Stanley FC and residents to resolve the planning issues. A meeting had taken place with the club in the last few weeks and the Council was continuing to have that dialogue. The Council had some statutory responsibilities, but was continuing to work with the club and residents.

8) Local Elections 2026

To the Leader of the Council (Councillor Munsif Dad BEM JP)

Submitted by Councillor David Heap on behalf of: Kevin Laycock

“Please could the Leader confirm if May’s 2026 local elections will be going ahead in Hyndburn?”

Councillor Dad indicated that this question had been asked at a recent Overview and Scrutiny Committee meeting. The issue was about whether it would be appropriate to hold elections and to make appointments for a short term of office, given the administrative time and resource implications involved. There was a need to focus on the transition to the new unitary authorities and postponement of the 2026 election could help those preparations. Elections in Cumbria had been deferred in 2021 prior to reorganisation and elections in Surrey had been postponed in 2025 in preparation for the shadow authority elections in 2026. The situation had led to the spread of misinformation. Local authorities in Lancashire could only request postponement from the Secretary of State. Hyndburn Borough Council had been asked its opinion, but the Government would decide the matter.

9) CCTV Camera, Baxenden

To the Leader of the Council (Councillor Munsif Dad BEM JP) or relevant Portfolio Holder

Submitted by Councillor David Heap on behalf of Lee Scholfield

“Please could the relevant portfolio holder give an update on the CCTV camera at the top of Southwood Drive, Baxenden?”

Councillor Whitehead reported that this was within the Portfolio of Councillor Clare Pritchard who was not present, but that she was able to provide a brief response on her behalf. The issue was on-going. The camera and wireless function needed to be replaced. A bid had been submitted for the 2026/27 capital programme in order to repair and replace several CCTV cameras across the borough. The Portfolio Holder would be asked to provide a reply and, if necessary, to meet with residents.

10) Article 4 Direction

*To the Leader of the Council (Councillor Munsif Dad BEM JP)
Submitted by Councillor David Heap on behalf of Catherine Laycock*

“Please could the Leader give an update as to when he thinks Baxenden will be covered by Article 4 protection with regards to HMOs.”

Councillor Dad reminded members that there had been a long debate about this matter at Council a few meetings ago.

The current Article 4 Direction relating to Houses in Multiple Occupation (HMOs) had been made in March this year, but would not come into effect until March 2026. When Cabinet had agreed to make this Direction, it had also resolved to review its impact six months after it had come into force - meaning that review would take place around Autumn 2026.

The National Planning Policy Framework required that Article 4 Directions were applied in a measured and targeted way, supported by robust evidence, and limited to the smallest area necessary to address the identified issue.

However, the authority was aware that several other councils across the North West had recently introduced Article 4 Directions that covered their entire administrative areas. In light of this, officers would be reviewing the evidence to assess whether there was a case for extending similar protection to additional wards, including Baxenden.

This review would also consider whether any new Direction should be non-immediate, with a 12-month lead-in period, or immediate, which would take effect straight away but could expose the Council to compensation claims from affected property owners for abortive costs, loss of value, or reduced profits.

The Leader added that he would be happy to keep members apprised of any developments.

11) War Memorials

*To the Leader of the Council (Councillor Munsif Dad BEM JP)
Submitted by Councillor Steven Smithson on behalf of Mr and Mrs Westell*

“The War Memorial restoration programmes was allocated £55,000 at the budget - please can an update on the programme and which war memorials will be part of the programme be provided?”

There was a budget allocation of £55,000 in the Capital Programme for restoration of some of the war memorials. Due to other work pressures within the Facilities Team, this project and associated funding had been slipped to 2026/27. A further bid had been submitted for the 2026/27 capital programme in order to repair the remaining war memorials. Should this be successful this would make one larger programme of works which should give cost savings in terms of economies of scale.

The full list of war memorials that had been allocated funding for repair would be made available as soon as possible.

212 Appointment of Co-optee

Members considered a report of Councillor Stephen Button, Chair of the Communities and Wellbeing Overview & Scrutiny Committee, requesting that the Council give consideration to the Committee's recommendations for the appointment of a co-optee.

Councillor Button provided a brief introduction to the report in which he outlined the criteria previously set for this appointment and the reasons for the recommendation in favour of the current candidate.

The Communities and Wellbeing Overview and Scrutiny Committee could appoint up to four co-optees to the Committee and had previously appointed three co-optees, Jean Battle, Jackie Rawstron and Sandie Dent with one vacant co-optee position still remaining.

The Committee had felt that a young person would provide greater balance to discussions and be more representative of the community and, therefore, had recommended to the Council that the remaining co-optee position be reserved for this purpose. This had been approved at the Council meeting on 16th January 2025.

Following the receipt of an application for the co-optee position by the Committee from a member of the public, the Committee had considered the application at their meeting held on 13th October 2025. The Committee had felt that, although the application did not meet the reserved criteria for a young person, the applicant would bring new experiences, skills and an extra dynamic to the Committee. They had, therefore, determined that the applicant would be a valued asset to the Committee and provide greater representation of the community. The application was from Mr Matt Shaw. Details supporting his application had been circulated to Members separately.

Councillor Shabir Fazal OBE expressed disappointment that the Council had been unable to attract a young person. If the Council wanted young people to be more influential it would need to ensure that they were engaged. The Council should aim to be more creative and energetic in connecting with communities. The Council could also be more proactive in engaging ethnic minorities in overview and scrutiny.

Councillors Whitehead, Khan, Dad, Heap, Smithson and Gilbert all spoke in favour of the appointment and recognised the need for the Council to encourage more involvement by young people and wider groups including those with a disability. Councillor Button acknowledged that it might be possible in future years to reach out to sixth forms and/or Accrington and Rossendale College.

Resolved

- That Council approves the appointment of Matt Shaw as a co-optee on the Communities and Wellbeing Overview and Scrutiny Committee until the end of the 2025-26 municipal year and sets aside its previous decision to reserve the vacant co-optee position for a young person between 18-25 years of age.**

213 Local Government Reorganisation Proposals

Members considered a report of Councillor Munsif Dad BEM JP, Leader of the Council, updating the Council on preparations to submit a proposal for Local Government Reorganisation to Government.

The report presented the business case that had been prepared to support the creation of three unitary authorities in Lancashire and included a one-page executive summary of this

case. The full business case had been circulated to members under separate cover following its publication.

Councillor Dad provided a brief introduction to the report and highlighted the main reasons for change and the rationale for Hyndburn's preferred option. An initial decision taken by the Council earlier in the year to support a 3 Unitary Authority (3UA) model was backed up by the evidence now provided.

The Minister of State for Local Government and English Devolution had introduced the English Devolution and Community Empowerment Bill on 10th July 2025, following the publication of the English Devolution White Paper on 16th December 2024.

The new Bill had announced how the government would facilitate a programme of local government reorganisation (LGR) for two-tier areas and for those unitary councils where there was evidence of failure or where their size or boundaries might be hindering their ability to deliver sustainable and high-quality services for their residents.

The Government had set a timeline for Lancashire councils to produce a preferred option for local government reorganisation by the end of November (28th), asking for proposals to move from the current two-tier system of a county council, two smaller unitary councils and 12 districts councils, to a simpler model of fewer councils.

The Government's aim with LGR was to improve efficiency savings, service delivery, provide stronger local leadership, economic growth, community identity and foster effective local partnerships, while not hindering the ability to deliver sustainable and high-quality services for residents.

Government Guidance

Government guidance (the Statutory Invitation) set out the following criteria which would be used to assess proposals for reorganisation:

- A proposal should seek to achieve for the whole of the area concerned the establishment of a single tier of Local Government;
- Unitary local government must be the right size to achieve efficiencies, improve capacity and withstand financial pressures;
- Unitary structures must prioritise the delivery of high quality and sustainable public services to citizens;
- Proposals should show how councils in the area had sought to work together in coming to a view that met local needs and was informed by local views;
- New unitary structures must support devolution arrangements;
- New unitary structures should enable stronger community engagement and deliver genuine opportunity for neighbourhood empowerment.

The criteria above were not weighted, but the intention was to provide guidance to areas to develop proposals that addressed the criteria and were supported by data and evidence. Decisions on the most appropriate option for each area would have regard to the guidance and the available evidence.

Under the Local Government and Public Involvement in Health Act 2007, the Council had to submit a proposal based on whole Local Authority Districts, but could request that the Secretary of State used their modification power in sections 7 and 11 of the 2007 Act to adjust the boundary subsequently. In the guidance, the Secretary of State had also expressly allowed for the submission of proposals that suggested boundary changes.

Proposals

Councils in Lancashire had worked together to identify possible options for reorganisation. The Government had provided funding to develop a shared evidence base across Lancashire councils, including both socio-economic baseline data for the options, a public and stakeholder engagement process and finance data.

It was intended that a joint letter would be sent to the Minister by Lancashire Leaders to accompany the various business cases that were being submitted.

The various cases would be taken to councils throughout Lancashire ahead of the deadline for submission of proposals on 28th November 2025.

Currently there were five proposals based on the following models:

- Model 1 consisted of Lancashire being split into 2 large unitary councils with a North / South divide
- Model 2 consisted of 3 unitary councils (Coastal / Central / Pennine)
- Model 3 consisted of 4 unitary councils (North / South / East / West)
- Model 4 consisted of 5 smaller unitary councils (North / South / Middle / East / West)
- Model 5 was the Blackpool proposed four unitary model

The report included colour-coded maps of the five models referred to above and an explanation of the make-up of each of the unitary authorities proposed and population sizes for each model. The 3UA model (Model 2) preferred by Blackburn with Darwen, Fylde, Hyndburn, Rossendale and Wyre would see new authorities based upon the following district council footprints:

- Coastal Lancashire (Blackpool, Fylde, Lancaster and Wyre);
- Central Lancashire (Chorley, Preston, South Ribble and West Lancashire);
- Pennine Lancashire (Blackburn with Darwen, Burnley, Hyndburn, Pendle, Ribble Valley and Rossendale).

Timeline

Delivering LGR in Lancashire would be a complex and far-reaching programme of change. The proposed timeline was intended to allow sufficient time to plan, implement and embed the new arrangements while maintaining service continuity and public confidence.

The indicative timeline below set out the key phases and milestones for implementation. It was designed to ensure a smooth transition from the decision to proceed with reorganisation through to the establishment of fully operational new councils.

The decision on Hyndburn's preferred option would be made by Cabinet on the 19th November, with the three unitary authorities (3UA) business case option being made available on 7th November.

The timeline for Local Government Reorganisation was currently as follows:

- November 28th, 2025: Councils to submit proposals to Government;
- Early 2026: Government-led public consultation on proposals for new unitary councils;
- Summer 2026: Government would select the preferred unitary council option;
- May 2027: Elections would take place for a Shadow Authority for each of the new unitary councils; and
- April 1st, 2028: “Vesting Day”, when new unitary councils would start to operate all services and the existing 15 authorities were abolished.

The report included a pictorial representation of the above timeline in the style of a Gantt chart.

Findings and Recommendations

On the 16th January 2025, following the publication of the English Devolution White Paper the Council had recommended supporting the creation of a Pennine Lancashire Unitary Authority (which included Blackburn with Darwen, Burnley, Hyndburn, Pendle, Ribble Valley and Rossendale).

Currently, the Council’s preferred option was the three-unitary model for Lancashire. The business case prepared in respect of the options suggest that this was the only configuration that met all six of the Government’s criteria for local government reorganisation, while reflecting the way Lancashire’s economy, services and communities already worked and providing the best platform for the future.

The three-model business case had been developed following a detailed options appraisal, including data analysis and assessments of the evidence base.

It was considered that other options all fell short of what Lancashire needed. A two-council model would be too large and remote, misaligned with key service boundaries and financial risk. A four-or five council model would fragment economic corridors, create uneven capacity and weaken the devolution case.

The business case concluded that only the three-council model aligned with real economics and service footprints, balanced risk, kept decision-making local and met every Government test without compromise.

The benefits of the three-model business case was making services clearer without creating councils that were too large and remote or too small to make a difference. Matching NHS and Police footprints, which none of the other options did, meant a much greater ability to work collaboratively with strategic leadership.

The business case indicated that the three unitary model delivered a sustainable future for Lancashire through a stronger, more balanced financial case than any of the other proposed options, combining credible savings with the capacity to invest in services, work with partners, support economic growth, unlock deeper devolution, and connect at a local level to places people lived, worked and learnt in.

A table was provided within the report summarising the different options by government criteria. As stated previously, the findings indicated that the three unitary model was the

only configuration that met all six of the Government's criteria for local government reorganisation.

The report also set out an infographic, which showed the vision behind the case for three unitary authorities for Lancashire, which included the following statement:

"Our vision is for three new unitary councils, balanced in scale and rooted in real places, to create the capacity and clarity needed to unlock Lancashire's potential. They will deliver stronger services for geographies that reflect places, communities and key partner footprints, give businesses and government credible partners for growth and devolution, and reconnect decision-making to the places people live, work and learn in."

Consultations

Communities and stakeholders across the county had been invited to have their say on local government reorganisation in Lancashire. Two surveys had been conducted across September 2025 to understand which council services Lancashire residents saw as most important, priorities for local government to focus on in the future and initial thoughts on moving to larger unitary councils.

The community survey had been promoted across the county to ensure a broad range of voices contributed to the discussion. 13,414 respondents had filled out the survey, including 67,784 individual written comments in answer to the open text questions, showing a genuine interest and high level of engagement from Lancashire.

A total of 409 responses had been received for the stakeholder survey, representing over 200 unique organisations and individuals. Respondents had included parish and town councils, businesses, voluntary and community groups and public sector organisations.

Two reports had been produced, summarising the results of the surveys which were undertaken by Cratus Group, an independent agency on behalf of Lancashire's local authorities. This information would now be used to inform the developing proposals for submission to Government in November 2025.

What people highlighted across the engagement was that services that mattered most to local people were those that touched daily life and wellbeing, such as good health and care services, reliable and accessible transport, affordable housing and good schools and opportunities for children. Community identity and connection remained strong. Clarity and simplicity were recurring themes in written feedback. Residents and businesses wanted less duplication, clearer responsibility for services that were more consistent and reliable, and a stronger link between local decisions and visible outcomes. Partnership working and fairness had also been also emphasised, with many respondents highlighting the importance of tackling inequalities across Lancashire and ensuring all areas had equal access to good quality local job opportunities, services and investment.

In the absence of Councillor Aziz, Chair of the Resources Overview and Scrutiny Committee, the Mayor read out a statement which summarised the discussions held at a meeting of that Committee on 11th November 2025. At that time, members had been given the opportunity to consider Local Government Re-organisation and the Council's preparations to submit a proposal to Government.

The Committee had held in-depth discussions, considering many issues including:

- the reasons for forming new unitary authorities;
- the timescales involved;

- the impact on the residents of the Borough;
- the impact on the Council's finances and staff;
- local representation; and
- the potential benefits in the future.

The Committee had been informed that Hyndburn Council intended to propose the three unitary authority model and felt that the evidence provided in the business case for the creation of three unitary authorities proved to be the most suitable fit and the best of the proposed models. Consequently, by a majority vote, the Committee had recommended to support the Council's proposal for the three unitary model in Lancashire.

The Committee had also recognised the merits of the proposal for postponing local elections in 2026 to ensure continuity in Council services prior to a Shadow Council being formed the following year. The Committee, therefore, by a majority vote, had also supported a recommendation to defer the 2026 local elections.

The recommendations as set out in the report were **MOVED** and **SECONDED**.

Mr Welsby, Chief Executive, added that he had attended the Overview and Scrutiny Committee. The report before Council today had been prepared before that meeting and its recommendations simply proposed to note the report on the local government reorganisation proposals and sought comments on the options under discussion. In the light of the Overview and Scrutiny Committee's recommendation, he asked whether the Council might wish to adopt the same stance as its formal decision.

Councillor Paul Cox moved the following **AMENDMENT** to add the following recommendations, after the words 'That the Council agrees: (1) To note the report on the local government reorganisation proposals.:'

“

- (2) To support the three unitary authority model for local government reorganisation in Lancashire and recommends that the Cabinet approve the necessary submission to the Ministry for Housing, Communities and Local Government.
- (3) To recommend that Cabinet requests the Government to postpone the 2026 local elections for Hyndburn.”

The amendment was seconded by Councillor Dad.

Councillors Zak Khan spoke about taking time to consider the matter carefully, particularly as the business case had only recently been published. He noted that the Overview and Scrutiny Committee's decision was not unanimous. He also raised concerns about Hyndburn being 'swallowed up' and about the effect of the any new authority taking on the financial burdens of existing councils whose financial management had been less effective than Hyndburn's. He asked:

- Whether the Council's views would make a difference to the Cabinet's preferred option;
- What the view of Hyndburn's residents had been during the consultation exercise;
- Whether Hyndburn's views would make a difference to the Government's final decision;
- Whether the Council should maximise its use of reserves before the new authorities were established.

Councillors Clare Yates, Fazal Shabir, Mohammed Younis, Andy Gilbert, Paul Cox, Danny Cassidy, Bernard Dawson spoke in favour of the 3UA proposals to varying degrees. Some members expressed support on the basis of the 3UA option being co-terminus with health, police and fire service boundaries, or on the grounds of future financial and economic benefits for the community. Others were simply keen to make the best of a change that was seen as inevitable.

Councillor Shabir spoke against the postponement of the local elections in 2026, which he considered was a fundamental democratic right. Councillors Steven Smithson, Mohammed Younis, David Heap, Danny Cassidy echoed this opinion. Councillors Andy Gilbert and Mike Booth spoke in favour of the postponement of the elections.

Councillor Steven Smithson commented on a lack of detailed evidence about what Hyndburn residents wanted. Councillor Scott Brerton reminded members that the Cabinet would make the final decision on the preferred model. He was of the view that Hyndburn had been more transparent than many other authorities throughout the consultation process.

Councillor Judith Addison outlined the size of the population typically represented by ward councillors in unitary authorities and expressed concern about the ability of elected members to manage that workload.

Councillor Dad summed up highlighting the Hyndburn had been the first Lancashire local authority to publish the business case and that it had been both open and transparent throughout the whole process. The decision on whether, or not, to postpone the elections would be taken by the Government, not by the Leader of the Council. The initial preference for a 3UA option had been highlighted as early as January 2025. The evidence had now vindicated that choice. He noted that there were precedents for the postponement of elections in advance of local government reorganisation both in the Cumbra area in 2021 and in multiple council areas in 2025. Accordingly, he was in favour of recommending the 3UA model to Cabinet and seeking the postponement of the local elections in 2026.

Councillor Fazal asked if the Council could vote on each element of the amendment separately, particularly as some members might have a conflict of interest if their seat was up for election in 2026. The Chief Executive responded that, unless agreed otherwise by the Council, the amendment would be taken as a whole. Councillor Whitehead added that she had sought legal advice on the matter of a potential conflict of interest and that she intended to abstain. The Chief Executive clarified that the Council was not the decision taker on the matter of the election recommendation and, therefore, there was unlikely to be a conflict of interest.

Councillor Younis supported the separation of the two elements of the amendment, as he believed that this would result in a truer reflection of support for each issue. The Chief Executive invited the mover of the amendment Councillor Paul Cox to consider splitting the amendment into two parts. Councillor Cox agreed to alter the amendment accordingly.

The following **AMENDMENT** was then put to the **VOTE**. The addition of the following words:

“(2) To support the three unitary authority model for local government reorganisation in Lancashire and recommends that the Cabinet approve the necessary submission to the Ministry for Housing, Communities and Local Government.”

The above **AMENDMENT** was **CARRIED**.

The next **AMENDMENT**, as detailed below, was then put to the **VOTE**. The addition of the following words:

“(3) To recommend that Cabinet requests the Government to postpone the 2026 local elections for Hyndburn.”

In accordance with Council Procedure Rule 16.5, six members called for a recorded vote on the amendment at (3) above, the outcome of which was as follows:

For (11)

Councillors Vanessa Alexander, Mike Booth, Steve Button, Paul Cox, Munsif Dad BEM JP, Stewart Eaves, Melissa Fisher, Andy Gilbert, Clare McKenna, Dave Parkins, and Clare Yates

Against (8)

Councillors Judith Addison, Shabir Fazal OBE, David Heap, Zak Khan, Kath Pratt, Steven Smithson, Tina Walker and Mohammed Younis.

Abstain (7)

Councillors Josh Allen (Mayor), Scott Breton, Danny Cassidy, Jodi Clements, Bernard Dawson MBE, Peter Edwards and Kimberley Whitehead

Accordingly, the **AMENDMENT** was **CARRIED**.

There was no debate on the substantive motion, which was then put to the **VOTE** immediately and was **CARRIED**.

Resolved

- **That the Council agrees:**

- (1) **To note the report on the local government reorganisation proposals.**
- (2) **To support the three unitary authority model for local government reorganisation in Lancashire and recommends that the Cabinet approve the necessary submission to the Ministry for Housing, Communities and Local Government.**
- (3) **To recommend that Cabinet requests the Government to postpone the 2026 local elections for Hyndburn.**

With the agreement of the meeting Item 10 on the Supplemental Agenda was taken next.

214 Proposed Amendments to the Council's Constitution

The following matter was submitted as urgent business with the Mayor's agreement in accordance with Section 100B(4) of the Local Government Act 1972, the reason being to enable the proposed changes to the Council Procedure Rules to be implemented in a timely fashion ahead of the next scheduled Council meeting on 15th January 2026 and to enable any consequential changes to the Scheme of Delegation to be made under delegated powers to facilitate the implementation of the on-going organisational review.

Members considered a report of Councillor Munsif Dad BEM JP, Leader of the Council, seeking approval for proposed amendments to the Council's constitution.

Councillor Dad outlined a number of changes proposed to the Council Procedure Rules, in relation to 'Question Time', which had been discussed and recommended at the recent Leader's Policy Development Board meeting.

The overall report proposed changes in two sections of the constitution, as follows:

Question Time

There had recently been a significant increase in the number of questions submitted to full Council as part of the "Question Time" arrangements, both from councillors and members of the public. Democratic engagement was welcomed, and the proposed amendments were designed to ensure that the process was manageable and operated fairly. The proposed amendments were intended to accommodate the increased number of questions, whilst ensuring that as many councillors as possible had an opportunity to have their questions responded to at Council meetings given that Question Time only lasted for 30 minutes.

Where a councillor submitted multiple questions, their first question would be listed on the agenda in the order of receipt. Their second question (and any subsequent questions) would be taken only after the first questions from all other councillors had been dealt with. Where more than one councillor submitted multiple questions, the second (and subsequent) questions from each of these councillors would be taken in turn and in order of receipt.

Given the increase in questions, it was increasingly likely that not all questions would be dealt with within the time available. Public questions that did not receive an answer at the meeting would receive a direct written response and contact details would have to be provided for that purpose.

Scheme of Delegation

The proposed amendment to the scheme of delegation did not involve making any new or additional delegations to officers. Instead, it involved reallocating some of the existing delegations from one chief officer to another chief officer to reflect changes in management arrangements that might arise from the ongoing organisational review. As such, the amendments would essentially be procedural.

The Chief Executive was currently reviewing the organisational structure of the Council to ensure this put the Council in the best position to operate effectively and deliver the priorities in the new corporate plan. As part of this process some service areas might switch from being the responsibility of one chief officer to another, which meant that the scheme of delegation would require amendment to reflect the changes and ensure that delegated decisions were taken with the proper authority in place.

In respect of Question Time, Councillor Steven Smithson noted that elderly members of the public were not always comfortable with supplying their contact details to enable other councillors, such as the relevant Portfolio Holder, to get back to them.

Councillor Zak Khan confirmed that he was happy with the proposed 5 clear working days deadline for the submission of questions and the proposed changes to prevent the available time for questions being dominated by a single councillor. He also noted that the current arrangements already limited councillors to one question of their own, except with the

consent of the Chair, although no such restriction was now applied to questions submitted by members of the public. He supported the changes as proposed, but requested that, at the next Leader's Policy Development Board, members consider whether to allow a supplementary question in the case of a question submitted on behalf of a member of the public.

The Mayor commented that the changes proposed to Question Time were born out of a successful meeting he had arranged between the two group leaders and himself, the aim of which had been to ensure that the political groups worked together constructively. He commended Councillors Dad and Khan for their positive approach and thanked Councillors Fazal, Whitehead and Cassidy who had also been present.

Councillor Dad summed up by confirming that the political group leaders would continue to work together for the benefit of residents. The changes proposed to the constitution should improve the procedures around Question Time. Notwithstanding the formal procedure, all residents could ask questions of the Council or its councillors at any time.

Resolved

- That the Council:

- (1) Approves the proposed changes to the “Question Time” held at full Council meetings as described in paragraph 3.1 of the report and approves the proposed amendment to the paragraph A2.2 of the Council Procedure Rules attached as Appendix 1 to the report (with the new wording shown in red).**
- (2) Delegates authority to the Chief Executive to amend the Council’s scheme of delegation to officers (in respect of non-executive decisions) to give effect to the outcome of the ongoing organisational review which will be determined by the Chief Executive as Head of Paid Service in consultation with the Leader of the Council.**

215 Minutes of Cabinet

The minutes of the meeting of the Cabinet held on 22nd October 2025 were submitted.

The following matters were raised:

In connection Minute 194 - Medium Term Financial Strategy, Councillor Zak Khan reiterated his earlier point about the Council's finances, noting that Table 3 included funding gap figures in the pessimistic scenario as follows:

- 2026/17 - £3.3m
- 2027/28 - £4.6m
- 2028/29 - £5.6m.

Councillor Dad replied that the administration was open and transparent about the Council's finances. The Council was committed to fighting for resources and had been proactive in raising concerns with the Ministry of Housing, Communities and Local Government

(MHCLG) and Sarah Smith MP. The leadership was confident that the Council would reap some reward from this dialogue but would only find out at the end of the year.

In respect of Minute 190 – Reports of Cabinet Members (Wilson Sports Hub), Councillor Heap agreed that the new facilities were fantastic. However, he expressed surprise that the Leader of the Council had been so positive about its opening, noting that some time ago he had described the development in what might be perceived as a disparaging manner.

Councillor Paul Cox added that he had attended the Cath Thom Leisure Centre on a couple of occasions and that the facilities were amazing. He recalled a similar scenario with the development of the Stanley Sports Hub at Highams Playing Fields, which had initially been resisted by residents but was now seen as a superb facility. The venue had even been used as a training camp for women's international football.

The Mayor added that he had attended the opening of the Cath Thom Leisure Centre, which had been an enormous pleasure. Cath's family had been in attendance and had been very thankful, on what was quite an emotional occasion. Another positive was that the Mayor and his wife had recently joined the Hyndburn Parkrun event, which took place every Saturday, setting off from the Cath Thom Leisure Centre.

Councillor Mohammed Younis noted that the project had started under the previous political administration but had been seen through to completion by the current administration. He thanked everyone involved in the delivery of the project, including the officer team.

Councillor Dad responded that the vision for the project had emerged some 7 years ago when he was Portfolio Holder for Leisure. He had always been supportive of the concept, but, in the light of residents' concerns, an election promise had been made to review it. This had been carried out after the elections in 2024 and the progression of the project had been agreed. The Council, with involvement from Councillors Alexander, Aziz and Fisher, was now working closely with Hyndburn Leisure in respect of governance issues and communication, and significant improvements were being made. The new Centre was a great facility and an important legacy.

Resolved

- That the Minutes be received and noted.

216 Minutes of Committees

The Minutes of the following meetings were submitted:

Meeting	Date
Standards Committee	5 th August 2025
Audit Committee	22 nd September 2025
Planning Committee	15 th October 2025

Resolved

- That the Minutes be received and noted.

The Mayor thanked all for their attendance tonight and reported that the next meeting of the Council would be held on Thursday 15th January 2026 at 7:00pm.

Signed:.....

Date:

Chair of the meeting
at which the minutes were confirmed

Agenda Item 5.

REPORT TO:	Council		
DATE:	15 January 2026		
REPORT AUTHOR:	Julian Joinson, Member Services Manager		
TITLE OF REPORT:	<p>Question Time</p> <ol style="list-style-type: none">1) Local Elections2) King George V Playing Fields3) Rationale for Seeking Postponement of Local Elections4) Selection of Preferred Market Hall Operator		
EXEMPT REPORT:	No		
KEY DECISION:	No	If yes, date of publication:	n/a

Questions to Council

Questions for the Leader of the Council, a member of the Cabinet, or a Committee Chair may be submitted by councillors or by councillors on behalf of members of the public, under Council Procedure Rule 2.2(vi).

Procedural Note

- The questions will be read out by the Mayor/Deputy Mayor
- The Leader or other councillor, as appropriate, will give an oral answer.
- The questioner, if a councillor, may ask a supplementary question, if it is directly related to the original question

The following questions have been submitted:-

1) Local Election Costs

To the Leader of the Council (Councillor Munsif Dad BEM JP) or relevant Portfolio Holder

How much does it cost this Council to run the local borough elections?

From: Councillor Steven Smithson

Date of first receipt by Office: 6th January 2026 (19:28)

2) King George V Playing Fields

To the Leader of the Council (Councillor Munsif Dad BEM JP) or relevant Portfolio Holder

What process will be being undertaken for the selection of teams wanting to apply for a lease on King George's playing fields?

From: Councillor David Heap

Date of first receipt by Office: 7th January 2026 (10:49)

3) Rationale for Seeking Postponement of Local Elections

To the Leader of the Council (Councillor Munsif Dad BEM JP) or relevant Portfolio Holder

What criteria is the Council basing their decision on with regards to writing to the Government Minister asking for May's elections in Hyndburn to be cancelled?

From: Councillor David Heap

On behalf of: Sue Saxon

Date of first receipt by Office: 7th January 2026 (10:49)

4) Selection of Preferred Market Hall Operator

To the Leader of the Council (Councillor Munsif Dad BEM JP) or relevant Portfolio Holder

What process did the Council undertake to find a 3rd party to run the Market Hall?

From: Councillor David Heap

On behalf of: Ashley Watson

Date of first receipt by Office: 7th January 2026 (10:49)

Agenda Item 6.

REPORT TO:	Council	
DATE:	15 th January, 2026	
REPORT OF:	Cllr Noordad Aziz, Chair of the Communities and Wellbeing Overview & Scrutiny Committee	
REPORT AUTHOR:	Susan Gardner, Scrutiny and Policy Officer	
TITLE OF REPORT:	Appointment of Co-optee	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	No	Not applicable
KEY DECISION:	No	If yes, date of publication:

1. Purpose of Report

- 1.1 For Council to consider the recommendation made by the Resources Overview & Scrutiny Committee for the appointment of a co-optee.

2. Recommendations

- 2.1 That Council approves the appointment of Wesley Davitt as a co-optee on the Resources Overview & Scrutiny Committee until the end of the 2025-26 municipal year in line with the vacant co-optee position having been reserved for a young person between 18-25 years of age.

3. Reasons for Recommendations and Background

- 3.1 The Resources Overview & Scrutiny Committee may appoint up to four co-optees to the Committee. Three co-optees have been appointed, Christine Heys, Tim O’Kane and Richard Downie and one vacancy remains.
- 3.2 The Resources Overview & Scrutiny Committee had felt that a young person would provide greater balance to discussion and be more representative of the community and therefore, a recommendation to reserve the remaining co-optee position for an 18-25 year old was approved by Full Council on 16th January 2025.
- 3.3 An application for the vacant co-optee position was received from a member of the public and this was considered by the Communities and Wellbeing Overview and Scrutiny Committee on 11th November 2025. The Committee felt that the applicant would bring new experiences, skills and an extra dynamic to the Committee. They,

therefore, determined that the applicant would be a valued asset to the Committee. The application was from Mr. Wesley Davitt. Details supporting his application have been circulated to Members separately.

4. Alternative Options considered and Reasons for Rejection

4.1 Council may choose to not appoint the recommended individual to the vacant Overview and Scrutiny co-optee position. This is not recommended as the Committee has not received any further applications for the position, and would therefore, be unlikely to appoint anyone for the remainder of this municipal year. The Committee also considers that Mr. Davitt could make a valuable contribution to its work.

5. Consultations

5.1 None

6. Implications

Financial implications (including any future financial commitments for the Council)	None
Legal and human rights implications	None
Assessment of risk	None
Equality and diversity implications <i>A Customer First Analysis should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	Not Applicable

7. Local Government (Access to Information) Act 1985: List of Background Papers

7.1 *Agenda, reports and minutes of Full Council on 16th January 2025 - [Hyndburn Borough Council](#)*
- [Hyndburn Borough Council](#) – Agenda, reports and minutes of Resources Overview & Scrutiny Committee, 11th November 2025

Agenda Item 7.

REPORT TO:	Council	
DATE:	15 th January 2026	
PORTFOLIO:	Councillor Munsif Dad BEM JP - Leader of the Council	
REPORT AUTHOR:	Chief Planning and Transportation Officer	
TITLE OF REPORT:	Local Plan – Main Modifications Consultation	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	Options	Not applicable
KEY DECISION:	Options	No

1. Purpose of Report

- 1.1 To present the Main Modifications to the Council's Publication Draft Local Plan which the appointed independent Inspector has identified as necessary in order for the Plan to be found sound and legally compliant.
- 1.2 To seek Council approval for the Main Modifications and accompanying documents to be published for public consultation, together with approval of the proposed consultation arrangements.

2. Recommendation

- 2.1 That Council notes the Inspector's recommendations regarding the Main Modifications required to the Publication Draft Local Plan, as set out in the Inspector's post-hearing letter dated 27 November 2025 (Appendix 1) and detailed in the Main Modifications Schedule (Appendix 2).
- 2.2 That the Head of Planning and Transportation is granted delegated authority to make any necessary amendments to the Main Modifications and associated documents in order to correct errors and/or improve clarity prior to the commencement of the consultation period.
- 2.3 That the Main Modifications and associated documents are approved for the purposes of public consultation.
- 2.4 That all representations received during the consultation period are reviewed by officers and submitted to the Inspector for her consideration prior to the publication of her final report.

3. Reasons for Recommendations and Background

3.1 Preparation of a new Local Plan commenced in 2017. The Local Plan (Strategic Policies and Site Allocations) sets out the strategic vision, objectives, and spatial strategy for the Borough, including the strategic planning policies that will guide future development. It establishes a framework to ensure that development accords with the principles of the National Planning Policy Framework (NPPF). Covering the period 2021 to 2040, the Plan identifies the main locations for growth, including site allocations to meet development requirements of 194 dwellings per annum (3,686 dwellings in total) and 70 hectares of employment land.

3.2 Once adopted, the new Plan will replace the saved elements of the 1996 Local Plan, and the 2012 Core Strategy. The two key documents representing the full Development Plan for Hyndburn will then be the new Local Plan (the subject of this report), and the existing Development Management DPD 2018, which contains local (non-strategic) policies. The Accrington Area Action Plan will also remain in force as part of the development plan for Hyndburn.

3.3 The Plan has been subject to several stages of public consultation between 2018 and 2024. Following approval by Council, it was submitted to the Secretary of State for examination in March 2025. An independent Inspector was appointed to examine the Plan, and Public Hearing Sessions were held between 16 and 25 September 2025.

3.4 Following the Hearing Sessions, officers prepared a Schedule of Actions and submitted additional evidence to address matters of soundness raised by the Inspector. On 27 November 2025, the Inspector issued a post-hearings letter setting out the next steps and identifying any remaining concerns. The principal matters arising from that letter are summarised below:

- The Inspector confirmed that the Council has met the statutory Duty to Cooperate, demonstrating effective and constructive engagement with relevant bodies on strategic planning matters.
- The Inspector was satisfied that there was no need to pause the examination pending the outcome of National Highways' funding bid for improvements to M65 Junction 8, which are required to support growth in the Huncoat area, including the Huncoat Garden Village strategic housing site.
- The Inspector concluded that three sites proposed for addition to the Green Belt (land north of Blackburn Road, Oswaldtwistle; John Street and Tinker Brook Allotments, Oswaldtwistle; and land south of Moorfield Industrial Estate, Clayton le Moors) should not be designated as Green Belt, as exceptional circumstances had not been demonstrated.
- The Inspector recommended the removal of housing allocation H4 (Land at Hopwood Street) due to concerns regarding deliverability and the absence of a realistic prospect of development within the plan period.
- Amendments were required to Policy SP6 (Centre Hierarchy, Strategy and Retail Provision) to more accurately reflect the role of Hyndburn Retail Park as a predominantly large-scale retail and leisure destination.

- An amendment was required to Policy SP10 (Housing Provision) to reduce the affordable housing requirement on brownfield sites from 20% to 10%, reflecting viability evidence indicating that the higher requirement would be unviable.

Main Modifications

3.5 The above modifications, as well as those put forward by the Council during the Examination, those put forward in response to representations made by objectors to the Plan and those in response to questions put to the Council by the Inspector during the Public Hearing Sessions, are set out in full in a Main Modifications Schedule at Appendix 2 to this report.

3.6 The Main Modifications cover a wide range of matters and vary in their extent, some amending or replacing a single word, and others replacing an entire policy or section of text. All of the Main Modifications are necessary to ensure that the Plan is sound and legally compliant.

Proposals Map

3.7 The Proposals Map illustrates the spatial application of policies within the Local Plan. While it is not subject to consultation in its own right, where Main Modifications necessitate changes to the Proposals Map, these are illustrated in a separate schedule for clarity (Appendix 3).

Additional Modifications

3.8 Alongside the Main Modifications that are deemed necessary by the Inspector, there are a number of other minor changes to the Plan, called 'Additional Modifications'. These changes include the correction of typographical errors and updating of matters of fact. These Additional Modifications have no material impacts on the policies of the Plan and do not fall within the scope of the Inspector during the Examination of the Local Plan.

3.9 It is however, proposed that the Additional Modifications and associated changes to the Proposals Map are published alongside the Main Modifications. The proposed Additional Modifications are included at Appendix 4 to this report.

Sustainability Appraisal and Habitats Regulation Assessment

3.10 Sustainability Appraisal (SA) and Habitat Regulation Assessment (HRA) processes are two of the key legal tests for plan making. They are an integral and iterative part of Local Plan preparation and help to inform each stage of the process.

3.11 The Main Modifications and Policies Map Changes at Appendices 2 and 3 of this report have been subject to SA and HRA by the Council and no significant adverse impacts have been found. SA and HRA addendums will be published alongside the Main Modifications.

Consultation Arrangements

3.12 Public consultation on the necessary Main Modifications is required for the Inspector to be satisfied that all interested parties, not just those who participated during the Hearing Sessions, have had a chance to comment on them. Comments are only invited on Main Modifications, which are put forward without prejudice to the Inspector's final conclusions on the Plan. This is

not an opportunity to re-open matters that were addressed or could have been addressed during the Hearing Sessions.

- 3.13 The proposed consultation will run for a six-week period and will include the issuing of a press release, notification of all consultees on the Local Plan consultation database and statutory bodies, and the publication of consultation materials online and at local libraries, in accordance with the Council's Statement of Community Involvement.
- 3.14 It is proposed that the consultation commences on Friday 23 January 2026 and closes on Friday 6 March 2026, although this may be subject to change.

Next Steps

- 3.15 All representations received on the Main Modifications will be collated by the Council and sent to the Inspector for her consideration. Once the Inspector has considered the representations, she will set out her recommendations in her Report, which the Planning Inspectorate will send to the Council for publication. The Council is then obliged by the Town and Country Planning (Local Planning) (England) Regulations 2012 to publish the Report as soon as reasonably practicable.
- 3.16 The Local Plan will then be prepared for adoption, implementing the recommendations set out in the Inspector's Report. The Council will then need to take a decision on whether to adopt the Local Plan.

4. Alternative Options considered and Reasons for Rejection

- 4.1 To date, the Council has undertaken significant work on the development of the emerging Local Plan. This includes undertaking the wide range of evidential studies, at significant cost, to allow the Plan to progress to this stage.
- 4.2 The preparation of a Local Plan is a statutory requirement, and Government policy expects all local planning authorities to have an up-to-date Plan in place. Failure to accept the Inspector's Main Modifications would prevent the Plan from being adopted and would likely necessitate its withdrawal.
- 4.3 Such an outcome would have the following consequences:
 - The Council would need to use the Government's Standard Method for calculating its annual local housing need. At present, for Hyndburn, this is 303 dwellings per year. This is greater than the figure contained in the new Local Plan (194 dwellings per year), although the NPPF requires a 20% buffer to be added where a housing requirement has been adopted in the last 5 years and is 80% or less than that Standard Method calculation. Therefore, upon adoption of the Plan, the Council's housing need would be 233 dwellings per year, still significantly less than the Standard Method calculation.

- The Council would be unable to demonstrate a five-year supply of deliverable housing land, increasing the risk of speculative and potentially unsustainable planning applications and reducing the Council's ability to resist inappropriate development.
- There would be no clear allocation of land for housing or employment development, risking under-delivery of homes and jobs.
- Delivery of key strategic sites, including Huncoat Garden Village, Altham Industrial Estate, and Whitebirk, could be jeopardised.
- There may be a risk of intervention by the Secretary of State.

5. Consultations

5.1 In accordance with legislative requirements, a wide range of stakeholders have been engaged throughout the preparation of the Local Plan. Six public consultations have been undertaken to date, alongside opportunities for participation during the Public Hearing Sessions held in September 2025.

6. Implications

Financial implications (including any future financial commitments for the Council)	<p>The recommendation will result in some future costs relating to the public consultation and costs to take the Plan through to adoption stage, although these costs have already been budgeted for.</p> <p>The Council has already incurred considerable costs linked to the Local Plan examination process and associated legal support to reach the current advanced stage.</p> <p>If the plan is not submitted it will be necessary to develop a financial strategy for the preparation of a new Plan for the Borough.</p>
Legal and human rights implications	N/a
Assessment of risk	There are several risks should Council not agree with the recommendation. See paragraph 4.3 of the report.
Equality and diversity implications <i>A Customer First Analysis should be completed in relation to policy decisions and should be attached as an appendix</i>	An Equality Impact assessment has been undertaken in support of the Local Plan.

to the report.

**7. Local Government (Access to Information) Act 1985:
List of Background Papers**

7.1 Report to Council – 16 January 2025 – [Submission of Local Plan for Examination](#)
Appendix 1 – [Inspector's post hearing letter, 27 November 2025](#)
Appendix 2 – Proposed Main Modifications to the Local Plan
Appendix 3 – Proposed Main Modifications to the Hyndburn Proposals Map
Appendix 4 - Proposed Additional Modifications to the Local Plan

8. Freedom of Information

8.1 The report does not contain exempt information under the Local Government Act 1972, Schedule 12A and all information can be disclosed under the Freedom of Information Act 2000.



EXAMINATION OF THE HYNDBURN LOCAL PLAN (STRATEGIC POLICIES AND SITE ALLOCATIONS) 2040

Inspector : Helen Hockenhull BA (Hons) B.PI MRTPI

Programme Officer : Tony Blackburn

Email: tony.blackburn@hyndburnbc.gov.uk

Adam Birkett
Head of Planning and Transportation
Hyndburn Borough Council
Scaitcliffe House,
Ormerod Street
Accrington
BB5 0PF

27 November 2025

Dear Mr Birkett,

EXAMINATION OF THE HYNDBURN LOCAL PLAN (STRATEGIC POLICIES AND SITE ALLOCATIONS) 2040

1. Further to the recent hearing sessions for the Hyndburn Local Plan held between 16 September and 25 September 2025, I write to set out the next steps for the Council in relation to the examination. I would first like to take this opportunity to thank the Council Officers for their constructive and helpful approach throughout the examination.
2. The Council prepared a Schedule of Actions following the hearing sessions and have produced a series of additional documents and evidence to address the soundness issues that I raised. These have been helpful.
3. This letter does not address all the issues discussed at the hearing sessions but rather focuses on the areas where I have soundness concerns or where the Council have requested guidance. For the avoidance of doubt, these matters are in addition to the modifications suggested and discussed at the hearing sessions.
4. My final conclusions regarding soundness and legal compliance will be set out in my report to be produced following consultation on the proposed Main Modifications (MMs).

Duty to cooperate

5. Following consideration of the submitted evidence, the discussion at the hearing and the Council's response to Action Point 2 (EL4.AP2) , I am satisfied that the duty has been met.

Huncoat Garden Village

6. We discussed at the hearing the need for improvements to the strategic road network to accommodate growth in the Huncoat area, namely improvements to junction 8 of the

M65, and the funding issues. These works are the subject of a RIS3 bid; the outcome of which is not likely to be available until March 2026. Helpfully National Highways attended the hearing and gave advice on how much development could come forward before the improvement works are implemented. As a result, I am satisfied that a pause in the examination to await the outcome of the bid is not necessary. As the Plan has been submitted under transitional arrangements and makes provision for less than 80% of the current standard method calculation of housing need, a review will be necessary on adoption of this Plan. Accordingly, should funding not be forthcoming, some limited development in the early plan period may still proceed and further growth in this area can be reassessed as part of the Local Plan review.

Green Belt

7. As submitted, the Local Plan proposes the addition of three new areas of Green Belt. At the hearing I requested further evidence on the exceptional circumstances to justify their inclusion. In the response to Action Points 7 and 8 (EL4.AP7,8,9), having considered paragraph 139 of the Framework, the Council have concluded that land north of Blackburn Road, Oswaldtwistle and John Street and Tinker Brook Allotments should not be included within the Green Belt. I concur. The Council have consequently put forward an amendment to the Policies Map.
8. In regard to the third site, land south of Moorfield Industrial Estate, an area of approximately 2.9 ha is proposed to be added to the Green Belt to the north of the motorway. New Green Belt should only be established in exceptional circumstances. I acknowledge that the Green Belt boundary in this location follows the line of pylons and does not form a defensible boundary. Therefore, an alteration of the boundary in this location to the edge of existing development would meet criterion f) of paragraph 143 of the Framework. However, I have had regard to paragraph 139, which sets out five criteria to be considered in the designation of new Green Belt. The evidence does not demonstrate that these are met. I am therefore not satisfied that there are exceptional circumstances to create new Green Belt in this location. An amendment should be made to the Policies Map accordingly.
9. At my request, the Council has provided document EL4.AP10, which sets out clearly the proposed amendments to the Green Belt boundary to take account of minor discrepancies that have come to light through digitalisation of the Policies Map. This is helpful to demonstrate that these very minor changes align the Green Belt boundary with the Borough boundary and the curtilage of existing residential properties thus creating defensible boundaries. These changes are justified, and I am satisfied that exceptional circumstances have been demonstrated.

Proposed Housing Allocations

Policy HP2: Land at Hopwood Street (H4)

10. The above site is allocated for 50 dwellings anticipated to come forward towards the latter part of the plan period. I have concerns that the site is not developable. It was allocated for housing in the 1996 Local Plan. Planning permission for residential use was granted in 2018 but has expired and there have been no further applications or pre application discussions. There is no information or update from the landowner. Whilst the site may be in a suitable location for housing, due to its topography there will be technical issues to resolve. Based on the evidence, I am not satisfied that there is a realistic prospect of the site coming forward. Unless the Council are able to provide

further evidence to demonstrate developability, the allocation should be removed from the Plan.

Ringstonhalgh Farm

11. After discussion at the hearing, I indicated that I would undertake a further visit to this site to assess whether or not the north-west site boundary as proposed, formed a defensible boundary to the Green Belt and whether the allocation should be extended further north to the existing hedgerow field boundary. The proposed boundary of the allocation forms a well-established public footpath bounded for the most part by post and wire fencing. With appropriate treatment it can provide a defensible boundary and become a new settlement edge. I therefore consider the extent of the allocation as proposed to be appropriate and sound. Extending the site further north, would require further Green Belt release, which would require justification and a demonstration of exceptional circumstances.

Policy SP6 Centre Hierarchy, Strategy and Retail Provision.

12. At the hearing I indicated I would consider the proposed retail hierarchy set out in the above policy. For the reasons I shall set out in my report, I find that the retail hierarchy is appropriate and justified. I do not consider that the policy is unsound with Hyndburn Retail Park defined as 'another commercial location' in part 3 of the policy rather than as a retail centre in its own right.

13. It was agreed at the hearing that the description of Hyndburn Retail Park as a predominantly bulky goods retail destination was incorrect having regard to the uses currently operating. In response to Action Point 5 (EL4.AP5), the Council has put forward a MM to Policy SP6 and also Policy SP31. These modifications would rectify this inaccuracy and are necessary for soundness.

Policy SP10 Housing Provision (including affordable housing)

14. Policy SP10 requires a contribution of 20% affordable housing on all sites of 10 dwellings or more or with a site area of 0.5 hectares. In relation to brownfield sites, the viability evidence (Ref HBC2.006) suggests that this would be unviable and recommends a contribution of 10%. I acknowledge that the Policy has some flexibility and subject to a viability demonstration would permit a lower contribution. However, to ensure the Plan is positively prepared and effective, I conclude that the Policy should be amended, and a 10% contribution be required on brownfield sites.

Next steps

15. As discussed with the Council at the conclusion of the hearing, work may continue on a schedule of MMs. This schedule should be based on the modifications suggested by the Council, those discussed during the hearing, and any required in response to this letter.

16. Once the schedule has been finalised, it will need to be published for consultation for a minimum period of 6 weeks. I will consider any representations made in response to that consultation as part of my examination of the Plan.

17. The schedule is likely to require sustainability appraisal and appropriate

assessment under the Habitats Regulations. That work should be carried out prior to the public consultation and the documents published alongside the schedule of MMs.

18. Whilst outside the scope of the examination, it would be appropriate for a schedule of changes to the adopted Policies Map, and any additional modifications that the Council intends to make to the Plan, to be published at the same time as the schedule of MMs. These documents as well as the MM schedule and the revised SA and HRA should be agreed with me before consultation.
19. I am not inviting comments on the conclusions reached in this letter. The consultation on the schedule of MMs will provide an opportunity for any further representations.
20. Please upload this letter on to the website as an examination document. If you have any queries, please contact me through the Programme Officer.

Yours sincerely,

Helen Hockenhull

INSPECTOR

Proposed Main Modifications to the Hyndburn Local Plan

January 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.

Ref	Issue	Page/Policy/Para and section of Publication Local Plan (HBC1.001)	Amendment	Reason for Change																												
0	Table i: Local Plan Areas and development projections	Table i: Local Plan Areas and development projections, Executive Summary, page iii	<p>Table i: Local Plan Areas and development projections</p> <table border="1"> <thead> <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)²</th> </tr> </thead> <tbody> <tr> <td>Accrington (Central), Baxenden and Church</td> <td>171</td> <td>373</td> <td>0</td> </tr> <tr> <td>Clayton-le-Moors and Altham</td> <td>46 173 46</td> <td>448 21 21</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> </tbody> </table> <p>* sites which have or have previously had planning permission for housing or are under construction as of the start of the Plan period (minus any completions since start of Plan period, as of 01/04/2023)</p>	Local Plan Area	Projected Housing delivery (no. of dwellings) on site allocations	Projected Housing delivery and completions (no. of dwellings) on committed* sites	Employment allocations (new): gross site area (approx. hectares) ²	Accrington (Central), Baxenden and Church	171	373	0	Clayton-le-Moors and Altham	46 173 46	448 21 21	51.6	Great Harwood	0	336	0	Huncoat	1,558	88	0	Oswaldtwistle and Knuzden	301	161	0	Rishton and Whitebirk	288	94	42.8	Figures updated to 2024.
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0		Page iii, Table i : Local Plan Areas and development projections	<p>Clayton-le-Moors and Altham</p> <p>Projected Housing delivery (no. of dwellings) on site allocations 173 46</p> <p>Projected Housing delivery and completions (no. of dwellings) on committed* sites 21 148</p>	Adjusted housing numbers to remove site H10 (Clayton Triangle) as the site is under development.																												
0	Neighbourhood Plans	Page 2, paragraaf 1.4, Introduction text.	<u>New paragraph under 1.4, ("There are currently no neighbourhood plans in Hyndburn" has been moved down from paragraph 1.4).</u>	Added for effectiveness.																												

		.	<u>1.5</u> There are currently no neighbourhood plans in Hyndburn. <u>Where a simple majority of people voting in a public referendum are in favour of adopting a neighbourhood plan, it will become part of the Development Plan. Its policies can then be used to determine applications for planning permission within the area it covers.</u>	
4	Vision and Strategic objectives	Page 4, paragraph 2.1, Vision and Strategic objectives, The Vision for Hyndburn	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 towns, its diverse communities, its landscape setting, environmental credentials, including <u>a high quality built and historic environment</u> , a healthy natural environment and its response to climate change, and the special qualities of Huncoat Garden Village.	Added for effectiveness.
9	Vision and Strategic objectives Strategic Objective 4	Page 9, Strategic Objective 4, Vision and Strategic objectives.	To Conserve and, where appropriate, enhance a valued urban, <u>and</u> rural <u>and historic</u> environment that is ready to address the causes and effects of climate change.	Added for effectiveness.
20	Policy SP1: The Spatial Development Strategy	Page 20, Policy SP1: The Spatial Development Strategy	4) Sufficient land will be made available in the Borough to meet the identified requirement for employment land over the Plan period of <u>approximately</u> 70 hectares.	Added for effectiveness.
29	SP3 Planning Obligations	Page 29-30, 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 <u>paragraph 57 of the NPPF</u> .	Amended for effectiveness.
29	SP3 Planning Obligations	Page 29-30, 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.
29	General	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.
33	Strategic	Page 33, para 4.18	4.18 It is proposed to produce detailed Masterplans for the two strategic employment sites at Whitebirk and	Amended for

	Employment Site Masterplans	Strategic Employment Site Masterplans	Altham. When finalised, future development must be based on the provisions of these Masterplans and <u>have regard</u> to recommendations within them.	effectiveness.																																																
34	Policy SP4 The Economy and Town Centres	Page 34, Policy SP4 The Economy and Town Centres	1) The Council will make provision for <u>approximately</u> 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.																																																
34	Policy SP4 The Economy and Town Centres	Page 34, Policy SP4 The Economy and Town Centres	2) The Council will monitor the proportion of B2 and B8 uses and the proposed number of jobs coming forward on these sites.	Amended for effectiveness.																																																
34	Policy SP4 The Economy and Town Centres	Page 34, Policy SP4 The Economy and Town Centres	3) Land to the East of Altham Lane, between the East Lancashire Railway and M65 Motorway at Huncote (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.	Removed for duplication of Policy SP2 parts 5 and 6																																																
35	Policy SP4 Employment Provision and Strategic Sites	Page 35, Policy SP4 The Economy and Town Centres, Table 1.	<table border="1"> <thead> <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><u>Indicative Net Developable Site Area (ha) - approx</u></th> </tr> </thead> <tbody> <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><u>4.4</u></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><u>1.7</u></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><u>36.8</u></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><u>2.28</u></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><u>8.73</u></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><u>18.56</u></td> </tr> <tr> <td></td> <td></td> <td>TOTAL</td> <td></td> <td>94.4*</td> <td><u>72.74</u></td> </tr> </tbody> </table>	Site Ref.	Prev. Site Ref.	Site Name	Local Plan area	Gross Site Area (ha) – approx.	<u>Indicative Net Developable Site Area (ha) - approx</u>	EMP1	250	Land west of J7 Business Park	Clayton-le-Moors and Altham	4.4	<u>4.4</u>	EMP2	172	Moorfield Industrial Estate	Clayton-le-Moors and Altham	1.7	<u>1.7</u>	EMP3	267	Land to S. of Altham Business Park	Clayton-le-Moors and Altham	45.5	<u>36.8</u>	EMP4	228	Land between Blackburn Rd and M65 slipway	Rishton and Whitebirk	4.0	<u>2.28</u>	EMP5	229	Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway	Rishton and Whitebirk	18.1	<u>8.73</u>	EMP6	230	Land N. of railway line between Sidebeet Lane and Leeds & Liverpool Canal	Rishton and Whitebirk	20.7	<u>18.56</u>			TOTAL		94.4*	<u>72.74</u>	Amended for effectiveness.
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36	Policy SP5 Protection, Modernisation and Development of Employment sites	Page 36-37, Policy SP5 Protection, Modernisation and Development of Employment sites, Section 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 <u>the basis</u> a framework for determining planning applications. <u>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.</u>	Amended for effectiveness. Point 5 of policy merged with point 1 to aid clarity.
36	Policy SP5 Protection, Modernisation and Development of Employment sites	Page 36-37, Policy SP5 Protection, Modernisation and Development of Employment sites, Section 4.	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 <u>favourably</u> <u>flexibly</u> than proposals for residential use. The development of retail uses on employment sites will not be supported.	To avoid contradiction and aid clarity.
36	Policy SP5 Protection, Modernisation and Development of Employment sites	Page 36-37, Policy SP5 Protection, Modernisation and Development of Employment sites, Section 4.	6) 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.	Amended for effectiveness.
37	Policy SP5 Protection, Modernisation and Development of Employment sites	Page 37, Policy SP5 - Protection, Modernisation and Development of Employment Sites, Section 4, footnote 46.	46. for example retail or leisure uses	To avoid contradiction and aid clarity
37	Policy SP5 Protection, Modernisation and Development of Employment sites	Page 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 49 for at least <u>18</u> <u>12</u> months.	Amended for effectiveness.
39	Policy SP6 Centre Hierarchy, Strategy and Retail Provision	Page 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 <u>defined</u> town and local centres	Amended for effectiveness.
39	Policy SP6 Centre	Page 39, Policy SP6 Centre		Amended for

	Hierarchy, Strategy and Retail Provision	Hierarchy, Strategy and Retail Provision,	The Peel Centre (Whitebirk)	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	clarity.
43	Policy SP7 Accrington Town Centre	Page 43, Policy SP7 Accrington Town Centre, part 2.	2) Developments affecting a heritage asset should <u>sustain</u> <u>conserve</u> 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.	
46	Policy SP8 Open Space Provision	Page 48— <u>46</u> , Policy SP8 Open Space Provision, part 1b.	b) Protect and enhance existing open space provision in accordance with <u>Paragraph 99 of the NPPF</u> and with criteria set out in Policy DM21.	Amended for effectiveness.	
48	Policy SP9 Provision of Community Facilities	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 <u>or change of use</u> , 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 <u>paragraph 99 of NPPF</u> will be applicable.	Amended for effectiveness.	
49	Policy SP9 Provision of Community Facilities	Page 49, Policy SP9 Provision of Community Facilities, supporting text.	New paragraph below paragraph number 5.9: <u>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.</u>	Added for soundness and following comments from Sports England at the Reg19 consultation.	
50	Policy SP10: Housing Provision (including affordable housing)	Page 50-51,-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 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.	
51	Policy SP10:	Page 50-51, <u>52</u> Policy	Table amended to remove Clayton Triangle H10 and Land at Hopwood Street and take overall housing allocation	Factual update	

	Housing Provision (including affordable housing)	SP10: Housing Provision (including affordable housing), Table 2	figure from 2,491 to 2,314.	to aid clarity.
55	Policy SP10: Housing Provision (including affordable housing)	Page 55, Figure 5: Hyndburn Borough housing trajectory 2021-2040, Explanatory text for Policy SP10: Housing Provision (including affordable housing)	An updated housing trajectory will be added to Figure 5.	Amended for effectiveness.
56	Affordable Housing	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% is considered to remain an appropriate starting point for affordable housing requirements in this plan. 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. <u>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.</u>	Amended for effectiveness.
62	Policy SP12 Gypsy and Traveller and Travelling Showpeople Provision	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 <u>2040</u> <u>2037</u> by:	Factual update to aid clarity.
62	Policy SP12 Gypsy and Traveller and Travelling Showpeople Provision	Page 62, Policy SP12 Gypsy and Traveller and Travelling Showpeople Provision, Part 1b.	1b) protecting existing permanent sites which are authorised for Gypsy and Traveller and Travelling Showpeople use. <u>These are identified on the policies map.</u>	Amended for effectiveness.
62 Page 45	Policy SP12 Gypsy and Traveller and Travelling Showpeople	Page 62, Policy SP12 Gypsy and Traveller and Travelling Showpeople Provision, Part 4.	<u>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.</u>	Amended for effectiveness.

Provision				
63	Policy SP12 Gypsy and Traveller and Travelling Showpeople Provision	Page 63, para 6.32, Policy SP12 Gypsy, Traveller and Travelling Showpeople Provision, Supporting text.	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. <u>The GTAA identified a cultural need of 53 pitches pitches over the period 2020/21 to 2039/40.</u> No requirement for travelling showperson plots was identified.	Amended for effectiveness.
65	Policy SP13 Climate Change and Sustainable development	Page 65, Policy SP13 Climate Change and Sustainable development, part a	The Council propose the following main modification to Policy SP13: <i>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;</i>	Amended for effectiveness.
65	Policy SP13 Climate Change and Sustainable development	Page 65, Policy SP13 Climate Change and Sustainable development, part g	G 7. Improving water efficiency standards by incorporating measures to recycle and conserve water resources via on-site attenuation;	Amended for effectiveness.
65	Policy SP13 Climate Change and Sustainable development	Page 65, Policy SP13 Climate Change and Sustainable development, part p	<u>p. 16. Ensuring the safeguarding of the long-term capability of the best and most versatile agricultural land (Grades 1, 2 and 3a).</u>	Amended for effectiveness.
71	Policy SP14: Green Infrastructure	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 <u>any Local Nature Recovery Strategies and</u> an eventual Nature Recovery Network ⁸⁷) <u>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.</u> Where developments are within, or in close proximity to, the Green Infrastructure network they will be expected to contribute towards its protection and enhancement.	Amended for effectiveness.
74	SP16 Natural Environment Enhancement	Page 72 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.
74	SP16 Natural Environment Enhancement	Page 72, 74 SP16 Natural Environment Enhancement, part 1b	1c. Secures a minimum of 10% measurable biodiversity net gain <u>Complies with the statutory Biodiversity Net Gain requirements</u> and ensures that on-going management measures are in place; and"	Amended for effectiveness.

74	SP16 Natural Environment Enhancement	Page 72, 74 SP16 Natural Environment Enhancement, part 1d	1d. Contributes towards an effective ecological network through <u>the</u> expansion and re-connection of environmental resources, <u>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 Green Infrastructure, particularly where such improvements would complement local regeneration priorities and improvements to health and well-being.</u>	Amended for effectiveness.
75	SP16 Natural Environment Enhancement	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. <u>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 habitats both for nature and wider environmental goals; and Co-ordinating agreement of a local list of biodiversity priorities to inform nature recovery.</u>	Additional text requested by the Natural England.
76	SP16 Natural Environment Enhancement	Page 75 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. <u>Development should seek to provide a minimum of 10% measurable biodiversity net gain</u> <u>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</u> 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. <u>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.</u>	Additional text requested by the Natural England.
Page 47	Policy SP17	Page 76, Policy SP17	1) In order to contribute towards an increase in the use and supply of renewable energy the development of renewable energy <u>within areas of search</u> will be supported provided that measures are taken to avoid and,	Amended for

	Renewable energy	Renewable energy, Part 1.	where appropriate, mitigate negative impacts arising from the construction and operation of the development.	effectiveness.
76	Policy SP17 Renewable energy	Page 76, 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.
80	Policy SP19 Heritage	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. <u>Applications for proposals that affect heritage assets (designated and non-designed) and their setting should be supported by a Heritage Statement.</u>	Updated to include address comments made by Heritage England and add clarity
80	Policy SP19 Heritage	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.	Removed for soundness and clarity as inconsistent with the NPPF.
83	Policy SP20 Environmental Amenity and Air Quality	Page 83, Policy SP20 Environmental 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.
84	Policy SP21 The Leeds and Liverpool Canal	Policy SP21 The Leeds and Liverpool Canal, page 84, part 1 i.	1 i) <u>Promote opportunities to sustain and enhance the significance of the Church Canalside Conservation Area, statutory listed buildings and locally listed buildings.</u>	Amended for effectiveness.
85	Policy SP21 The Leeds and Liverpool Canal	Page 85, Policy SP21 The Leeds and Liverpool Canal, explanatory text.	7.66 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. <u>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</u>	Updated to include address comments made by Heritage England and add clarity,

			<u>associated with bleaching, dyeing and Calico Calico-printing are of distinctive character and particular attention should be paid to their conservation.</u>	
90	Policy SP23: Sustainable and safe transport	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.
90	Policy SP23: Sustainable and safe transport	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 <u>or other grant funding mechanisms</u> and secured through the use of appropriate legal agreements.	Amended for effectiveness.
95	Policy SP25 Development in rural areas.	Page 95, Policy SP25 Development in rural areas, part 3.	3) In areas designated as Countryside Areas, there will be a general presumption against proposals for new development, unless they are in accordance with Policy SP1: The Spatial Development Strategy. Development in Countryside rural areas Areas 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.	Added for effectiveness.
96	Policy SP25 Development in rural areas.	Page 95-96, 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
98	Policy SP26 Accrington (Central), Baxenden and Church	Page 98, Policy SP26 Accrington (Central), Baxenden and Church	<u>New section under section 2 (subsequent numbers move up):</u> <u>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.</u>	Updated to address comments made by Historic England and add clarity
100	Policy SP26 Accrington (Central), Baxenden and Church	Page 100, Policy SP26 Accrington (Central), Baxenden and Church, supporting text	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. <u>New paragraph after paragraph 10.9:</u> <u>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</u>	Updated to address comments made by Historic England and add clarity

			<p><u>proposals are expected to be accompanied by an appropriate evidence-based assessment of the heritage context to ensure that the impact of the proposals are clearly understood.</u></p>	
102	Policy SP27 Clayton-le-Moors and Altham	Page 100, 102 , Table 7 Policy SP27: Clayton-le-Moors and Altham	<p>1) Land is identified for delivery of 194 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:</p> <ul style="list-style-type: none"> a. H8 Lower Barnes Street b. H9 Ringstonhalgh Farm c. H10 Clayton Triangle 	Adjusted housing numbers to remove site H10 (Clayton Triangle) as the site has planning permission and is under development.
102	Policy SP27 Clayton-le-Moors and Altham	Page 102, Policy SP27: Clayton-le-Moors and Altham, part 3.	<p><u>New section after section 2 – all subsequent numbers move up:</u></p> <p><u>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.</u></p>	Updated to reference the Heritage Impact assessment and add clarity.

103	Policy SP27 Clayton-le-Moors and Altham	Page 102 ¹⁰³ , Policy SP27: Clayton-le-Moors and Altham	<p>Table 7 Housing delivery and Employment Allocations in Clayton-le-Moors and Altham 2021-2040:</p> <table border="1"> <thead> <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> </thead> <tbody> <tr> <td colspan="5">Housing Delivery</td></tr> <tr> <td>H8</td><td>117</td><td>Lower Barnes Street</td><td>0.54</td><td>15</td></tr> <tr> <td>H9</td><td>48.1</td><td>Ringstonhalgh Farm*</td><td>1.13</td><td>31</td></tr> <tr> <td>H10</td><td>204</td><td>Clayton Triangle*</td><td>2.54</td><td>127</td></tr> <tr> <td></td><td></td><td>Completions since start of Plan period</td><td></td><td>227</td></tr> <tr> <td></td><td></td><td>Existing commitments (as of 01/04/23)</td><td></td><td>49121</td></tr> </tbody> </table> <p style="text-align: right;">108</p> <p style="text-align: center;">Hyndburn Local Plan 2040 (Strategic Policies and Site Allocations): Publication (Pre-submission) – February 2024</p> <table border="1"> <tr> <td></td><td style="text-align: center;">Total dwellings in Plan period</td><td style="text-align: right;">194</td></tr> </table>	Site Ref.	Prev. Site Ref.	Site Name	Gross Area (Ha)	No. of Dwellings	Housing Delivery					H8	117	Lower Barnes Street	0.54	15	H9	48.1	Ringstonhalgh Farm*	1.13	31	H10	204	Clayton Triangle*	2.54	127			Completions since start of Plan period		227			Existing commitments (as of 01/04/23)		49121		Total dwellings in Plan period	194	Table amended to adjust housing numbers for the removal of site H10 (Clayton Triangle) as the site has planning permission and is under development.
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105	Policy SP28 Great Harwood	Page 105, Policy SP28 Great Harwood, part 4.	<p>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.</p>	Updated to include address comments made by Heritage England and add clarity.																																						
106	Policy SP28 Great Harwood	Page 106, Policy SP28 Great Harwood, supporting text.	<p>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.</p>	Updated to address comments made by Historic England and add clarity.																																						
107	Policy SP29 Huncoat	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.																																						

107	Policy SP29 Huncoat	Page 107, Policy SP29 Huncoat, Part 3 and 4. and 5	<p>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.</p> <p>4. An indicative location for a new local centre has been identified.</p> <p>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.</p>	Removed as moved to SP2 where it is relevant.
107	Policy SP29 Huncoat	Page 107, Policy SP29 Huncoat, N/A.	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 and add clarity.
107	Policy SP2 Huncoat Garden Village	Page 24-28, 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 <u>have regard to</u> .	Amended for effectiveness.
107 Page 52	Policy SP2 Huncoat Garden Village	Page 24-28, 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.

108	Policy SP2 Huncoat Garden Village	Page 24-28, Policy SP2 Huncoat Garden Village, Part 2c.	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; <u>linking new development to the existing train station.</u>	Amended for effectiveness.
108	Policy SP2 Huncoat Garden Village	Page 24-28, 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
108	Policy SP2 Huncoat Garden Village	Page 24-28, Policy SP2 Huncoat Garden Village, Part 3h.	<u>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.</u>	Updated to include reference to the Heritage Impact assessment and add clarity.
108	Policy SP2 Huncoat Garden Village	Page 24-28, 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 <u>of</u> 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.
108	Policy SP2 Huncoat Garden Village	Page 24-28, Policy SP2 Huncoat Garden Village, Part 8d.	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.
108	Policy SP2 Huncoat Garden Village	Page 24-28, 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. <u>This will be funded outside of the HGV development.</u> 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.
108	Policy SP2 Huncoat Garden Village	Page 24-28, Policy SP2 Huncoat Garden Village, Part 8g.	8 g. Be guided by developer led site specific FRAs which avoid areas of flood risk <u>from all sources</u> . 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	Amended for effectiveness.

			landscaped, <u>multi-functioned</u> and designed to provide treatment, enhance biodiversity <u>and amenity</u> , 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.	
108	Policy SP2 Huncoat Garden Village	Page 24-28, 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 <u>must</u> should make provision for any phasing arrangements necessitated by the provision of infrastructure.	Amended for effectiveness.
108	Policy SP2 Huncoat Garden Village	Page 24-28, Policy SP2 Huncoat Garden Village, Part 8i-j.	<p>i. Surface water drainage options must be considered and discounted in the following order:</p> <p>i. into the ground (infiltration);</p> <p>ii. to a surface water body;</p> <p>iii. to a surface water sewer, highway drain, or other system;</p> <p>iv. to a combined sewer.</p> <p>j. Wastewater options must be considered and discounted in the following order:</p> <p>i. connection to a public foul sewer;</p> <p>ii. connection to an on-site package treatment plant;</p> <p>iii. connection to a septic tank.</p>	Removed as duplicates Policy SP13.
108	Policy SP2 Huncoat Garden Village	Page 24-28, Policy SP2 Huncoat Garden Village, N/A.	<u>10) 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.</u>	Added for soundness and clarity and to address points raised by National Highways.
108	Policy SP2 Huncoat Garden Village	Page 24-28, 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 <u>in accordance with with reference to</u> the requirements of the HGV Masterplan and the Design Code,	

			including arrangements for their future maintenance.	
110	Policy SP30 Oswaldtwistle and Knuzden	Page 110, Policy SP30: Oswaldtwistle and Knuzden, part 2	2) Oswaldtwistle Town Centre will continue to function as an important service centre for the residents of the town and the wider rural hinterland <u>providing local shops and services</u> . The tourist attraction of Oswaldtwistle Mills will be supported where it can help to support the vitality and viability of the town centre.	Added for effectiveness.
110	Policy SP30 Oswaldtwistle and Knuzden	Page 110, Policy SP30: Oswaldtwistle and Knuzden	<u>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.</u>	Updated to include reference to the Heritage Impact assessment.
112	Policy SP31 Rishton and Whitebirk	Page 112, Policy SP31 Rishton and Whitebirk	4) The Council will support the Peel Centre (Whitebirk) as a <u>large scale retailing and leisure</u> 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 <u>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.</u>	Amended for effectiveness.
112	Policy SP31: Rishton and Whitebirk	Page 112, Policy SP31 Rishton and Whitebirk	<u>Xvi. 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.</u>	Additional text requested by United Utilities in the Reg19(2) consultation.
114	Minor Amendment	Page 114, para.10.65, Explanatory text Policy SP31	10.65 Although Rishton is comparatively small, there are three primary schools and one secondary school (<u>Norden High School and Sports College</u> <u>Hyndburn Academy</u>). There are no secondary schools in Great Harwood or Clayton-Le-Moors and for this reason <u>Norden High School</u> <u>Hyndburn Academy</u> attracts pupils from a comparatively wide catchment.	Factual update
115	Policy SP31: Rishton and Whitebirk	Page 115, para 10.70 10.71 Policy SP31 Rishton and Whitebirk	10.70-10.71 The Peel Centre will be supported to retain its status as <u>a large scale predominantly bulky goods-retailing and leisure</u> 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.

116	Policy EP1 Land to the S of Altham Business Park (EMP3)	Page 116, Policy EP1: Land to S. of Altham Business Park (EMP3)	1) Adherence <u>Have regard</u> to any <u>adopted</u> agreed Masterplan for the site.	Amended for effectiveness.
116	Policy EP1 Land to the S of Altham Business Park (EMP3)	Page 116, Policy EP1: Land to S. of Altham Business Park (EMP3)	<u>iii. 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.</u>	Updated to include findings of the HER archaeological report.
116	Policy EP1 Land to the S of Altham Business Park (EMP3)	Page 116, Policy EP1: Land to S. of Altham Business Park (EMP3)	<u>iv. Sustain and enhance</u> preserving the character <u>significance</u> and setting of the Grade II listed Canal Bridge (Altham Bridge), <u>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.</u>	Updated to include findings of the HER archaeological report.
116	Policy EP1 Land to the S of Altham Business Park (EMP3)	Page 116, Policy EP1: Land to S. of Altham Business Park (EMP3)	<u>vii.viii.</u> New development must incorporate <u>appropriate</u> large scale buffer planting throughout to break up the mass of new buildings, and connect into existing green infrastructure.	Amended for effectiveness.
116	Policy EP1 Land to the S of Altham Business Park (EMP3)	Page 116, Policy EP1: Land to S. of Altham Business Park (EMP3)	<u>viii.ix.</u> The impact of the height of all proposed buildings should be considered and the height of buildings should be <u>reduced</u> restricted in the upper parts of the developable area to prevent new structures rising above the skyline and blocking views northwards.	Amended for effectiveness.
116	Policy EP1 Land to the S of Altham Business Park (EMP3)	Page 116, Policy EP1: Land to S. of Altham Business Park (EMP3)	<u>x.xi.</u> 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.
116	Policy EP1 Land to the S of Altham Business Park (EMP3)	Page 116, Policy EP1: Land to S. of Altham Business Park (EMP3)	<u>xii. xiii.</u> - The existing pond to the east of the site should be retained and <u>no planning permission to develop this part of the site should</u> <u>will</u> <u>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,</u> there is <u>may be</u> 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.

116	Policy EP1 Land to the S of Altham Business Park (EMP3)	Page 116, Policy EP1: Land to S. of Altham Business Park (EMP3)	xiii. Existing hedgerows and trees, including those along Altham Lane, should be retained protected and reinforced throughout the site. <u>Where this cannot be achieved development proposals will be expected to comply with part 4 of Policy DM17 .</u>	Amended for effectiveness.
117	Policy EP1 Land to the S of Altham Business Park (EMP3)	Page 117, Policy EP1: Land to S. of Altham Business Park (EMP3)	<u>xiii. xv. Development should allow for an appropriate buffer to ancient woodland to the east and west of the site.</u>	To take account of changes in Natural England's 2025 update to the 'Ancient Woodland' layer.
117	Policy EP1 Land to the S of Altham Business Park (EMP3)		<u>xxi. Applications should include a transport assessment of the proposed impacts of development</u>	Amended for effectiveness.
118	Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	Page 118, Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	i. <u>Have regard</u> Adherence to any <u>adopted</u> 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.
118	Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	Page 118, Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	iv. <u>Sustain and enhance</u> Preserving the <u>significance</u> character and setting of the two Grade II listed buildings (Whitebirk Moss Farm and Whitebirk North Cottage) opposite the site <u>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.</u>	Updated to include reference to the Heritage Impact assessment and add clarity.
118	Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	Page 118, Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	v. The <u>tallest</u> largest buildings on the site should be set back from the road.	Amended for effectiveness.
118	Policy EP2: Land between Blackburn	Page 118, Policy EP2: Land between Blackburn Rd and	<u>Viii. 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</u>	Additional text requested by

	Rd and M65 slipway (EMP4)	M65 slipway (EMP4)	<u>design, masterplanning and drainage details for the site”</u>	United Utilities in the Reg19(2) consultation.
118	Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	Page 118, Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	xii. 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.
119	Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	Page 119, Policy EP2: Land between Blackburn Rd and M65 slipway (EMP4)	<u>xiv. Proposals should include a Transport Assessment to assess the impacts of development on the local and strategic road networks.</u>	Amended for effectiveness.
119	EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Page 119, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	i. <u>Have regard</u> Adherence to any <u>adopted</u> 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.
119	EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Page 119-120, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	iv. <u>Sustain and enhance</u> Preserving the <u>significance setting</u> 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 <u>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.</u>	Updated to include reference to the Heritage Impact assessment and add clarity.
119	EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Page 119-120, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	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 <u>adopted</u> masterplan to achieve this.	Amended for effectiveness.

119	EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Page 119-120, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	vii. <u>New linear planting</u> The creation of <u>an appropriate scale along large scale woodland shelter belt along Side Beet Lane</u> the eastern edge of the site.	Amended for effectiveness.
119	EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Page 119-120, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	x. The remaining hedgerow on the north of the site should be retained and other existing hedge boundaries should be considered as plot boundaries <u>and strong blocks of new planting should be incorporated throughout the development, where possible.</u>	Amended for effectiveness.
119	EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Page 119-120, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	<u>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.</u>	Additional text requested by United Utilities in the Reg19(2) consultation.
119	EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Page 119-120, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	<u>xiii.</u> Building heights within the immediate canal corridor and adjacent to Sidebeet Lane should consider <u>smaller scale development</u> be limited in height to reduce landscape impacts.	Amended for effectiveness.
119	EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Page 119-120, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	<u>xviii. Development should have regard to the overhead transmission lines crossing the site, ensuring that any impacts are adequately mitigated.</u>	Amended for effectiveness.
120	EP3: Land between Blackburn Rd, Sidebeet Lane,	Page 120, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds	<u>xix.</u> The plantation woodland in the northwest corner of the site should be protected and retained as important green infrastructure and potentially made accessible as <u>a recreational space for employees. Other existing</u>	Amended for effectiveness.

	Leeds & Liverpool Canal and railway (EMP5)	& Liverpool Canal and railway (EMP5)	<u>trees should must be protected and retained.</u>	
120	EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Page 120, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	<u>xvii. New planting in and around the proposed industrial estate should be designed to enhance biodiversity and provide a mix of habitats.</u>	Added for effectiveness.
120	EP3: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	Page 120, Policy EP2: Land between Blackburn Rd, Sidebeet Lane, Leeds & Liverpool Canal and railway (EMP5)	<u>xxiii. Proposals should include a Transport Assessment to assess the impacts of development on the local and strategic road networks.</u>	Added for effectiveness.
120	Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	Page 120-122, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	i. <u>Have regard</u> Adherence to any <u>adopted</u> agreed- for the site.	Amended for effectiveness.
120	Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	Page 120-122, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	iv. <u>Sustain and enhance</u> Preserving the <u>significance</u> 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 <u>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.</u>	Updated to include reference to the Heritage Impact assessment and add clarity.
120	Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	Page 120-122, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	<u>xiii. 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.</u>	Additional text requested by United Utilities in the Reg19(2) consultation.

120	Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	Page 120-122, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	<u>xiii.</u> <u>xiv.</u> Development should have regard to the overhead transmission lines crossing the site, ensuing that any impacts are adequately mitigated.	Added for effectiveness.
120	Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	Page 120-122, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	<u>xvi.</u> <u>xviii.</u> Primary access <u>will</u> 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.
120	Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	Page 120-122, Policy EP4: Land north of railway line between Sidebeet Lane and Leeds & Liverpool Canal (EMP6)	<u>xix.</u> <u>xxii.</u> Proposals should include a Transport Assessment to assess the impacts of development on the local and strategic road networks.	Added for effectiveness.
122	Policy HP1 Land at Charter Street (H2)	Page 122-123, Policy HP1 Land at Charter Street (H2)	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.
122	Policy HP1 Land at Charter Street (H2)	Page 122-123, Policy HP1 Land at Charter Street (H2)	i. 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.
123	Policy HP2: Land at Hopwood St. (H4)	Page 124, <u>123</u> Policy HP2: Land at Hopwood St. (H4)	<u>iv.</u> Possible archaeology should be investigated <u>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.</u>	Amended for effectiveness.
123	Policy HP2: Land at Hopwood St. (H4)	Page 124 <u>123</u> , Policy HP2: Land at Hopwood St. (H4)	<u>"Viii. 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"</u>	Additional text requested by United Utilities in the Reg19(2)

				consultation.
124	Policy HP3 Land N of Sandy Lane. (H7)	Page 124, Policy HP3: Land N. of Sandy Lane (H7) iii	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 <u>and reflect the rural setting of the site</u> . Any retaining features should be designed to reflect the rural setting of the development. <u>An alternative access to Sandy Lane should also be investigated</u> .	Amended for effectiveness.
124	Policy HP3 Land N of Sandy Lane. (H7)	Page 124, Policy HP3: Land N. of Sandy Lane (H7) iii	iii. <u>Possible archaeology should be investigated</u>	Factual update – HER found that the site has recently been excavated and no archaeological interest remains.
124	Policy HP4 Rinstonhalgh Farm (H9)	Page 124, Policy HP4: Rinstonhalgh Farm (H9), part ii	ii. The existing access track will need to be upgraded to accommodate vehicular access to the site but be treated sensitively, minimising the surbanisation/urbanisation of this footpath ; as the access road is a PROW, this link should be prioritised and enhanced for pedestrians and cyclists.	Amended for effectiveness.
125	Policy HP4 Rinstonhalgh Farm (H9)	Page 125, Policy HP4: Rinstonhalgh Farm (H9)	<u>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.</u>	Updated to include findings of the HER archaeological report.
125	Policy HP5: Clayton Triangle (H10)	Page 125-126 Policy HP5: Clayton Triangle (H10)	<p>Policy HP5: Clayton Triangle (H10)</p> <p>Gross area: 2.54ha No. of dwellings: 127</p> <p>The development of the site for housing will be supported subject to the following requirements:</p> <p>i. The site should be developed in a co-ordinated way through the preparation of a Masterplan, Development Brief or similar document.</p> <p>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.</p> <p>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).</p>	Removed Policy HP5: Clayton Triangle (H10) as the site has planning permission and is under development.

			<p>iv. Possible archaeology should be investigated.</p> <p>v. Areas of habitat value, such as the hedgerows, should be taken into account and carefully integrated into the development.</p> <p>vi. Trees within the site (including those protected by TPOs) must be taken into consideration and an AIA may be required.</p> <p>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.</p> <p>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.</p> <p>ix. A secondary access could be provided from Canal Street, or potentially directly onto A680 Whalley Road.</p> <p>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).</p>	
126	General	Page 126, para 12.9 (and related footnote no. 125)	<p><u>Clayton Triangle (H10)</u>ⁱ</p> <p>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.</p>	Removed paragraph relating to Policy H10 (Clayton Triangle) as the site has planning permission and is under development.
126	Policy HP6 Land S of Moorfield Avenue Huncoat (H15)	Page 126-127, Policy HP6: Land S. of Moorfield Ave., Huncoat (H15)	<p>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), <u>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.</u></p>	Updated to include reference to the Heritage Impact assessment and add clarity.

	of Moorfield Avenue Huncoat (H15)	Land S. of Moorfield Ave., Huncoat (H15)	<u>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.</u>	include findings of the HER archaeological report.
127	Policy HP7 Land south of Stanhill Road, Knuzden (H16)	Page 127, Policy HP6: Land south of Stanhill Road, Knuzden (H16), iv	iv. The housing layout should be aligned to allow some longer views through the site to be retained.	
127	Policy HP7 Land south of Stanhill Road, Knuzden (H16)	Page 127, Policy HP6: Land south of Stanhill Road, Knuzden (H16)	ix. <u>Areas of important habitat within the site should be taken into consideration.</u> Development should take account of the areas of important habitat within the site.	Amended for effectiveness.
127	Policy HP7 Land south of Stanhill Road, Knuzden (H16)	Page 127, Policy HP6: Land south of Stanhill Road, Knuzden (H16)	<u>xii. 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</u>	Updated to include findings of the HER archaeological report.
127	Policy HP7 Land south of Stanhill Road, Knuzden (H16)	Page 127, Policy HP6: Land south of Stanhill Road, Knuzden (H16)	<u>Xiii. 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</u>	Updated to include recommendation from Sport England at Reg19(2) consultation.
128	Policy HP8 Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)	Page 128, Policy HP8 Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)	iii. An AIA <u>will</u> may be required in relation to any trees / woodland on the site.	Amended for effectiveness.
128	Policy HP8 Land off Brookside Lane/Nook Lane,	Page 128, Policy HP8 Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)	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.

	Oswaldtwistle (H17)			
128	Policy HP8 Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)	Page 128, Policy HP8 Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)	<u>vi-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.</u>	Added for effectiveness.
128	Policy HP8 Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)	Page 128, Policy HP8 Land off Brookside Lane/Nook Lane, Oswaldtwistle (H17)	<u>viii. 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.</u>	Updated to include findings of the HER archaeological report.
129	Policy HP9 Land at Rhoden Road (H19)	Page 129, Policy HP9 Land at Rhoden Road (H19)	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
129	Policy HP9 Land at Rhoden Road (H19)	Page 129, Policy HP9 Land at Rhoden Road (H19)	<u>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.</u>	Updated to include findings of the HER archaeological report.
130	Policy HP10 Land to the northeast of Cut Lane (H20)	Page 130, Policy HP9: Land to the northeast of Cut Lane (H20)	Gross area: <u>1310ha</u> No. of dwellings: 188	Amended for effectiveness.
130	Policy HP10 Land to the northeast of Cut Lane (H20)	Page 130, Policy HP9: Land to the northeast of Cut Lane (H20)	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.
130	Policy HP10 Land to the northeast of Cut Lane (H20)	Page 130, Policy HP9: Land to the northeast of Cut Lane (H20)	<u>"ix. 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.</u>	Amended for effectiveness.

130	Policy HP10 Land to the northeast of Cut Lane (H20)	Page 130, Policy HP9: Land to the northeast of Cut Lane (H20)	xxi. An AIA will be required and any trees lost as a result of the upgrade of Cut Lane should be appropriately reinstated <u>replaced. Suitable mitigation and enhancement measures are to be provided and agreed in full with the council.</u>	Amended for effectiveness.
130	Policy HP10 Land to the northeast of Cut Lane (H20)	Page 130, Policy HP9: Land to the northeast of Cut Lane (H20)	xiii. Possible archaeology should be investigated. <u>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.</u>	Amended for effectiveness.
130	Policy HP10 Land to the northeast of Cut Lane (H20)	Page 130, Policy HP9: Land to the northeast of Cut Lane (H20)	<u>xiii. 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>	Updated to include findings of the HER archaeological report.
130	Policy HP10 Land to the northeast of Cut Lane (H20)	Page 130, Policy HP9: Land to the northeast of Cut Lane (H20)	<u>xvi. The highway authority may also require an emergency secondary vehicular access.</u>	Amended for effectiveness.
131	Policy HP11 Land off Fielding Street and Barn Meadow Crescent (H22)	Page 131, Policy HP11: Land off Fielding Street and Barn Meadow Crescent (H22)	<u>Xvi. 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.</u>	Additional text requested by United Utilities in the Reg19(2) consultation.
132	Policy HP11 Land off Fielding Street and Barn Meadow Crescent (H22)	Page 132, Policy HP11: Land off Fielding Street and Barn Meadow Crescent (H22)	<u>Xii. Possible archaeology should be investigated.</u>	Updated to include findings of the HER archaeological report which confirms no archaeological interest.
149	Appendix D	Page 149, Appendix D	Main modification to include flood risk maps and EA text in Appendix 4. <u>Please note: these are indicative maps and most up-to-date EA maps should be followed.</u>	Added for effectiveness.

			<p>Glossary – data shown on the map</p> <ul style="list-style-type: none"> • The UK Flood Zones (Flood Zone 1, 2, and 3) are defined by the Environment Agency (EA) to show the probability of flooding from rivers and the sea. • Risk of Flooding from Surface Water (RoFSW) – Taken from datasets, produced by the EA, that show the likelihood, extent, and depth of surface water (pluvial) flooding for three key recurrence intervals: 1 in 30, 1 in 100, and 1 in 1,000 years. • 1 in 30 (RoFSW) The map layer showing areas that have a High chance of flooding from surface water, meaning a 3.3% Annual Exceedance Probability (AEP) or a 1 in 30 chance of occurring in any given year. • 1 in 100 (RoFSW) The map layer showing areas that have a Medium chance of flooding from surface water, meaning a 1% Annual Exceedance Probability (AEP) or a 1 in 100 chance of occurring in any given year. • 1 in 1,000 (RoFSW) The map layer showing areas that have a Low chance of flooding from surface water, meaning a 0.1% Annual Exceedance Probability (AEP) or a 1 in 1,000 chance of occurring in any given year. 	
150	Appendix E	Page 150, Appendix E	Main modification to include updated Monitoring framework as appendix E .	Added for effectiveness.

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Hyndburn Local Plan 2040

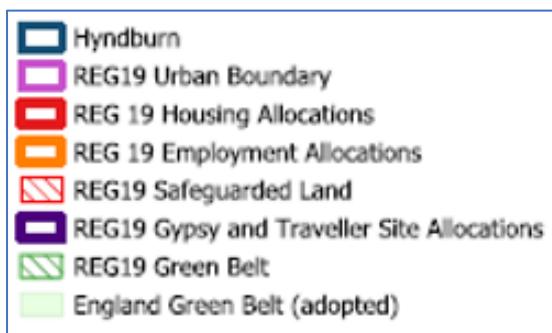
Schedule of Changes Proposals Map

Introduction

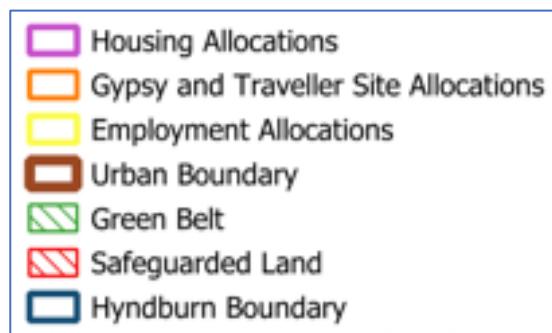
This document shows the proposed changes to the Policies Map arising due to main modifications and other minor revisions. Those proposed changes have now been set out in this separate document in response to the guidance which states that the Inspector has no powers to recommend modifications directly to the Policies Map. At paragraph 6.6 the Procedure Guide for Local Plan Examinations notes that:

"The policies map is not defined in legislation as a development plan document. This means that the Inspector has no powers to recommend MMs directly to it. However, the role of the policies map is to illustrate geographically the application of policies in the plan. If the geographical illustration of a policy is flawed, the policy will be unsound. In such circumstances, therefore, the Inspector will ask the LPA to draw up a proposed change to what is shown on the submission policies map. To ensure fairness, any such proposed changes will need to be subject to consultation alongside the MMs. When the plan is adopted, it will be for the LPA to update the adopted policies map to include those changes."

Map Legend



Regulation 19 ('before' in table) key



Proposed Main Modifications ('after' in the table) key*.

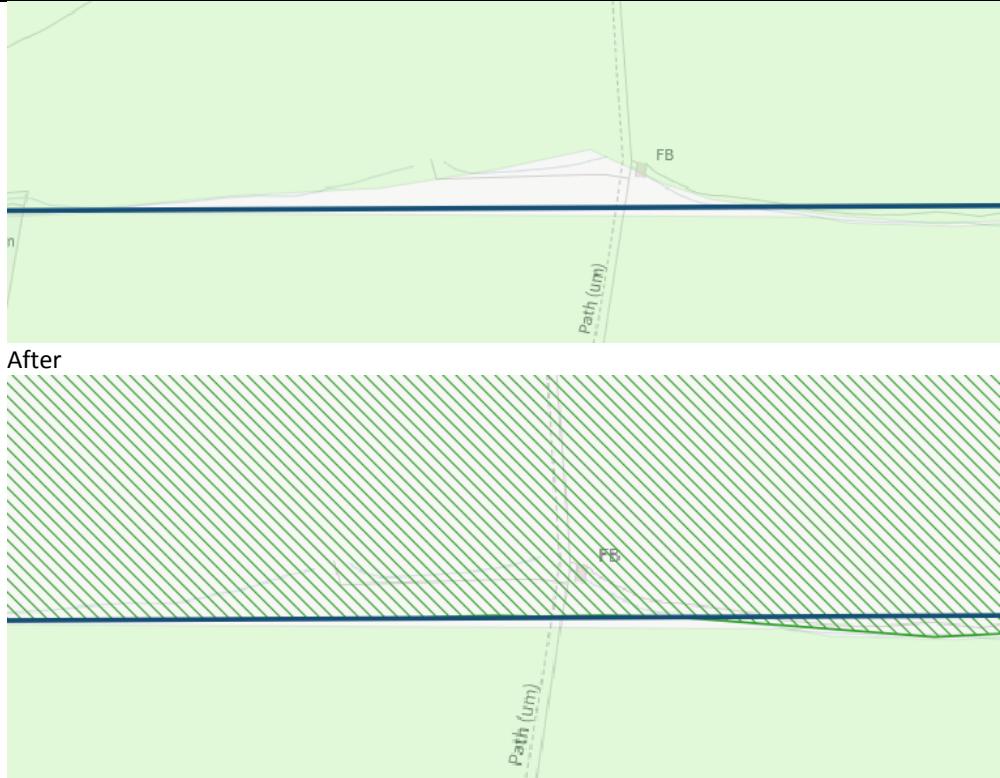
*Map colours amended to reflect those shown on the final proposals map

Schedule of Changes from Regulation 19 to the Submission version of the Hyndburn Local Plan				
Ref	Map Excerpt	Longitude	Latitude	Description of Change Proposed

Schedule of Changes from Regulation 19 to the Submission version of the Hyndburn Local Plan

Ref	Map Excerpt	Longitude	Latitude	Description of Change Proposed
PM1	<p>Before</p>  <p>After</p> 	270702	7122473	<p>Adjust line of Green Belt slightly to the south so it follows the curtilage of the properties along Waverley Road.</p> <p>Urban boundary also adjusted to follow the new Green Belt boundary.</p> <p>Change made to improve the defensible boundary of the Green Belt/</p>
PM2	<p>Before</p> 	261301	7117778	Align Green Belt boundary so that adjoins

Schedule of Changes from Regulation 19 to the Submission version of the Hyndburn Local Plan

Ref	Map Excerpt	Longitude	Latitude	Description of Change Proposed
	 <p>Before</p> <p>After</p> <p>FB</p> <p>Path (10m)</p>			<p>Hyndburn boundary.</p> <p>Change made to improve the defensible boundary of the Green Belt.</p>

Schedule of Changes from Regulation 19 to the Submission version of the Hyndburn Local Plan

Ref	Map Excerpt	Longitude	Latitude	Description of Change Proposed
PM3	<p>Before</p>  <p>After</p> 	260749	7118485	<p>Align Green Belt boundary so that adjoins Hyndburn boundary.</p> <p>Change made to improve the defensible boundary of the Green Belt.</p>
PM4	<p>Before</p>	260395	7118873	<p>Align Green Belt boundary so that adjoins Hyndburn boundary.</p> <p>Change made to improve the defensible boundary of the Green Belt.</p>

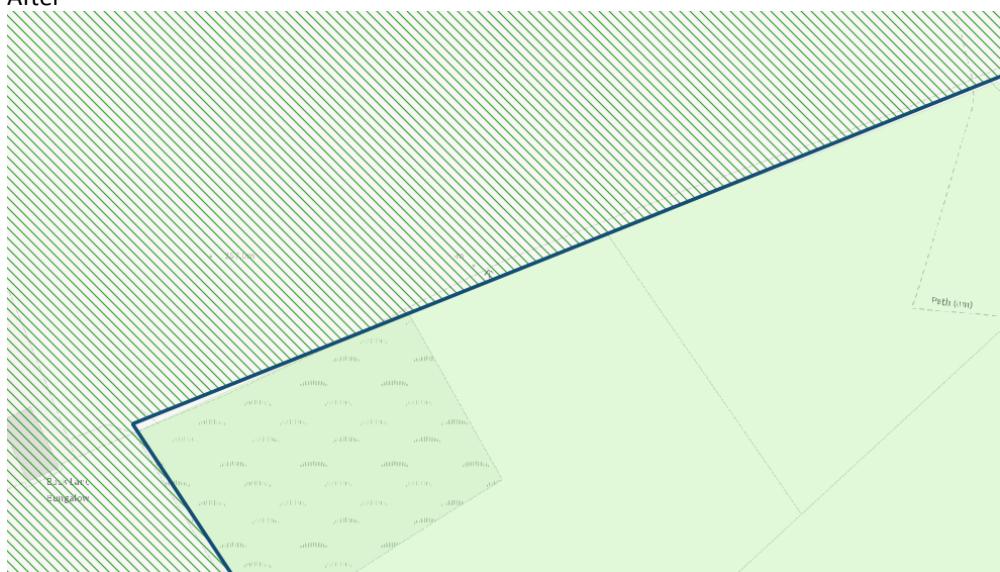
Schedule of Changes from Regulation 19 to the Submission version of the Hyndburn Local Plan

Ref	Map Excerpt	Longitude	Latitude	Description of Change Proposed
	 <p>After</p>  <p>After</p>			

Schedule of Changes from Regulation 19 to the Submission version of the Hyndburn Local Plan

Ref	Map Excerpt	Longitude	Latitude	Description of Change Proposed
PM5	<p>Before</p>  <p>After</p> 	260142	7118902	<p>Align Green Belt boundary so that adjoins Hyndburn boundary.</p> <p>Change made to improve the defensible boundary of the Green Belt.</p>

Schedule of Changes from Regulation 19 to the Submission version of the Hyndburn Local Plan

Ref	Map Excerpt	Longitude	Latitude	Description of Change Proposed
PM6	<p>Before</p>  <p>After</p> 	259820	7119338	<p>Align Green Belt boundary so that adjoins Hyndburn boundary.</p> <p>Change made to improve the defensible boundary of the Green Belt.</p>

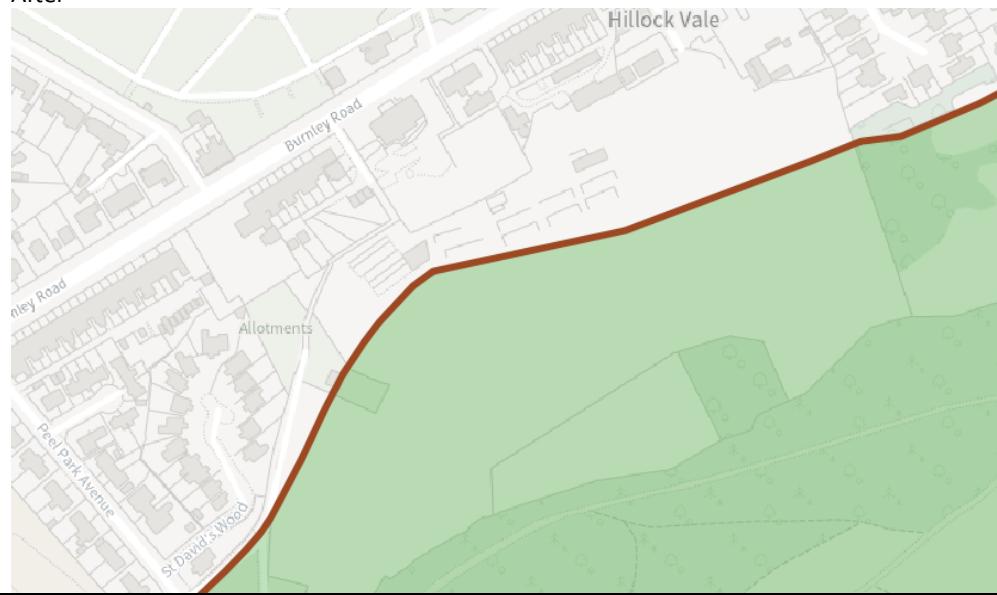
Schedule of Changes from Regulation 19 to the Submission version of the Hyndburn Local Plan

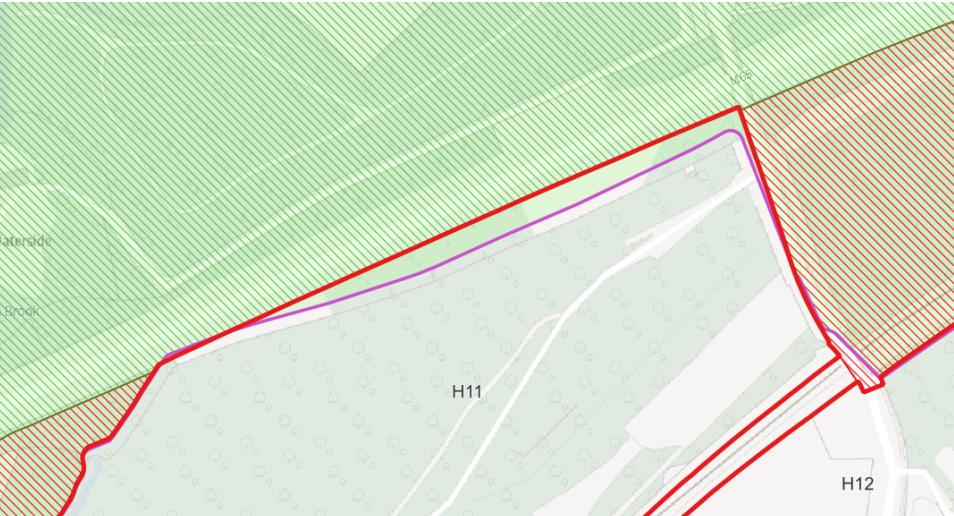
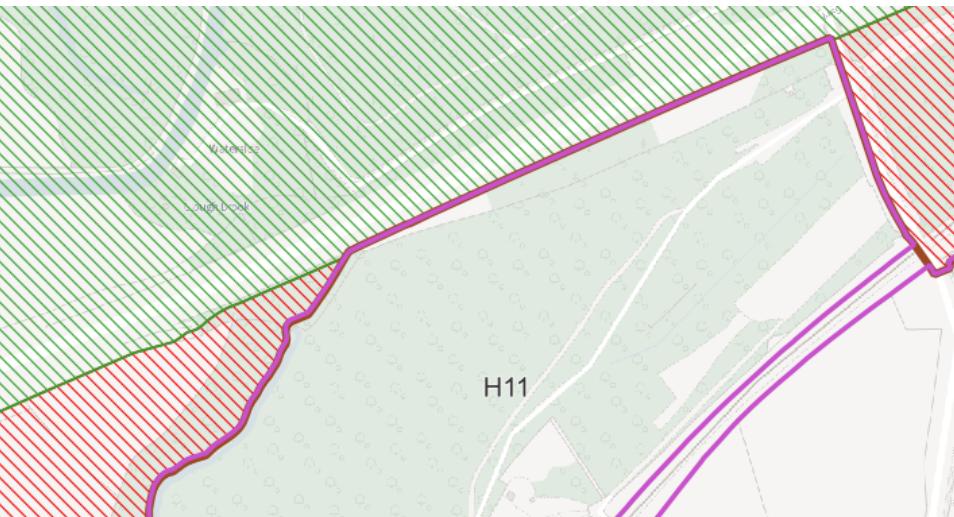
Ref	Map Excerpt	Longitude	Latitude	Description of Change Proposed
PM7	<p>Before</p>  <p>After</p> 	262371	7131992	<p>Align Green Belt boundary so that adjoins Hyndburn boundary.</p> <p>Change made to improve the defensible boundary of the Green Belt.</p>

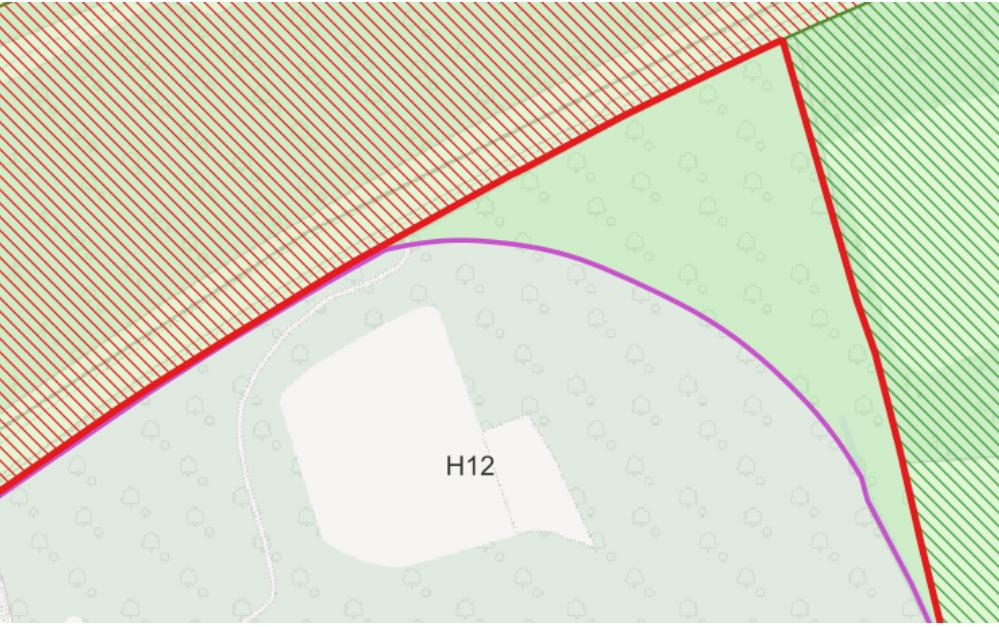
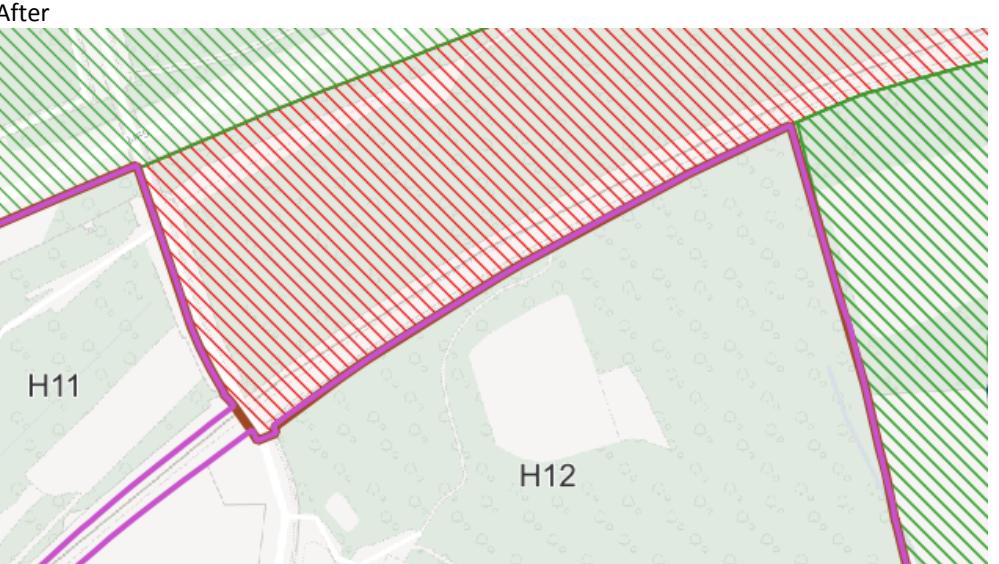
PM8	<p>Before</p>  <p>After</p> 	261678	7119973	<p>Adjust urban boundary to meet Green Belt boundary.</p> <p>Change made to improve the defensible boundary of the Green Belt.</p>
PM9	<p>Before</p>	261670	7125110	<p>Adjust urban boundary to meet SP25 Countryside Area boundary.</p> <p>Change made to reflect the nature of the built environment and make the Urban Boundary effective.</p>

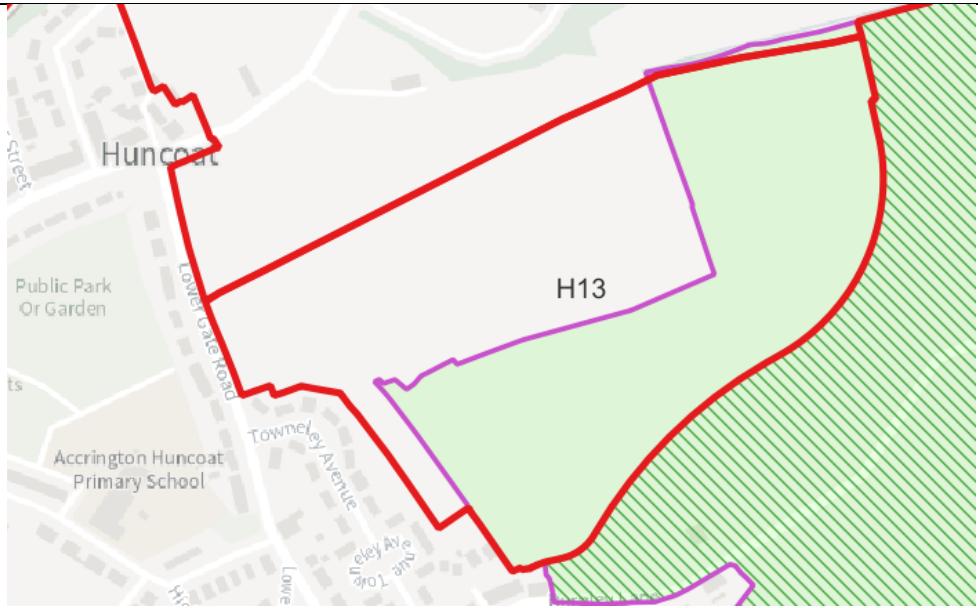


After



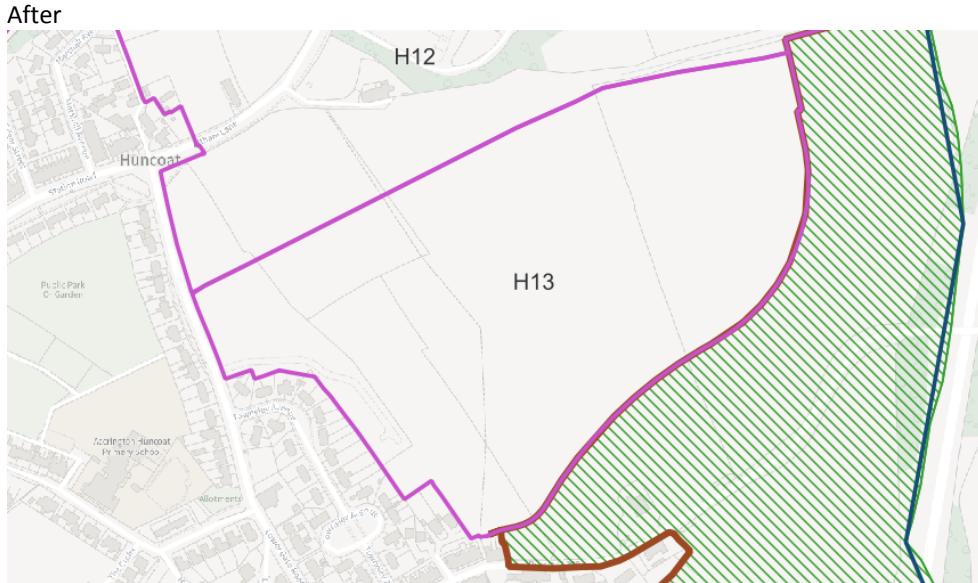
PM9	<p>Before</p>  <p>After</p> 	260732	7128293	<p>Adjust Urban Boundary so that it follows the boundary of H11 and the proposed Green Belt.</p> <p>Change made to incorporate the housing allocation and make the Urban Boundary effective.</p>
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PM10	Before		259797	7128339	Adjust Urban Boundary so that it follows the boundary of H12 and the proposed Green Belt. Change made to incorporate the housing allocation and make the Urban Boundary effective.
	After				
PM10	Before		260132	7127091	Adjust Urban Boundary so that it follows the boundary of H13 and the proposed Green

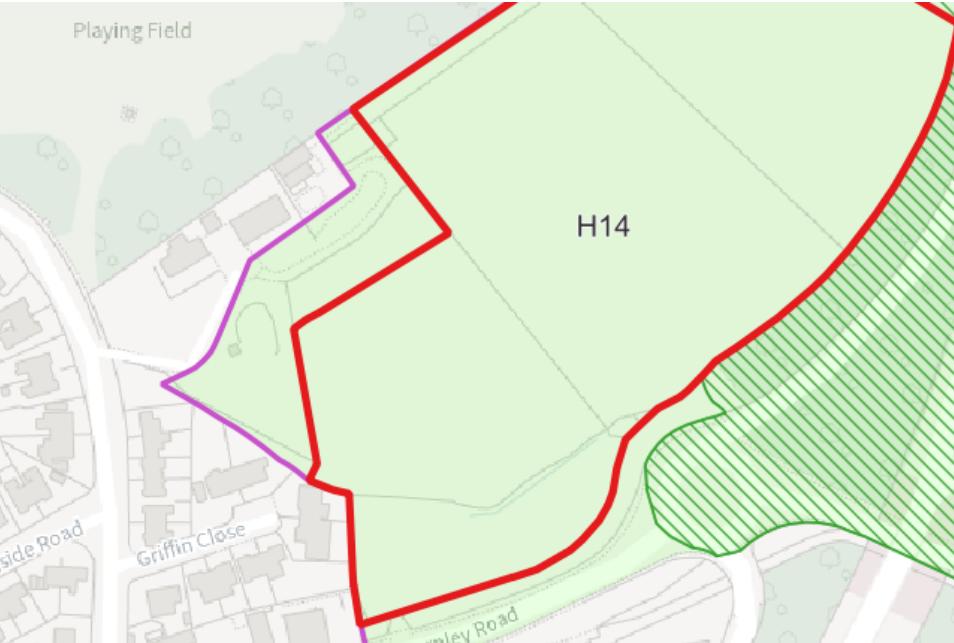
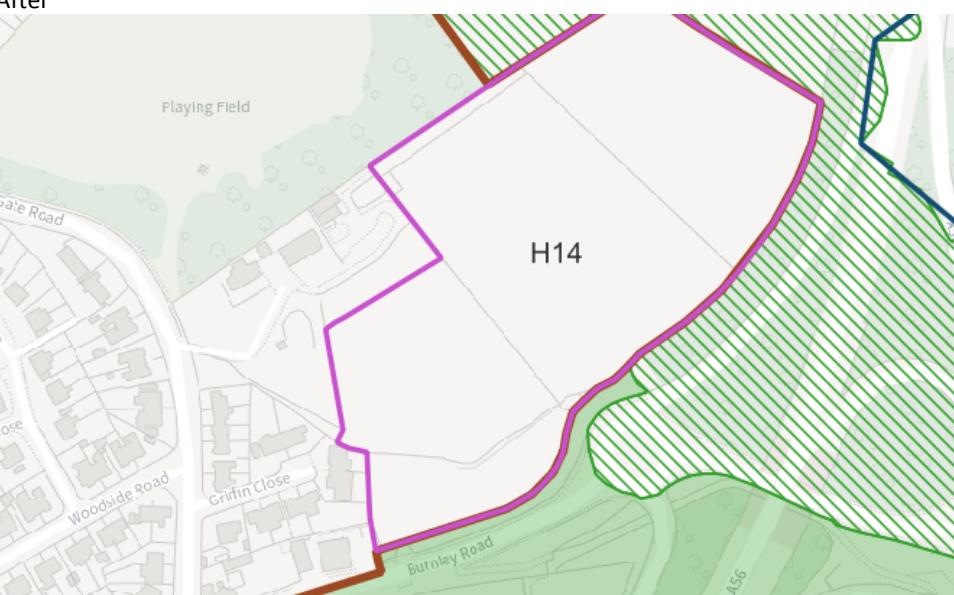


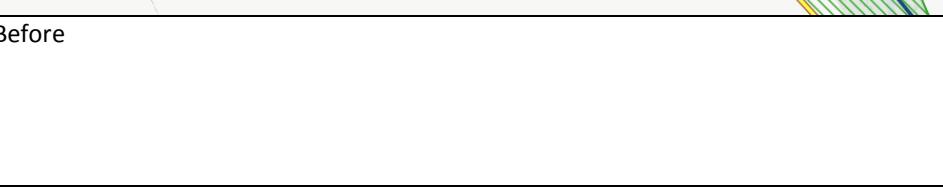
Belt.

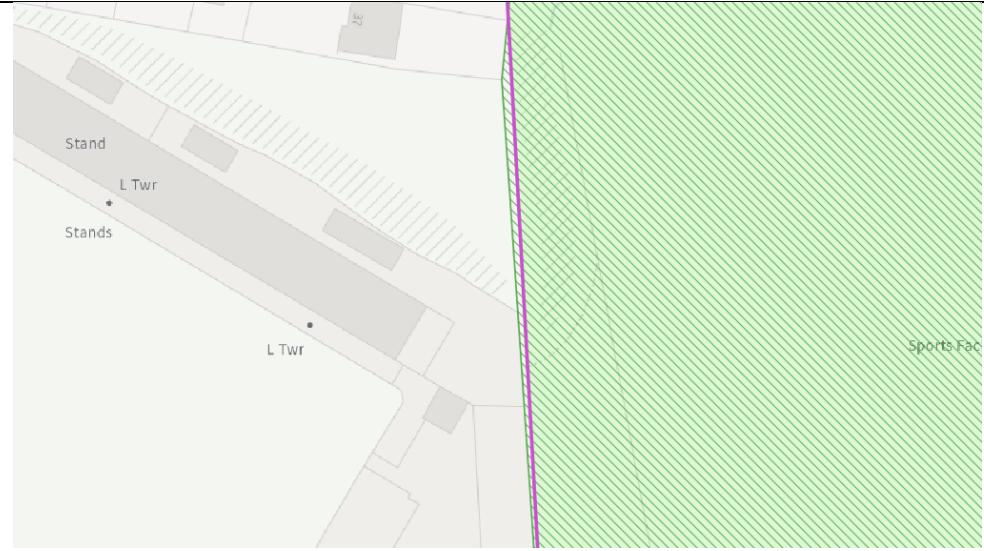
Change made to incorporate the housing allocation and make the Urban Boundary effective.



PM12

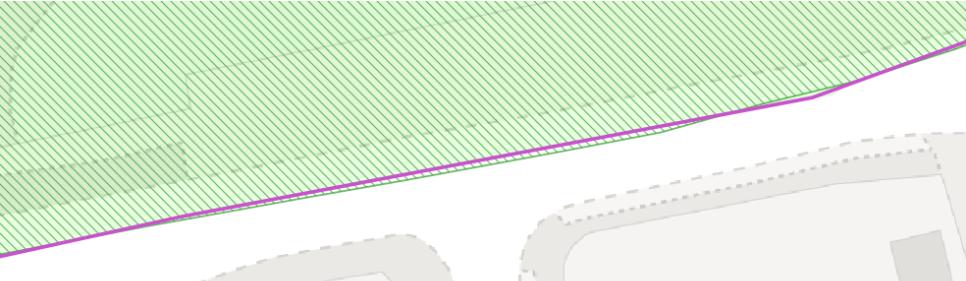
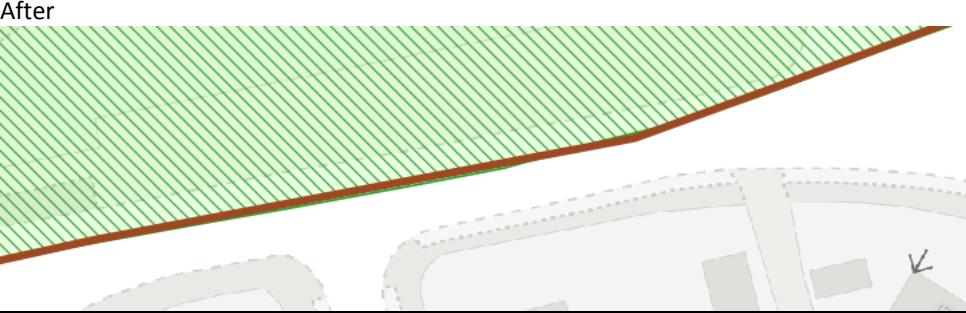
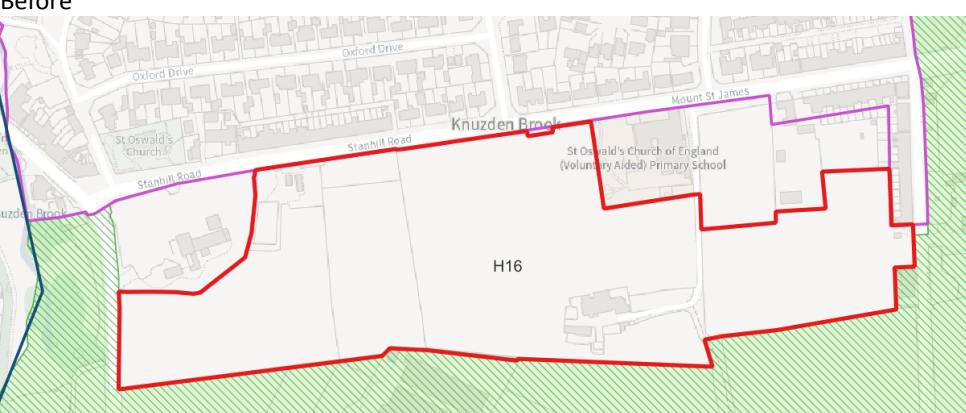
Before		259874	7126426	<p>Adjust Urban Boundary so that it follows the boundary of H14 and the proposed Green Belt.</p> <p>Change made to incorporate the housing allocation and make the Urban Boundary effective.</p>
After				

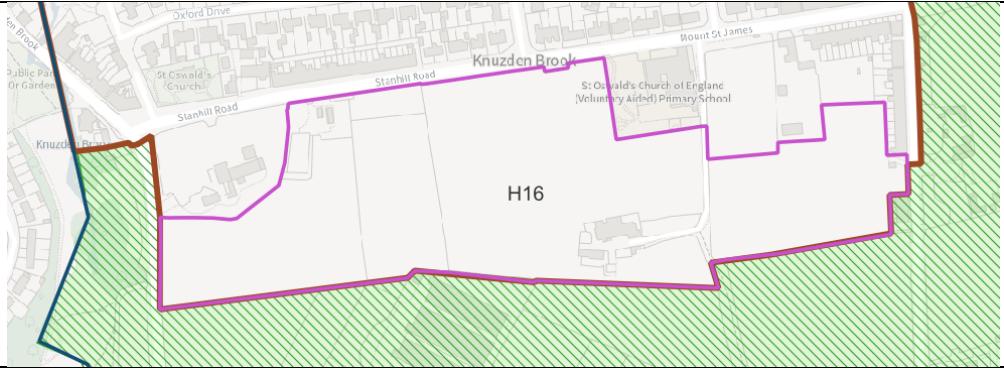
PM13	<p>Before</p>  <p>After</p> 	260722	7129865	<p>Adjust Urban Boundary so it follows the boundary of EMP3.</p> <p>Change made to incorporate the employment allocation and make the Urban Boundary effective.</p>
PM14	<p>Before</p> 	263805	7125898	<p>Adjust urban boundary to meet Green Belt boundary.</p> <p>Change made to improve the defensible boundary of the Green Belt.</p>



After

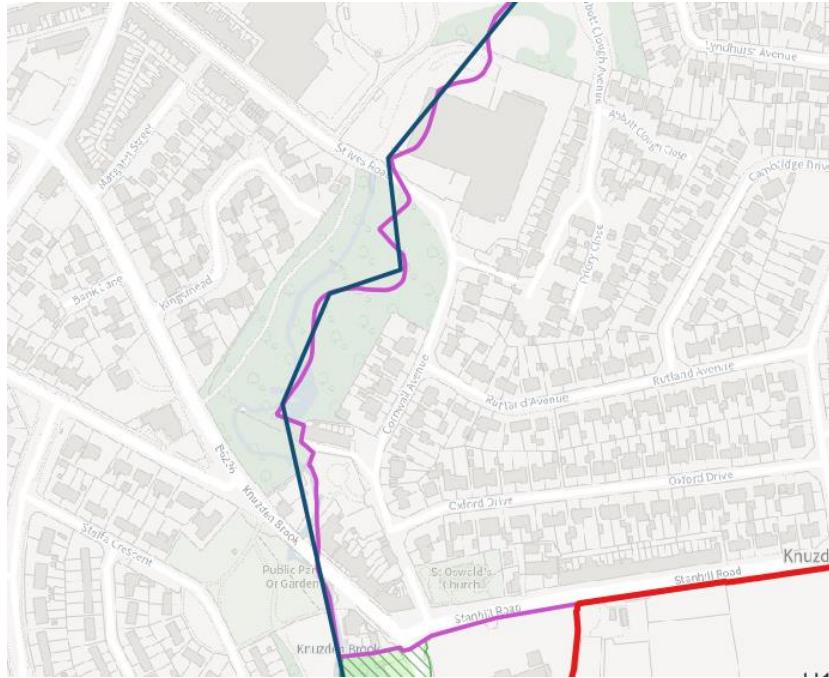


PM15	<p>Before</p>  <p>After</p> 	263619	7125713	<p>Adjust urban boundary to meet Green Belt boundary.</p> <p>Change made to improve the defensible boundary of the Green Belt.</p>
PM16	<p>Before</p>  <p>After</p> 	271496	7121738	<p>Adjust Urban Boundary so it follows the boundary of H16. This will include the new housing on the north western section and the school in the north-east.</p> <p>Change made to incorporate the housing allocation and make the Urban Boundary effective.</p>

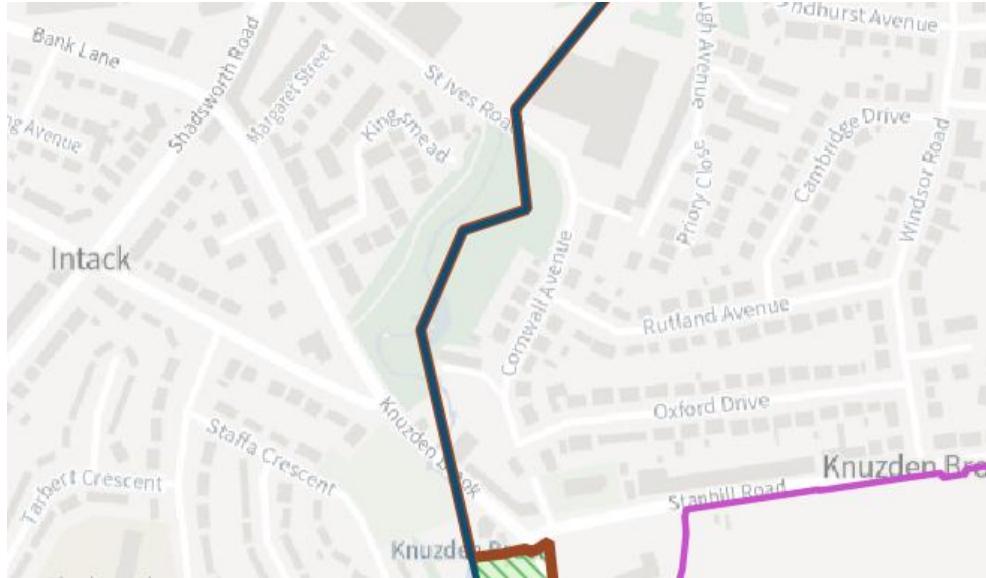


PM17

Before



After



271724

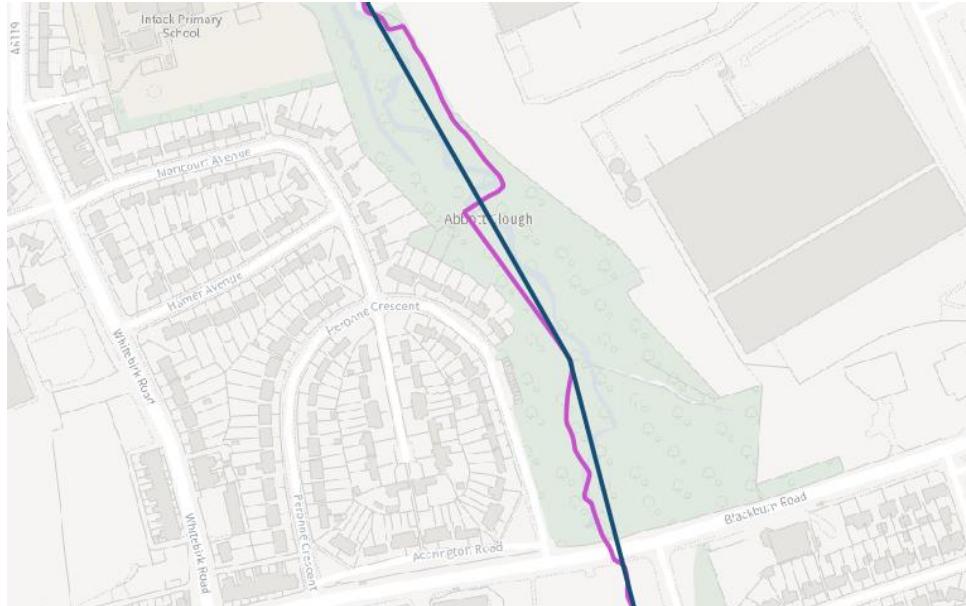
7122197

Adjust urban boundary to follow the Hyndburn Borough boundary.

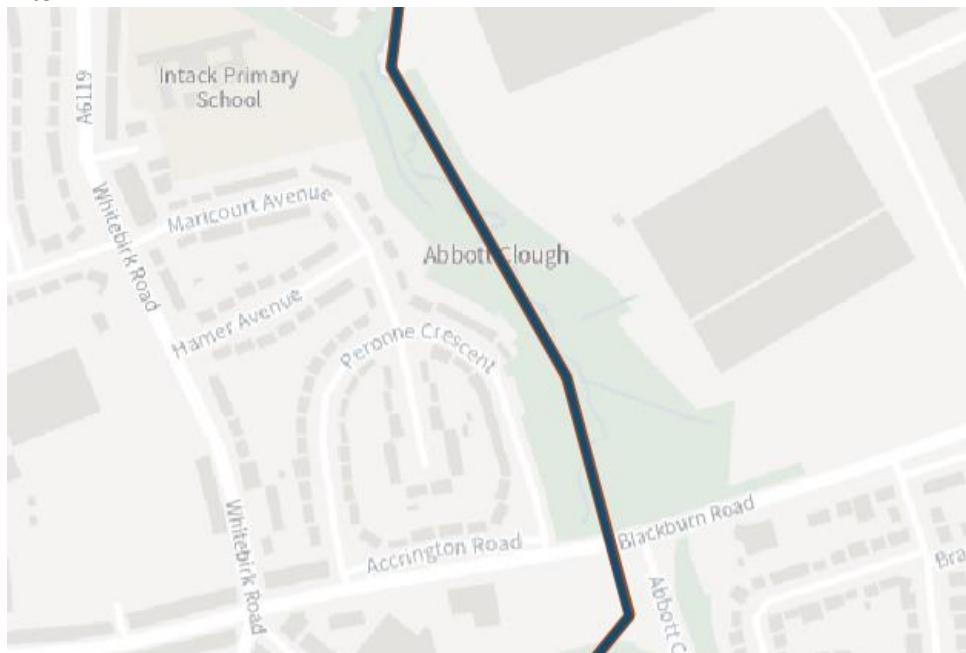
Change made to reflect the nature of the built environment and make the Urban Boundary effective.

PM18

Before



After



271698

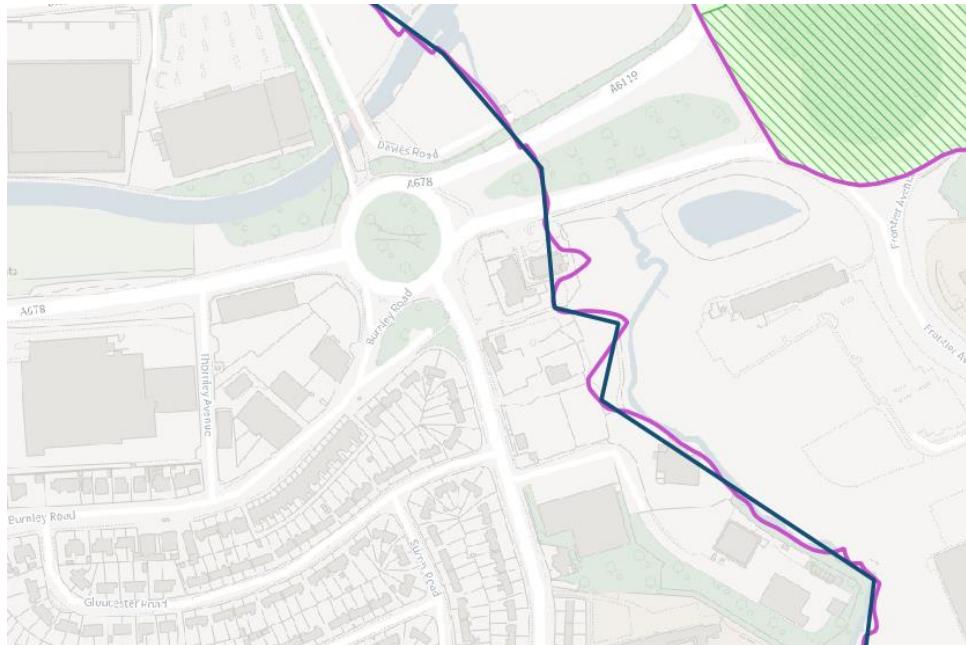
7123016

Adjust urban boundary to follow the Hyndburn Borough boundary.

Change made to reflect the nature of the built environment and make the Urban Boundary effective.

PM19

Before



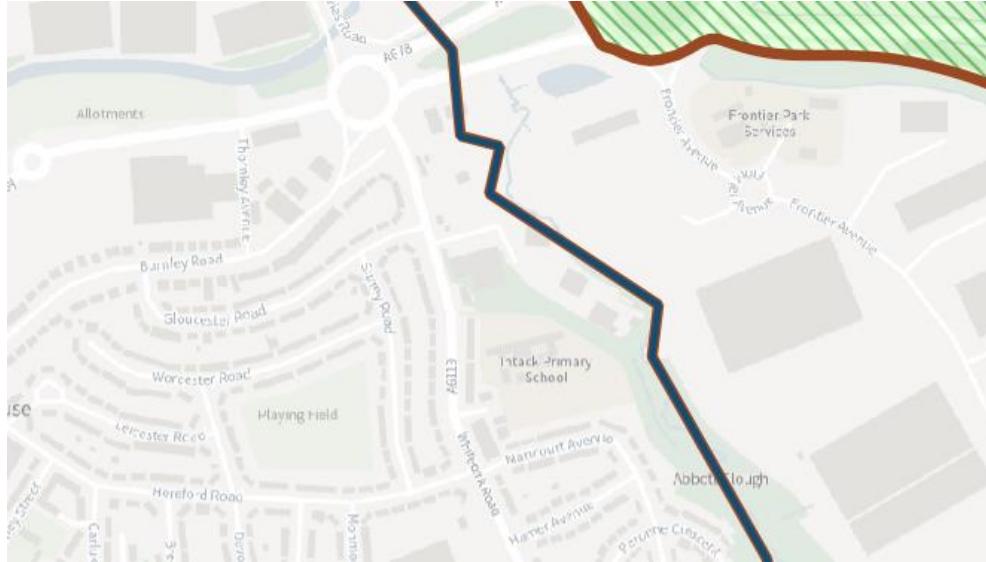
272152

7123564

Adjust urban boundary to follow the Hyndburn Borough boundary.

Change made to reflect the nature of the built environment and make the Urban Boundary effective.

After



PM20

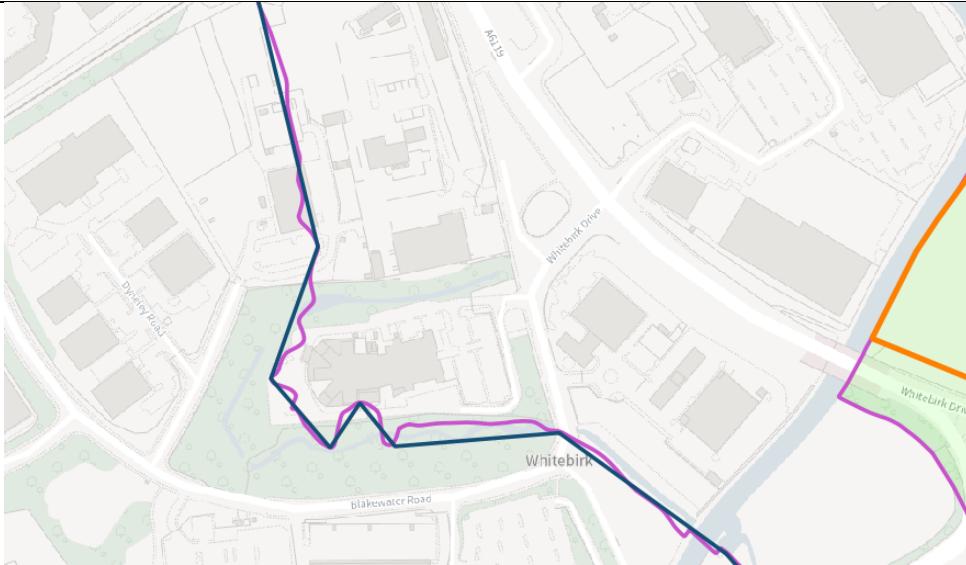
89

Before

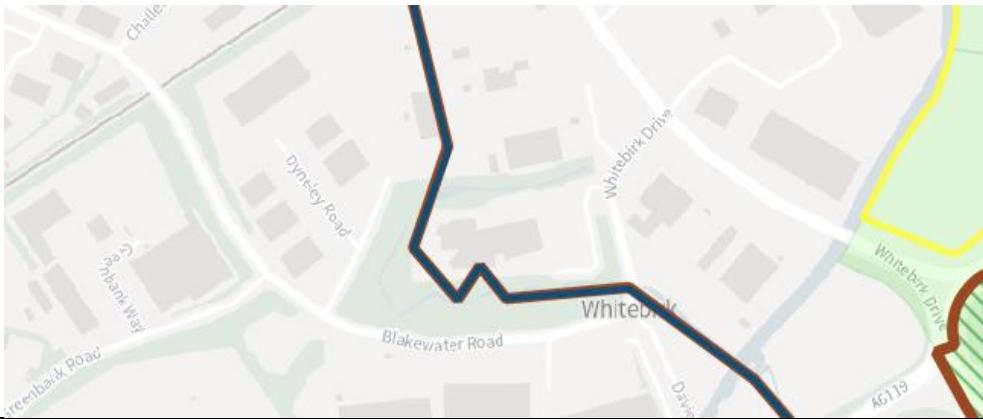
272875

7124242

Adjust urban boundary to follow the



After

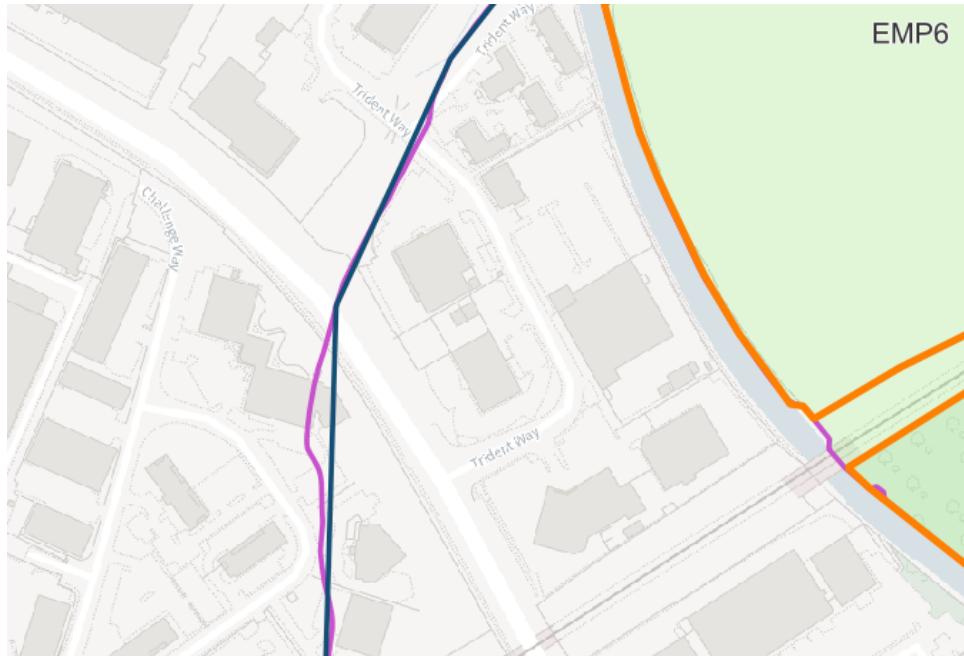


Hyndburn Borough boundary.

Change made to reflect the nature of the built environment and make the Urban Boundary effective.

PM21

Before



272933

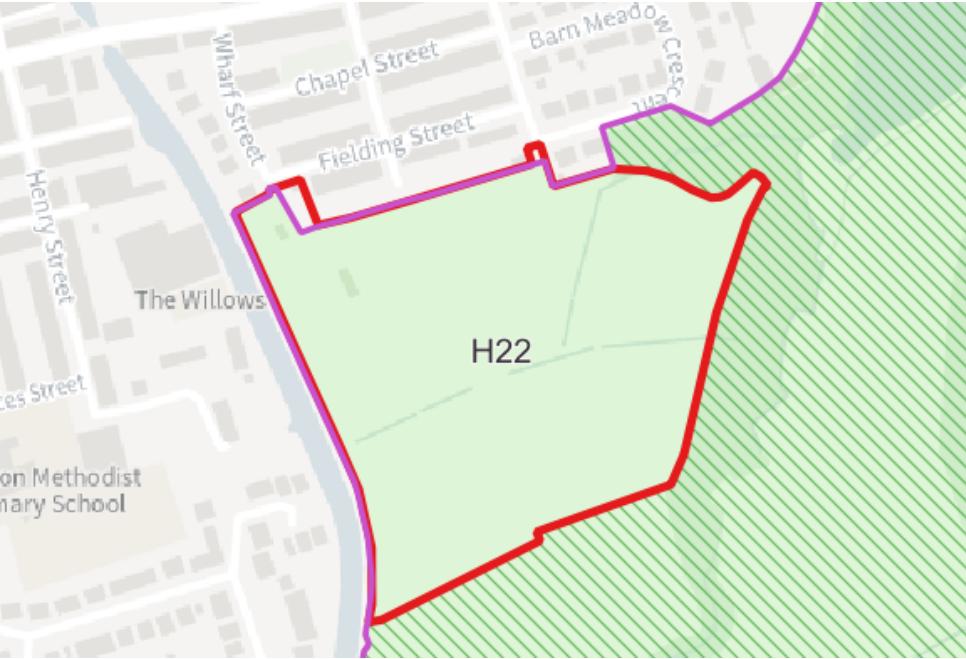
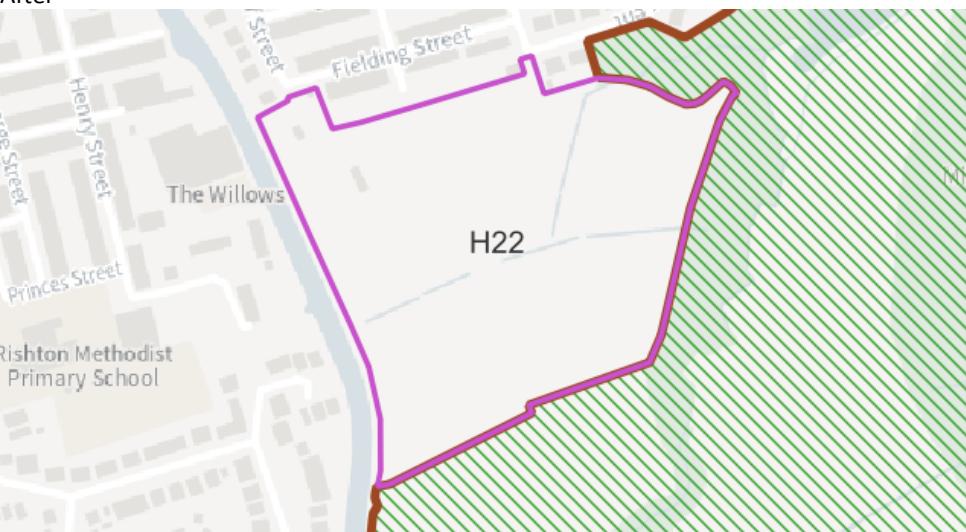
7125038

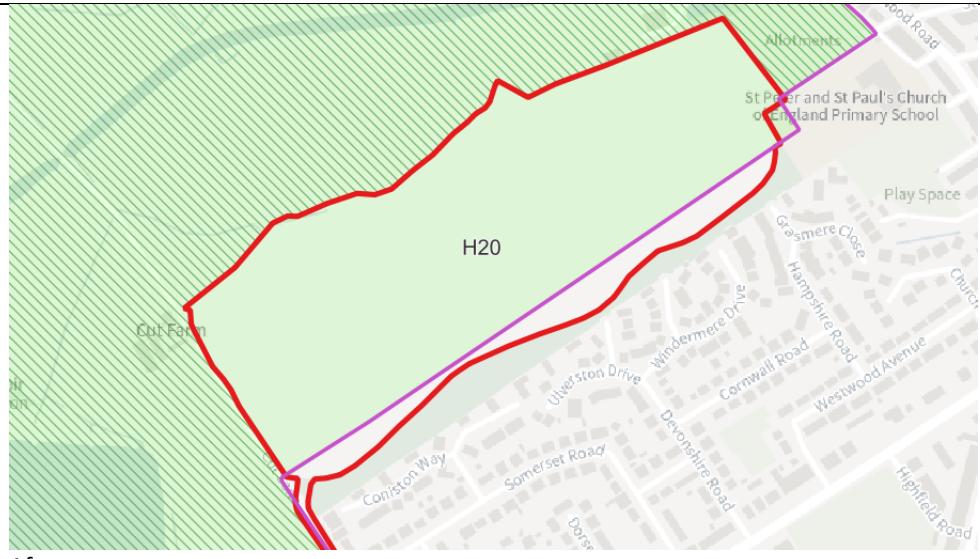
Adjust urban boundary to follow the Hyndburn Borough boundary.

Change made to reflect the nature of the built environment and make the Urban Boundary effective.

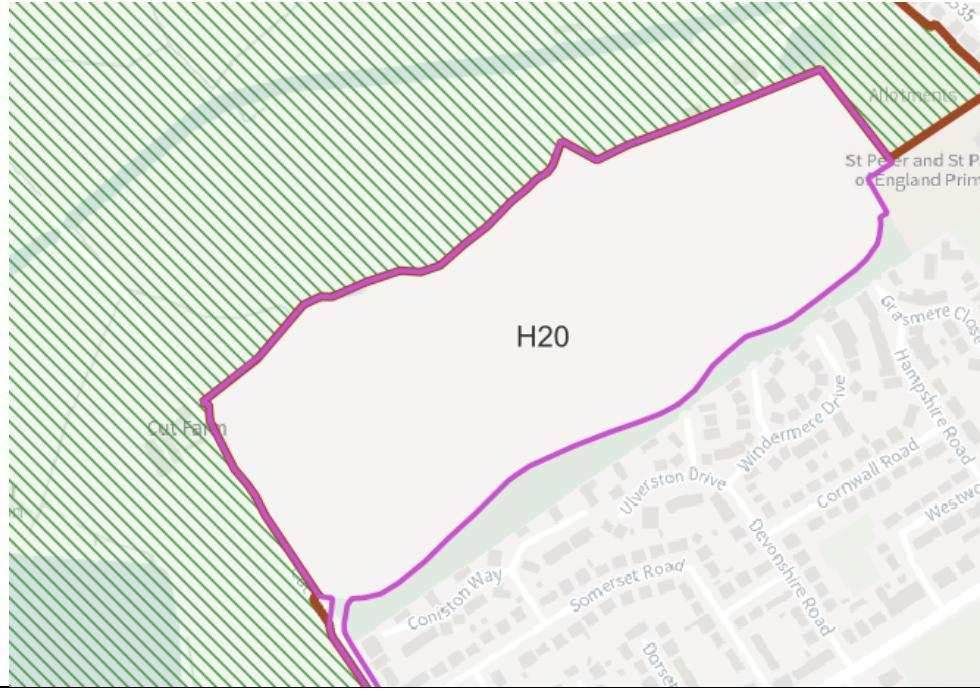
After



PM22	<p>Before</p>  <p>After</p> 	268142	7126075	<p>Adjust Urban Boundary so that it follows the boundary of H22 and the proposed Green Belt.</p> <p>Change made to incorporate the housing allocation and make the Urban Boundary effective.</p>
PM22	<p>Before</p>	270112	8126380	<p>Adjust Urban Boundary so that it follows the boundary of H20 and the proposed Green</p>



After

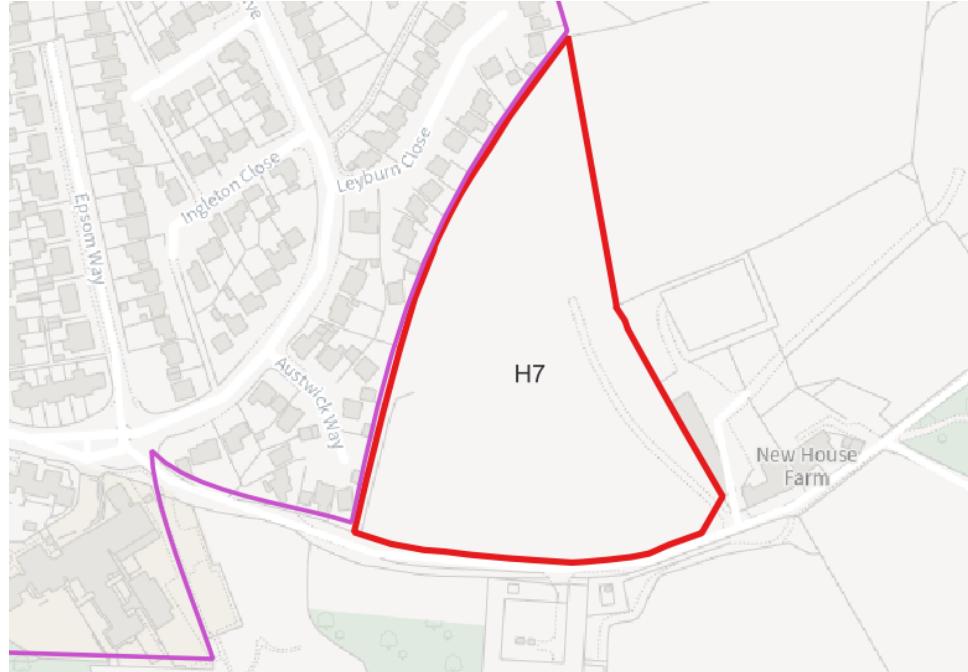


Belt.

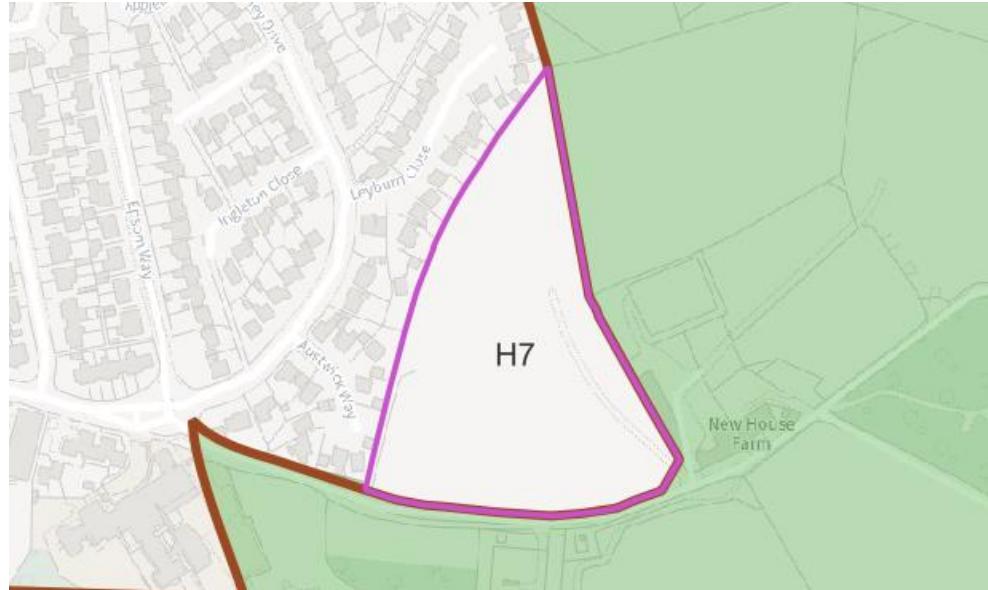
Change made to incorporate the housing allocation and make the Urban Boundary effective.

PM24

Before



After

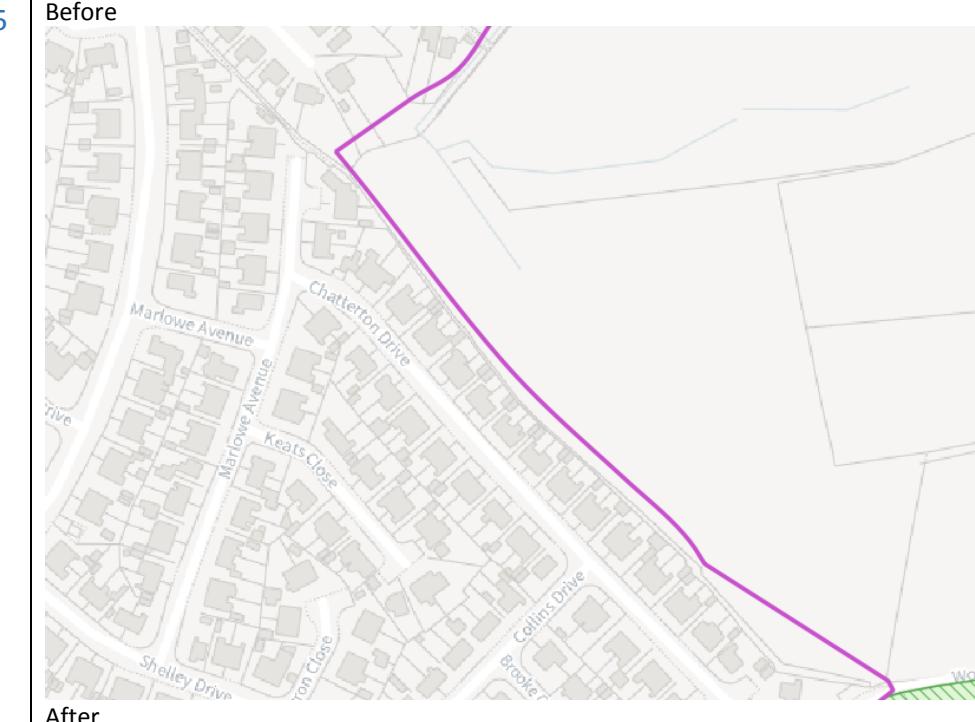


261425

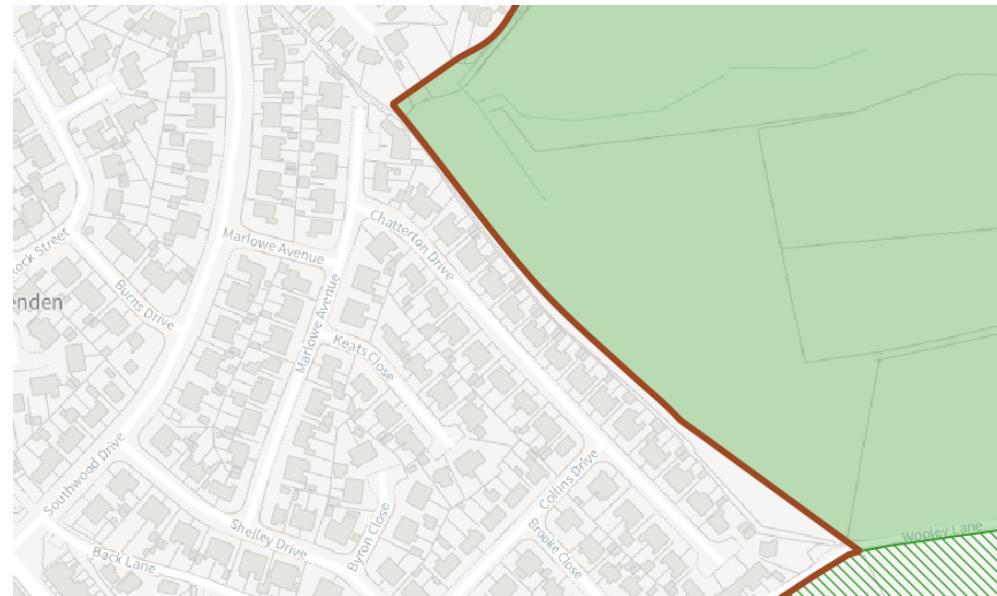
7122998

Adjust Urban Boundary so that it follows the boundary of H7.

Change made to incorporate the housing allocation and make the Urban Boundary effective.



After

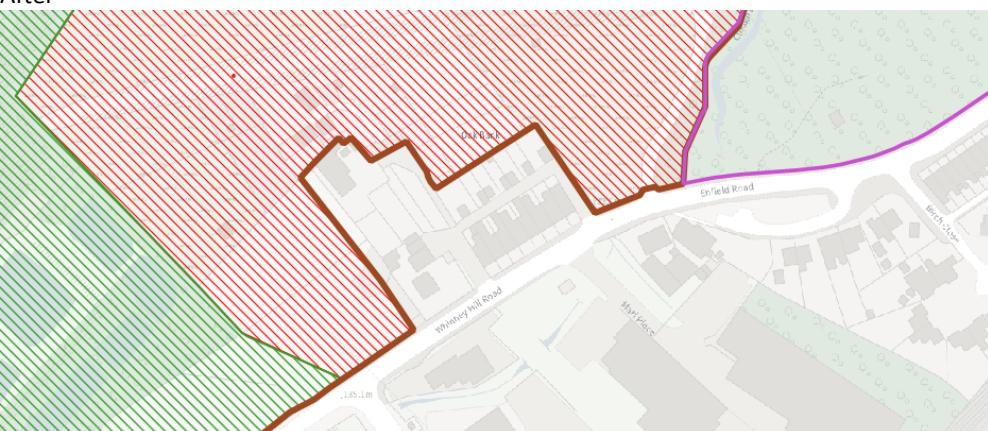


260153

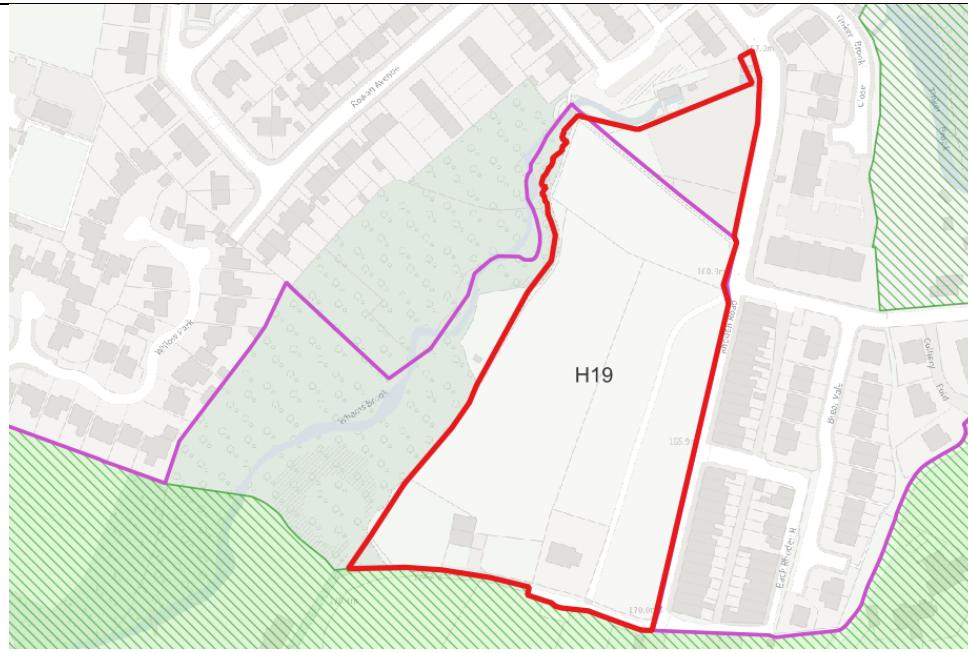
7120538

Adjust Urban Boundary so that it follows the line of development and Countryside Boundary (SP25).

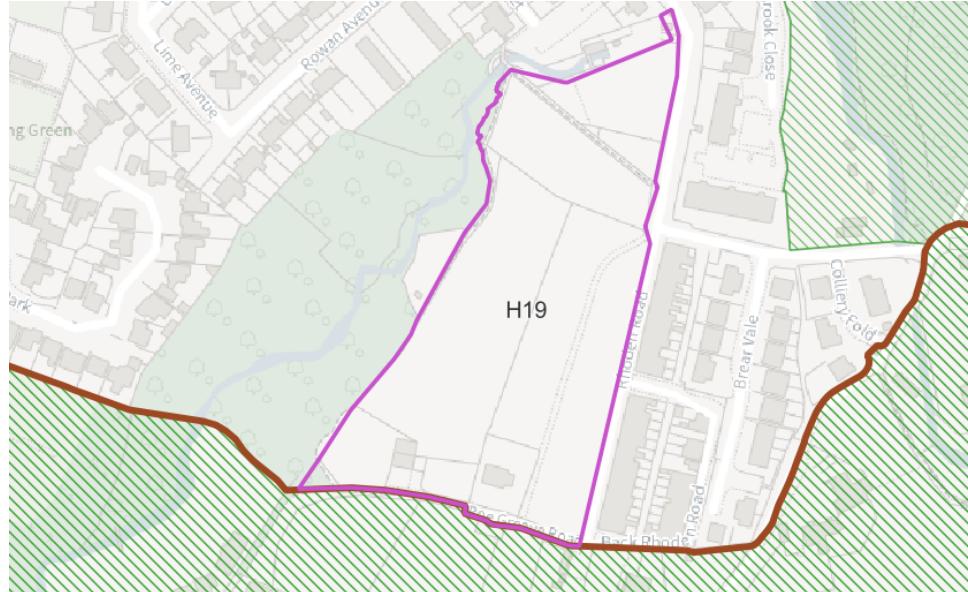
Change made to reflect the nature of the built environment and make the Urban Boundary effective.

PM26	<p>Before</p>  <p>After</p> 	261969	7126885	<p>Redraw urban boundary to include the development to the north of existing boundary, following the line of the safeguarded land.</p> <p>Change made to reflect the nature of the built environment and make the Urban Boundary effective.</p>
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PM27	<p>Before</p> <p>After</p>	261798	7120378	<p>Redraw Urban Boundary as the policy of keeping land as an Area of Special Restraint will be removed after the adoption of the Local Plan.</p> <p>The Urban Boundary will now follow the same line as the existing Green Belt.</p> <p>Removal of Green Belt as proposed In Regulation 19 of the Local Plan.</p> <p>Change made to reflect the outcome of the Local Plan examination hearing session and the Inspector's Note INSP007 and EL4.AP7, 8, 9.</p>
PM28	Before	267345	7120319	Redraw Urban Boundary as the policy of keeping land as an Area of Special Restraint will



After



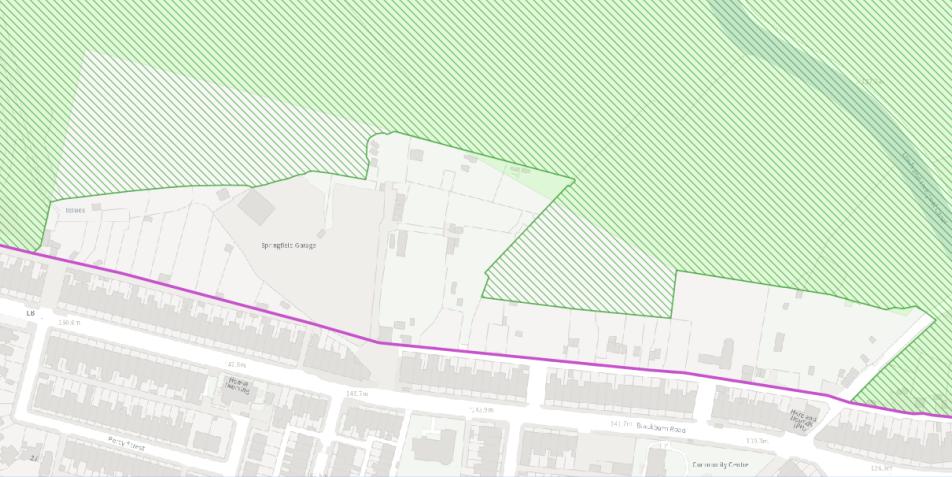
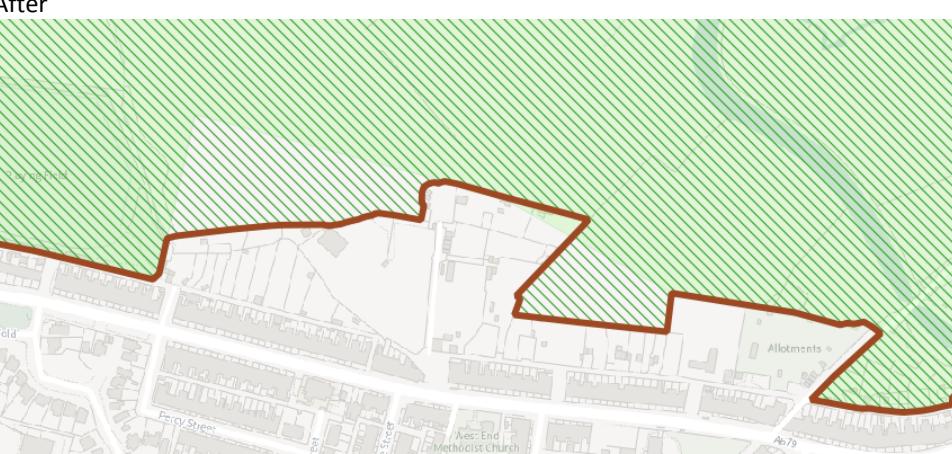
be removed after the adoption of the Local Plan.

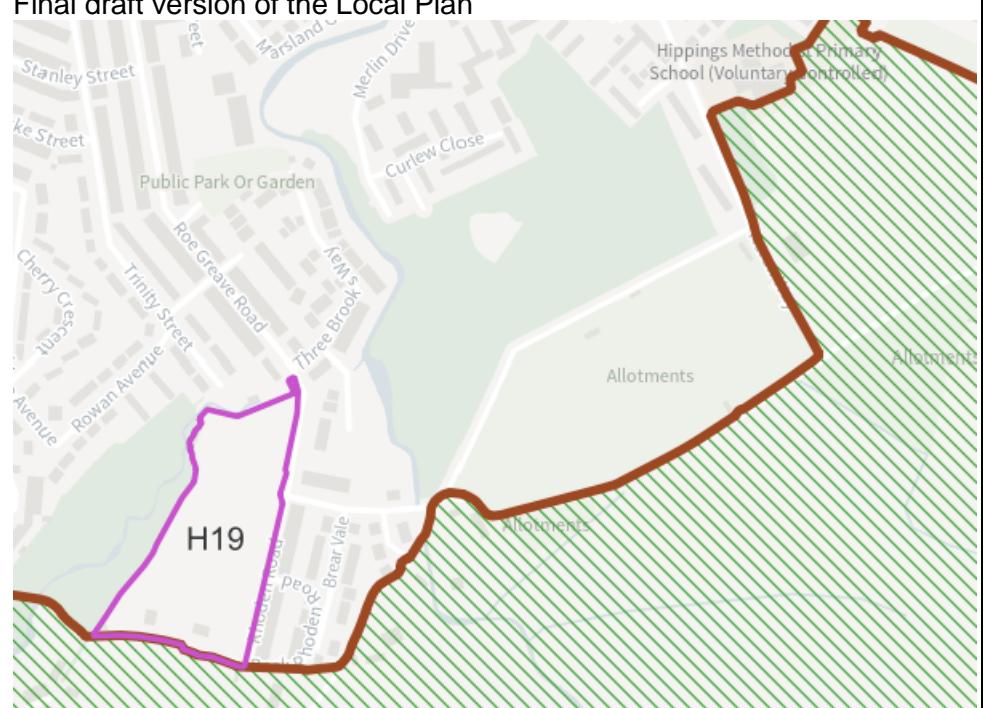
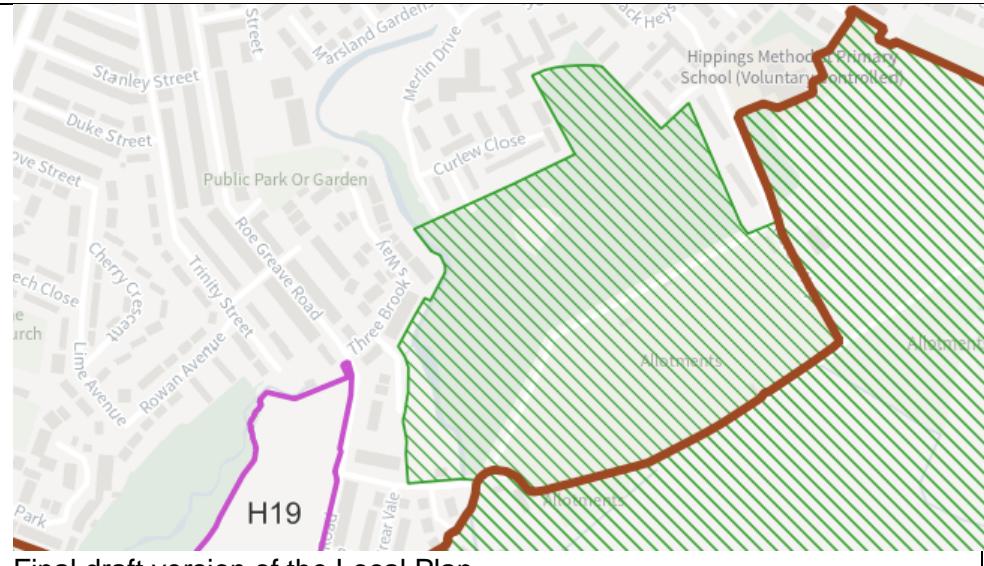
The Urban Boundary will now follow the same line as the existing Green Belt.

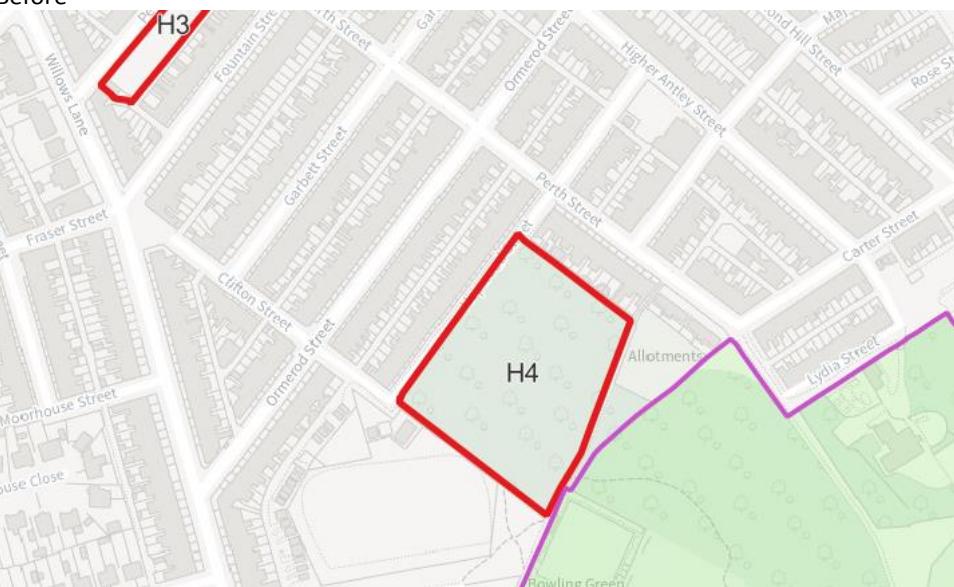
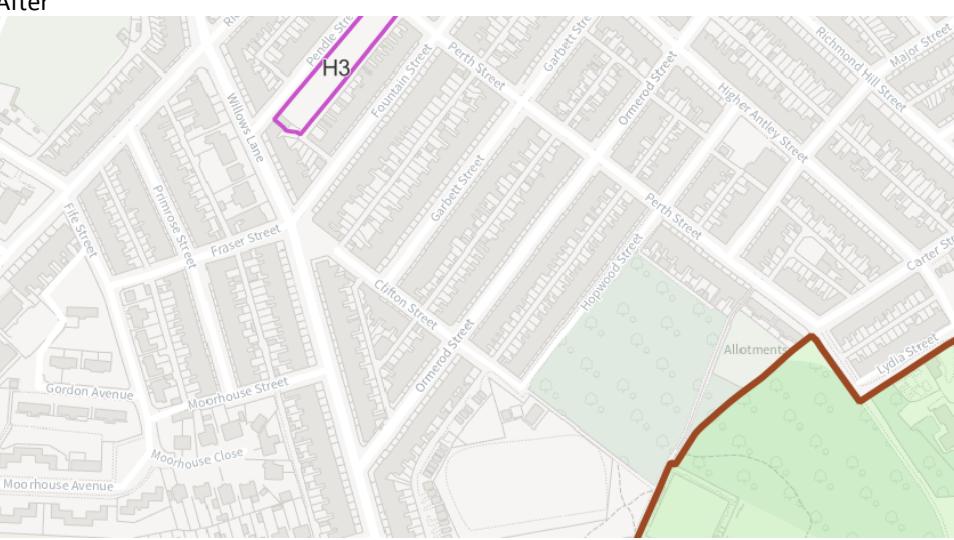
Also, redraw Urban Boundary on the East so that it follows the line of housing allocation H19.

Removal of Green Belt as proposed In Regulation 19 of the Local Plan.

Change made to reflect the outcome of the Local Plan examination hearing session and the Inspector's Note INSP007 and EL4.AP7, 8, 9.

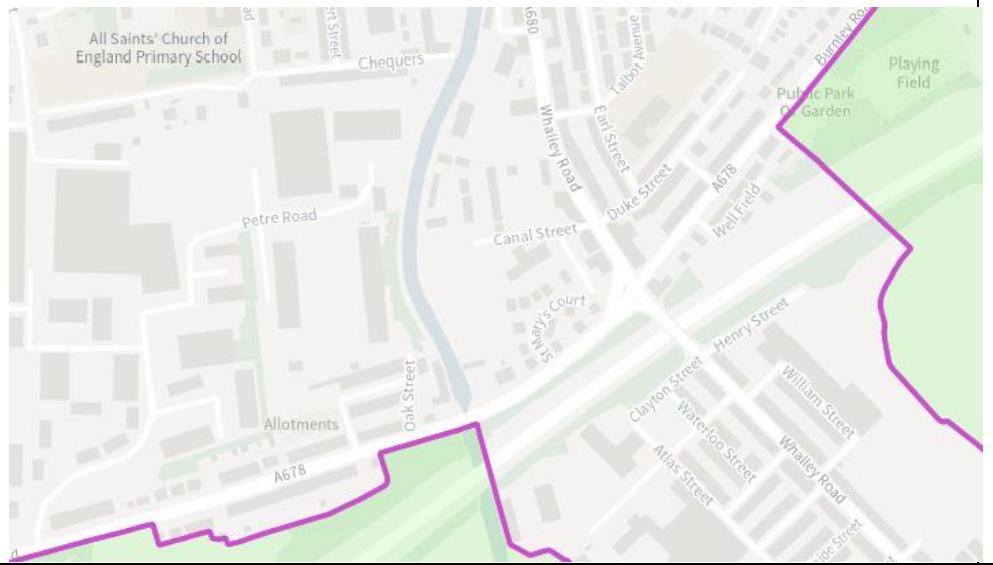
PM29	<p>Before</p>  <p>After</p> 	268270	7123192	<p>Redraw Urban Boundary as the policy of keeping land as an Area of Special Restraint will be removed after the adoption of the Local Plan.</p> <p>The Urban Boundary will now follow the same line as the existing Green Belt.</p> <p>Please note that in the Regulation 19 consultation, HBC proposed amending the Green belt Boundary (as shown in hatched green). HBC now propose that the Urban Boundary will follow the existing Green belt line shown in light green HBC. The second map shows the existing Green Belt without the Regulation 19 changes for clarity.</p> <p>Removal of Green Belt as proposed In Regulation 19 of the Local Plan.</p> <p>Change made to reflect the outcome of the Local Plan examination hearing session and the Inspector's Note INSP007 and EL4.AP7, 8, 9.</p>
PM30	Proposed at the Regulation 19 version of the Local Plan	266675	720700	<p>Removal of Green Belt as proposed In Regulation 19 of the Local Plan.</p> <p>Change made to reflect the outcome of the Local Plan examination hearing session and the Inspector's Note INSP007 and EL4.AP7, 8, 9.</p>



PM31	<p>Before</p>  <p>After</p> 	264034	7122244	<p>Removal of H4 – Land at Hopwood Street,</p> <p>Change made to reflect the outcome of the Local Plan examination hearing session and the Inspector's Note INSP007.</p>
PM32	Before			<p>Removal of H10, Clayton Triangle.</p> <p>Change made to reflect the outcome of the</p>

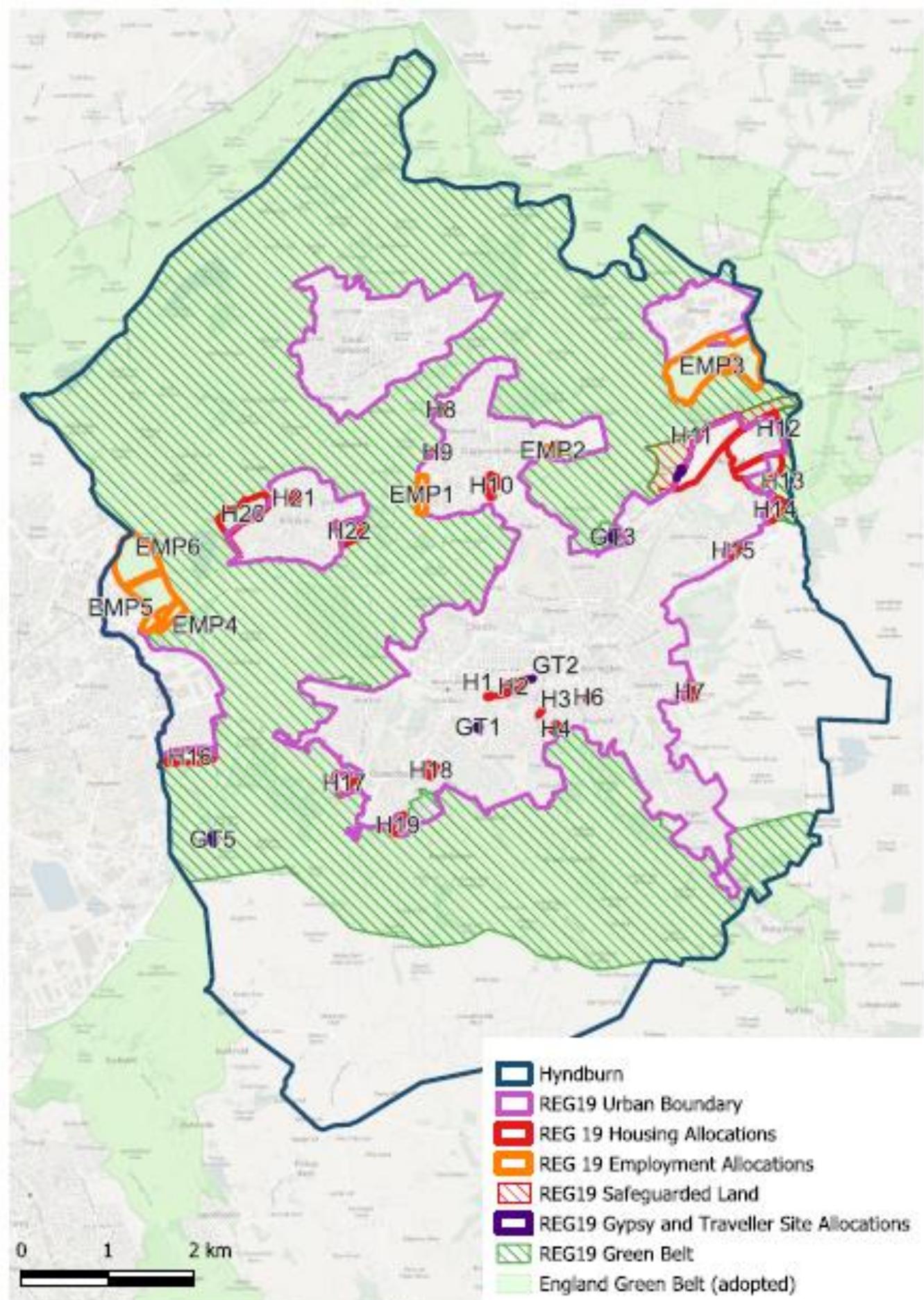


After

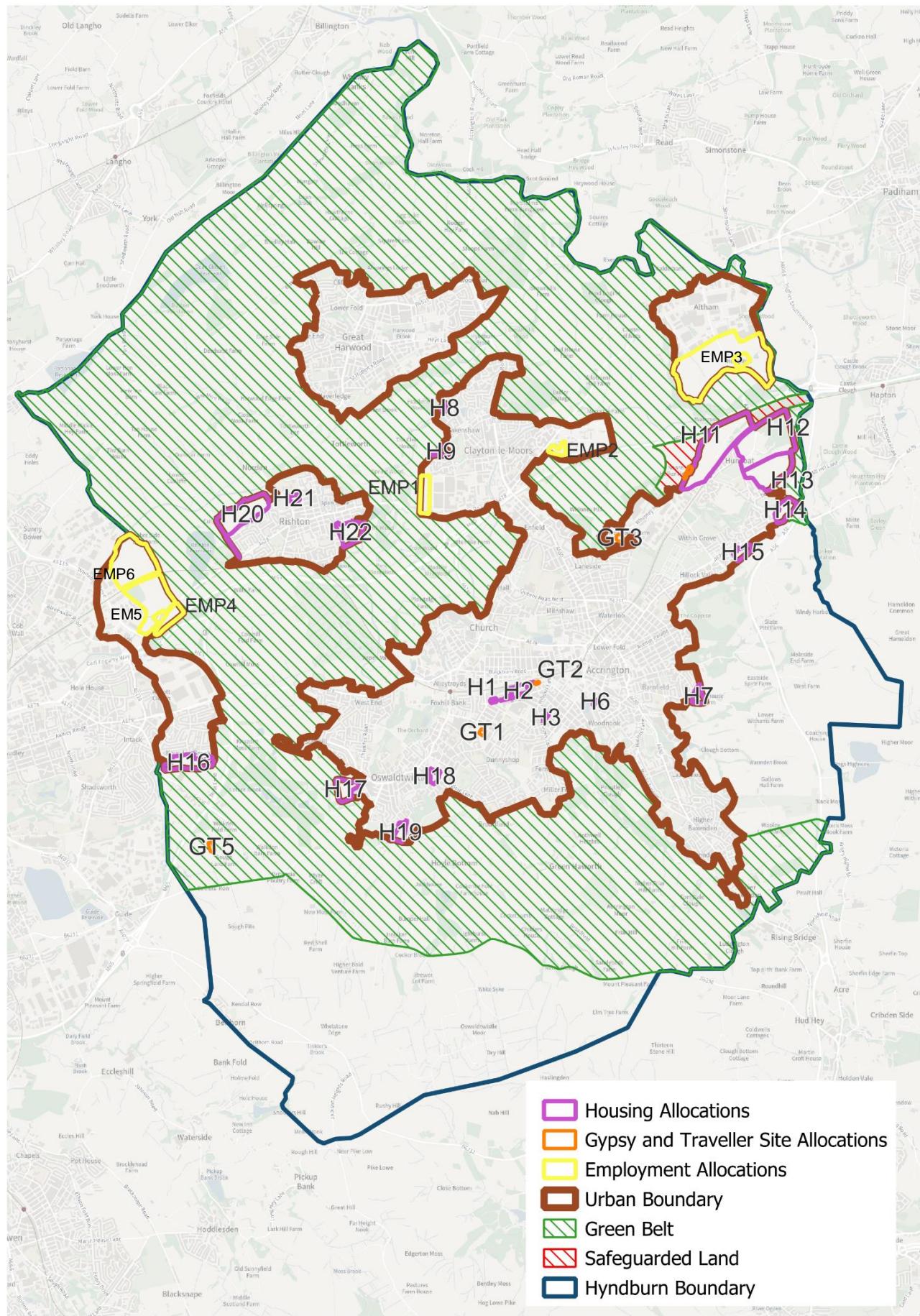


Local Plan examination hearing session and the Inspector's Note INSP007.

Appendix One – Regulation 19 Proposals Map Features



Appendix Two - Map of Proposals Map showing elements which have proposed main modifications.



- Housing Allocations
- Gypsy and Traveller Site Allocations
- Employment Allocations
- Urban Boundary
- Green Belt
- Safeguarded Land
- Hyndburn Boundary

Proposed Additional Modifications to the Hyndburn Local Plan

december 2025

Ref	Issue	Page/Policy/Para and section of Publication Local Plan (HBC1.001)	Reason for Change	Amendment
0	Document Front cover	Document Front cover	Factual update	Regulation 19 <u>24</u> (Publication/Pre-Submission) Local Plan Consultation <u>November 2025</u>
0	Document Front cover	Document Front cover	Factual update.	Regulation 19 24 (Publication/Pre-Submission) Consultation <u>Submission</u> version <u>with proposed Main Modifications</u> – November 2025
0	Contents Page	Contents Page	Factual update	Page numbers updated to reflect proposed changes to Local Plan.
	Policy SP11 Suitable Range of Housing	Page 61, para. 6.28, Explanatory text for Policy SP11: Suitable Range of Housing	To correct an error in in-text paragraph numbering.	6.28 It is necessary to consider whether the plan can make provision for delivery of all dwellings for older people, people with disabilities and wheelchair user homes in the plan period. Key considerations are the overall level of affordable homes required given that a significant proportion of all dwelling requirements for older people are in the rented category and that policies for wheelchair accessible homes should only apply where the local authority has allocation or nomination rights. Paragraph 6.99 and 6.1010 above conclude that a 20% requirement for affordable housing in relation to sites with 10 or more dwellings is appropriate in the local context.
Page 105	Policy SP11 Suitable Range of Housing	Page 62, para. 6.31, Explanatory text for Policy SP11: Suitable Range of Housing	Factual update to aid clarity regarding the Council's position on HMOs	6.31 New apartment developments and Houses in Multiple Occupation (HMO) in Hyndburn will only be supported in the appropriate locations set out in Policy SP11 where they are well designed in terms of their appearance, size and setting <u>and meet other policy provisions relating to amenity and the effect on the surrounding area. Due to the impact that such properties can have on the surrounding area, the Council are preparing evidence for an Article 4 Direction on HMOs. Further guidance and a potential interim policy on HMOs and other forms of communal</u>

				<u>and specialist accommodation will be considered in due course.</u> The Nationally Described Space Standards (NDSS), which set out minimum space standards and room sizes have been adopted by the Council for all new housing developments (where viable) ⁱ , which includes the new build of (and conversion of existing buildings to) flats/apartments or HMOs.
	Policy SP23: Sustainable and safe transport	Page 90, Policy SP23: Sustainable and safe transport, part 1	Grammatical correction.	1) Proposals for new development will be expected <u>to</u> provide for safe and sustainable transport. Development should:

ⁱ See Policy DM16 of the Development Management DPD

Agenda Item 8.

REPORT TO:	Council	
DATE:	15 January 2026	
PORTFOLIO:	Councillor Munsif Dad, Leader of the Council	
REPORT AUTHOR:	Executive Director (Legal & Democratic Services)	
TITLE OF REPORT:	Review of the members allowances scheme for the municipal year 2026/27	
EXEMPT REPORT:	No	
KEY DECISION:	No	If yes, date of publication:

1. Purpose of Report

To inform members of the recent annual review of the members allowances scheme and the recommendations of the Council's Independent Remuneration Panel.

2. Recommendations

It is recommended that Council:

- 2.1 consider the views of its independent remuneration panel as set out in paragraph 4 of this report, and having done so, agree to amend the members allowances scheme to remove the special responsibility allowance payable to each political group whip and group secretary, with effect from 1st April 2026;
- 2.2 accept the recommendation of the Leader's Policy Board and agree to freeze members allowances, keeping them at the 2025/26 level,

3. Reasons for Recommendations and Background

- 3.1 The statutory role of the independent remuneration panel is to advise the Council in respect of the allowances and expenses paid to councillors. By law, the Council is unable to amend its members allowances scheme without having regard to the recommendations of its remuneration panel and this must be done at a meeting of the Council as a whole, although the panel's recommendations are not binding on the Council. The Council is therefore able to take decisions about members allowances that differ from the recommendations of the remuneration panel.

3.2 By law, the Council must have a scheme for the payment of members' allowances. The scheme:

- must provide for payment of a basic allowance. The basic allowance must be paid to every councillor and every councillor must be paid the same amount;
- may provide for the payment of special responsibility allowances which are paid to councillors who have special roles and responsibilities;
- may provide for payment of a childcare and dependent carer's allowance.

3.3 The Council's members allowances scheme permits basic and special responsibility allowances to be increased on 1st April each year in line with the NJC local government pay award provided such "inflation only" increases have been sanctioned by the Council's independent remuneration panel within the last 4 years. An inflationary increase could be made to the allowances scheme for 2026/27 as such increases were sanctioned by the remuneration panel in 2024. However, members allowances scheme was recently reviewed by the Leaders Policy Board which recommended that allowances should not be increased in respect of the 2026/27 municipal year and should instead be frozen at the current level.

3.4 The Leaders Policy Board also recommended that the special responsibility allowances payable to each political group whip and secretary should be removed with effect from 1st April 2026. In making this recommendation the Leaders Board was mindful that no other local authority in Lancashire pays such special responsibility allowances and that these particular allowances were considered to be anomalous by the LGA Peer Review Team when they came back for their review visit in the Autumn. Each such allowance is currently £784.00.

3.5 To assist members, a copy of the revised members allowances scheme is attached to this report at Appendix 1.

4. Alternative Options considered and Reasons for Rejection

4.1 The Council is not required to accept the recommendations in this report. The Council could choose not to remove the whip and group secretary special responsibilities and / or to make an inflationary increase to members allowances.

5. Consultations

5.1 The Leader's Policy Development Board reviewed the current members allowances scheme at a recent meeting and recommended that members allowances should be frozen at the current level for the 2026/27 municipal year and that the special responsibility allowances for each political group whip and group secretary should be removed with effect from 1st April 2026.

5.2 The Council's independent remuneration panel was consulted in respect of the proposal to remove the special responsibility allowances payable to each political group whip and group secretary. The panel did not raise any objection to the proposed amendment.

6. Implications

Financial implications (including mainstreaming)	There are no cost implications in the current financial year. If the recommendations are accepted there will be a saving in 2026/27 as no provision will need to be made in the budget for an inflationary increase to members allowances.
Legal and human rights implications	These are discussed in section 3 above.
Assessment of risk	No significant risks have been identified
Equality and diversity implications <i>A Customer First Analysis should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	<p>The Council is subject to the public sector equality duty introduced by the Equality Act 2010. When making a decision in respect of the recommendations in this report Cabinet must have regard to the need to:</p> <ul style="list-style-type: none">• eliminate unlawful discrimination, harassment and victimisation; and• advance equality of opportunity between those who share a relevant protected characteristic and those who don't; and• foster good relations between those who share a relevant protected characteristic and those who don't. <p>For these purposes the relevant protected characteristics are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Council is advised to consider its obligations in respect of the public sector equality duty when making a decision in respect of the recommendations contained in this report.</p>

7. Local Government (Access to Information) Act 1985: List of Background Papers

None.

8. Freedom of Information

8.1 The report does not contain exempt information under the Local Government Act 1972, Schedule 12A and all information can be disclosed under the Freedom of Information Act 2000.



HYNDBURN
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HYNDBURN BOROUGH COUNCIL

Members Allowances Scheme

2026/27

Hyndburn Borough Council

Members' Allowances

These rules are made by the Council in exercise of its powers under the Local Government & Housing Act 1989, the Local Government Act 2000 and the Local Authorities (Members' Allowances)(England) Regulations 2003.

PART A

Basic, Special Responsibility, Carer's and Conference Allowances

1. Basic Allowance

- 1.1 Subject to paragraph 4, the basic allowance specified in Schedule 1 will be paid to each Councillor each year.
- 1.2 The basic allowance will be paid in 12 equal monthly instalments on the 15th day of each month (unless the 15th falls on the weekend, when the allowance will be paid on the Friday before if the 15th is a Saturday and on the Monday afterwards if the 15th is on a Sunday).
- 1.3 Upon their election to the Council all Councillors should complete a form to claim their basic allowance. The form will be supplied to Councillors by Members' Allowances Scheme Administrator and should be completed as soon as possible. Upon a Councillor ceasing to hold office, the Members' Allowances Scheme Administrator will notify the Payroll Section accordingly.
- 1.4 The basic allowance shall be increased annually with effect from 1st April by applying the NJC Local Government Annual Pay Award.

2. Special Responsibility Allowance

- 2.1 Subject to paragraph 4, special responsibility allowance(s) will be paid each year to the Councillors holding the special responsibilities specified in Schedule 1.
- 2.2 The amount of each special responsibility allowance will be that specified in Schedule 1.
- 2.3 Councillors may claim one special responsibility allowance only.
- 2.4 Upon accepting a special responsibility for which an allowance is payable, Councillors must complete the appropriate form to claim the special responsibility allowance. Copies of the form can be obtained from the Members' Allowances Scheme Administrator, who should be given the completed form as soon as possible following the Councillor's appointment. A further form should be completed by Councillors when they cease to hold a special responsibility for which an allowance is payable. Again, the form can be obtained from the Members' Allowances Scheme Administrator. Delay in completing this form may lead to an overpayment of allowance, which will be repayable by the Councillor concerned.
- 2.5 Special responsibility allowances will be updated with effect from 1st April in accordance with paragraph 1.4 above.

3. Conferences

- 3.1 Members may claim travel and subsistence allowances as set out in Part B, provided their attendance at the conference has been formally approved by the Council in advance.

3.2 Claims for travel and subsistence allowances must be made on a claim form supplied by the Members' Allowances Scheme Administrator.

4. Carer's Allowance

4.1 Subject to the conditions in paragraph 4.2, a carer's allowance will be paid in respect of costs necessarily incurred by Councillors in arranging care for:-

- a child or children under the age of 17
- an elderly relative requiring full time care
- a relative with a physical disability requiring full time care
- a relative with learning disabilities requiring full time care

where this is done in order to enable the Councillor to undertake any of the approved duties set out in paragraphs (1) to (7) of Schedule 2.

4.2 The following conditions apply in respect of entitlement to carer's allowance:-

- i) the person for whom care has been arranged must live in the same household as the Councillor,
- ii) the care in respect of which the allowance is claimed must not be provided by a member of the Councillor's immediate family or household,
- iii) the Councillor must notify the Council of the identity of the carer in respect of whose costs the allowance is claimed.

4.3 The rate of the carer's allowance shall be increased annually with effect from 1st April by the rate of inflation as measured by the Retail Prices (All Items) Index.

4.4 The rate of carer's allowance is £7.10 per hour.

5. Part Year Entitlement

5.1 Where during the course of a year:-

- a) a Councillor's term of office begins or ends,
- b) a Councillor accepts or ceases to hold a special responsibility in respect of which a special responsibility allowance is payable,
- c) this scheme for Members' allowances is amended,
- d) a Councillor elects to forego his or her entitlement to an allowance,

the relevant allowances will be paid pro rata for the period during which entitlement exists.

6. Renunciation

6.1 A Councillor may elect to forego his/her entitlement to an allowance or to receive a reduced allowance by completing an "Application to forego Allowances" and submitting it to the Members' Allowances Scheme Administrator.

7. Taxation

7.1 Members' allowances will be treated as earned income and will be subject to income tax and national insurance at the prevailing rates. It will be the Councillor's responsibility to provide details of his/her tax code and other sources of income to the Council's payroll section to enable the correct deductions to be made.

7.2 Members who claim other allowances and benefits (including job seeker's allowance, incapacity benefit, housing benefit, etc.) should be aware of the effects that receiving a Member's allowance will have on the levels of those benefits and allowances.

doubt, advice should be sought from the local office of the Department of Work and Pensions and the Council's Housing Benefits Section.

8. Breach of Member Code of Conduct

- 8.1 The right to basic allowance, special responsibility allowance and travel and subsistence allowance will be removed whilst a Councillor is suspended from the Council for breach of the Member Code of Conduct.
- 8.2 Whilst a Councillor is partially suspended from the Council as a result of a breach of the member code of conduct the right to a special responsibility allowance and travel and subsistence allowances will be removed in respect of the duties and responsibilities from which the Councillor is suspended.

PART B

Travel and Subsistence

Travel and subsistence allowances are payable when Councillors incur necessary expenditure on travel and subsistence when carrying out any **approved duty** as described in Schedule 2.

Councillors wishing to claim travel allowance in respect of journeys from their homes to the Council Offices should inform the Members' Allowances Scheme Administrator of the distance there and back in miles by the shortest reasonable route. A form will be provided for this purpose and the information provided will be used when verifying travel allowance claims.

The rates payable for travel and subsistence shall be increased annually with effect from 1st April each year in accordance with the average percentage increase in the Retail Prices Index (All Items) over the preceding 12 months for which figures are available at the date of calculation.

Travelling Allowances

Claims for travel allowances should include details of car mileage undertaken or fares paid, as appropriate. Receipts should accompany claims for travel by public transport.

1. Travel by Public Transport

1. The Council will normally pay second class rail fare. However, this may be substituted by discounted first class rail fare, provided the cost does not exceed the cost of a standard second class fare for the same journey. This rate may be increased by amounts not exceeding expenditure actually incurred:
 - a) on Pullman Car or similar supplements, reservation of seats and deposit or portage of luggage; and
 - b) on sleeping accommodation engaged by Councillors for an overnight journey.

Note: where first class rail fare is properly claimed under the provisions of this allowances scheme and a complimentary meal is provided as part of the cost of the ticket then the right to claim a meal allowance will be lost in respect of the meal so provided

2. Travel by private motor vehicle

1. The rate of travel by motor cycle shall not exceed –
 - a) for the use of a solo motorcycle of cylinder capacity not exceeding 150cc, 6p a mile;

- b) for the use of a solo motor cycle of cylinder capacity exceeding 150cc but not exceeding 500cc, 10p a mile
- c) for the use of a solo motor cycle of cylinder capacity exceeding 500cc, 16p a mile

2. The rate for travel by private motor vehicle, other than a motor cycle shall not exceed for the use of a motor vehicle of cylinder capacity –

- a) not exceeding 999cc, 32p a mile
- b) exceeding 999cc but not exceeding 1199cc, 38p a mile
- c) exceeding 1199cc, 46p a mile

3. The rates specified in sub-paragraphs (1) and (2) may be increased,

- a) by 5p per mile for each passenger to whom a travelling allowance would otherwise be payable by the Council, subject to the maximum recommended passenger capacity of the vehicle
- b) by not more than the amount of any expenditure incurred on tolls, ferries or parking fees, including overnight garaging.

4. For the purposes of this paragraph, cylinder capacity shall be that entered in the vehicle registration book or document by the Secretary of State under the Vehicles (Excise) Act 1971.

3. Travel by Taxi-Cab or Cab

The rate for travel by taxi-cab or cab shall not exceed,

- 1. in the cases of urgency, or where no public transport is reasonably available - the amount of the actual fare and any reasonable gratuity paid; and
- 2. in any other case - the amount of the fare for travel by appropriate public transport.

in deciding whether urgency exists, the Members' Allowances Scheme Administrator will consider the reasonableness of the taxi use, taking into account:

- the time of day when the journey was made
- the time available to make the journey

in deciding whether public transport is reasonably available, the Members' Allowances Scheme Administrator will consider:

- the time of day when the journey was made
- any disability of the member
- the amount of luggage etc carried by the member

4. Travel by a Hired Motor Vehicle

The rate for travel by a hired motor vehicle, other than a taxi-cab or cab, shall not exceed the rate which would have been applicable had the vehicle belonged to the Councillor who hired it provided that, where the Council so approves, the rate may be increased to an amount not exceeding the actual cost of hiring.

5. Travel by Air

The rate for travel by air shall not exceed the rate applicable to travel by appropriate alternative means of transport together with an allowance equivalent to the amount of any saving in subsistence allowance consequent on travel by air.

Provided that where the Council resolves, either generally or specially, that the saving in time is so substantial as to justify payment of the fare for travel by air, there may be paid an amount not exceeding:-

- 1) The ordinary fare or any available cheap fare for travel by regular air services, or
- 2) Where no such service is available, or in case of urgency, the fare actually paid by the Councillor.

Subsistence Allowances

Allowances are also payable to Councillors where, due to carrying out an approved duty as described in Schedule 2, there is an absence from the usual place of residence for a period of time of more than 4 hours and within the time periods as described in the paragraphs below.

These subsistence allowances are paid in order to enable Councillors to purchase an appropriate meal, where required. Claims for subsistence allowances should provide details of the approved duty and the time of departure from, and arrival at, the normal place of residence.

Subsistence allowance will not be paid in respect of any approved duty if a meal has been provided for the Councillor by any authority or body, free of charge. However, this will not apply if the member has previously notified the authority or body of special dietary requirements (e.g. vegetarian, diabetic, kosher, halal food) which are not catered for.

For absence not involving an absence overnight, from the usual place of residence –

- (1) **breakfast allowance** - if the absence from the usual place of residence is for one hour or more before 9.00 a.m. - £4.82
- (2) **lunch allowance** - if the Councillor is absent from the usual place of residence between 12 noon and 2.00 p.m. - £6.71
- (3) **evening meal allowance** - if the absence from the usual place of residence is for more than 4 hours ending after 7.00 p.m. - £19.91

For absence involving an absence overnight from the usual place of residence

When undertaking an approved duty, such as attendance at a conference involves an absence overnight from their usual place of residence, a Councillor may claim the following:

- (a) travelling allowance in accordance with this scheme in respect of any travelling expenses incurred; AND
- (b) subsistence allowance in accordance with this scheme; AND
- (c) the cost of hotel accommodation as follows:

In London: the actual cost incurred up to £136 per night

Outside London: the actual cost incurred up to £115 per night

- (d) the incidental expenses allowance as set out below

For the purposes of this scheme, 'London' means the City of London and the London boroughs of Camden, Greenwich, Hackney, Hammersmith and Fulham, Islington, Kensington and Chelsea, Lambeth, Lewisham, Southwark, Tower Hamlets, Wandsworth and Westminster.

On longer train journeys, where both lunch and evening meal allowances could be claimed, the reasonable cost of the evening meal (including VAT) will be reimbursed in full.

Incidental expenses allowance

Where attendance at a conference is an approved duty a Councillor may claim £46.56 per day or part day in respect of incidental expenses incurred.

Co-optees

Co-opted members of Council Committees may claim travel and subsistence allowances in accordance with the provisions of this scheme.

Cycling Allowance

Councillors using a bicycle to travel to and from approved duties may claim a one off cycling allowance of £17.51 per annum.

PART C

Procedure for making claims

1. All claims must be submitted on the appropriate claim form. Claim forms must be signed. The items and amounts claimed should be stated clearly. Councillors are responsible for ensuring that their claims are accurate and complete.
2. Councillors' claims will be audited quarterly.
3. Claim forms should be handed in to the Members' Allowances Scheme Administrator. Audits will involve checking:
 - that the meeting took place (random checks will be done where the meeting is of an outside body),
 - that the Councillor attended it (random checks will be done where the meeting is of an outside body),
 - that mileage claims are reasonable and, where relevant, correspond to any mileage details registered with the Members' Allowances Scheme Administrator,
 - that meals were not provided free of charge at meetings for which subsistence is claimed (random checks will be done where the meeting is of an outside body).
4. **Despite the verification process, Councillors remain responsible for the accuracy of the claims they submit.** If the claim form is unsigned or unclear it will be returned to the Councillor concerned for completion/clarification, rather than processed for payment. If Councillors are unclear how to complete the claim form they should consult the Members' Allowances Scheme Administrator.
5. Claim forms must be submitted within 2 months of the relevant meeting taking place. **Late claims will not be accepted and entitlement to allowance will be lost.**
6. If a claim, or part of a claim, is disallowed, a Councillor will be informed within 10 working days and given a reason. If a Councillor does not agree with a decision to disallow a claim they then have 10 working days to ask for the matter to be reconsidered by the Head of Legal & Democratic Services, whose decision on the subject will be final.

Schedule 1

		<u>Per Annum</u>
<u>Basic Allowance</u>		4 750
<u>Special Responsibility Allowances</u>	<u>Multiple of Basic Allowance</u>	£
Leader of Council	4.66	22,134.00
Deputy Leader of the Council	2.33	11,067.00
Leader of the Largest Opposition Group	1.5	7,125.00
Deputy Leader of the Largest Opposition Group	0.5	2 375.00
Leader of a Minority Opposition Group with 5 or more members	0.165	784.00
Cabinet Members	1.75	8,313.00
Chair of Scrutiny Committee	1.45	6,888.00
Vice-Chair of Scrutiny Committee	1.2	2,272.00
Chair of Scrutiny Sub-Committee	0.95	4,513.00
Vice-Chair of Scrutiny Sub-Committee	0.3	1,425.00
Chair of Planning Committee	1.5	7,125.00
Vice-Chair of Planning Committee	0.5	2,375.00
Shadow Chair of Planning Committee	0.33	1,567.00
Member of Planning Committee (excluding the Chair, Vice-Chair and Shadow Chair)	0.165	784.00
Chair of Area Council	0.165	784.00
Chair of Judicial Committee (hackney carriage and private hire licensing)	0.33	1,567.00
Chair of Employment Committee	0.165	784.00
Chair of Licensing Committee	0.33	1,567.00
Vice-Chair of Licensing Committee	0.165	784.00
Chair of Audit Committee	0.165	784.00
Member Champions (4 maximum)		250.00

Schedule 2

Approved duties

The categories of approved duties for travel and subsistence claims are as follows:

1. Meetings of the Council;
2. Meetings of a Council Committee or Sub-Committee;
3. Meetings of the Cabinet or a Cabinet Committee;
4. Meetings of other bodies to which the Council makes appointments;
5. Other meetings approved by the Council or a Committee or Sub-Committee provided members of at least two of the political groups on the Council are invited. This can include meetings with officers;
6. Meetings of any local authority association of which the Council is a member
7. Attendance at tender openings where this is required by the Contract Procedure Rules;
8. Attendance at any statutory inspection or premises;
9. Any other duty approved by the Council or a Committee/Sub-Committee for the purpose of, or in connection with, the discharge of the functions of the Council.

The approved duties for which carer's allowance can be claimed are set out paragraphs (1) to (8) above.

When you make a claim for travel and subsistence you must describe the approved duty as accurately as you can. For example, you must give the correct name of the committee or outside body concerned.

If you are unsure whether an activity qualifies as an approved duty you should check with the Members' Allowances Scheme Administrator before you submit your claim as you are responsible for ensuring that your claims are accurate and correct

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CABINET (SPECIAL MEETING)

Wednesday, 19th November, 2025

Present:	Councillor Munsif Dad BEM JP (in the Chair), Councillors Scott Brerton, Stewart Eaves, Melissa Fisher, Clare Pritchard and Kimberley Whitehead
In Attendance:	Councillors Zak Khan, David Heap and Steven Smithson
Apologies:	Councillors Vanessa Alexander and Ethan Rawcliffe and standing invitee Danny Cassidy as Joint Deputy Leader of the Opposition

222 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Vanessa Alexander, Ethan Rawcliffe and standing invitee Danny Cassidy, as Joint Deputy Leader of the Opposition.

223 Declarations of Interest and Dispensations

In connection with Agenda Item 3 – Local Government Reorganisation Proposals, Councillors Scott Brerton and Kimberley Whitehead made the meeting aware that their terms of office expired in 2026, at which time they would be eligible for re-election. The report at Item 3 included a recommendation to request the Secretary of State to postpone the local elections due to be held in May 2026. The Executive Director (Legal and Democratic Services) advised that it was useful to note this connection on the record, but that it was unlikely to be considered a disclosable pecuniary interest or a conflict of interest, as the final decision on this matter would be for the Government to make.

There were no formal declarations of interest or declarations of dispensations submitted.

224 Local Government Reorganisation Proposals

With the approval of the Mayor in advance of the meeting, the following decision was exempted from the Council's Call-In procedure in accordance with Overview and Scrutiny Procedure Rule C14, on the grounds that the decision was reasonable in all the circumstances and was an urgent decision not subject to Call-In, in view need to finalise the submission of the proposals to the Government by 28th November 2025.

Members considered a report of Councillor Munsif Dad BEM JP, Leader of the Council, updating Cabinet on preparations to submit a proposal for Local Government Reorganisation to the Government and presenting the business case that had been prepared to support the creation of three unitary authorities in Lancashire (3UA).

The Leader provided a brief introduction to the report, highlighting the overall aim of the proposals, the work undertaken in Hyndburn to date, the key messages from the case for a 3UA model and the disadvantages of the other models being proposed. Councillor Dad also summarised the discussions which had taken place at the Resources Overview and Scrutiny Committee on 11th November and at the Council meeting on 13th November 2025.

He also outlined the case in favour of postponing the local elections in 2026 and the next steps in the overall process and timescales.

Councillor Kimberley Whitehead spoke in favour of the 3UA model, which was conterminous with NHS and Police area footprints. Councillor Zak Khan noted that most points had been discussed at the Council meeting. He also agreed with the 3 UA model, but his main concerns centred around the consultations and evidence base and a sense that the matter was being rushed through without clarity about what the people of Hyndburn wanted. Information available at the Resources Overview and Scrutiny Committee had only showed the postcodes of consultation respondents. He asked whether more detailed information on views from particular areas was known, whether young people's views had been taken into account and whether the 3UA preferred option discussed some 12 months ago had always been the end goal. He also queried the Government's purpose in asking councils for their views on the local elections, if this was a matter solely for the Government to determine. He expressed a view that councillors serving, even for a short period of time, could still achieve much during their tenure.

Councillor Dad responded that, councillors whose term of office was due to expire in 2026 had been consulted about the elections issue. There were precedents elsewhere for the postponement of local elections due to reorganisation, such as for Surrey County Council in 2025 and in Cumbria (for Cumbria County Council, Carlisle City Council and South Lakeland District Council) in 2021. The decision was for the Government to take.

Hyndburn was submitting its comments on this matter and believed that postponement was the right decision. On the question of the 3UA model, this had initially been considered to be the best option and the public and Opposition members had been engaged in subsequent discussions. In addition, the Resources Overview and Scrutiny Committee and Council had been consulted. The Government would carry out its own consultations on their preferred option later in the process. To date, there was no detailed breakdown available of consultation responses by area. However, it was known that some authorities, including Burnley, Pendle and Fylde had undertaken their own additional local consultations.

Approval of the report was not deemed a key decision.

Reasons for Decision

The Minister of State for Local Government and English Devolution had introduced the English Devolution and Community Empowerment Bill on 10th July 2025, following the publication of the English Devolution White Paper on 16th December 2024.

The new Bill announced how the Government would facilitate a programme of local government reorganisation (LGR) for two-tier areas and for those unitary councils where there was evidence of failure or where their size or boundaries might be hindering their ability to deliver sustainable and high-quality services for their residents.

The Government had set a timeline for Lancashire councils to produce a preferred option for local government reorganisation by the end of November (28th), asking for proposals to move from the current two-tier system of a county council, two smaller unitary councils and 12 districts councils, to a simpler model of fewer councils.

The Government's aim with LGR was to improve efficiency savings, service delivery, provide stronger local leadership, economic growth, community identity and foster effective local partnerships, while not hindering the ability to deliver sustainable and high-quality services for residents.

Government Guidance

Government guidance (the Statutory Invitation) set out the following criteria which would be used to assess proposals for reorganisation:

- A proposal should seek to achieve for the whole of the area concerned the establishment of a single tier of local government;
- Unitary local government must be the right size to achieve efficiencies, improve capacity and withstand financial pressures;
- Unitary structures must prioritise the delivery of high quality and sustainable public services to citizens;
- Proposals should show how councils in the area have sought to work together in coming to a view that meets local needs and is informed by local views;
- New unitary structures must support devolution arrangements;
- New unitary structures should enable stronger community engagement and deliver genuine opportunity for neighbourhood empowerment.

The criteria above were not weighted, but the intention was to provide guidance to areas to develop proposals that addressed the criteria and were supported by data and evidence. Decisions on the most appropriate option for each area would have regard to the guidance and the available evidence.

Under the Local Government and Public Involvement in Health Act 2007, the Council would have to submit a proposal based on whole Local Authority Districts, but could request that the Secretary of State used his modification power in sections 7 and 11 of the 2007 Act to adjust the boundary subsequently. In the guidance, the Secretary of State had also expressly allowed for the submission of proposals that suggested boundary changes.

Proposals

Councils in Lancashire had worked together to identify possible options for reorganisation. The Government had provided funding to develop a shared evidence base across Lancashire councils, including both socio-economic baseline data for the options, a public and stakeholder engagement process and finance data.

It was intended that a joint letter would be sent to the Minister by Lancashire Leaders to accompany the various business cases that were being submitted.

The various cases would be taken to councils throughout Lancashire ahead of the deadline for submission of proposals on 28th November 2025.

Currently there were five proposals based on the following models:

- Model 1 consisted of Lancashire being split into 2 large unitary councils with a North / South divide
- Model 2 consisted of 3 unitary councils (Coastal / Central / Pennine)
- Model 3 consisted of 4 unitary councils (North / South / East / West)
- Model 4 consisted of 5 smaller unitary councils (North / South / Middle / East / West)
- Model 5 was the Blackpool proposed four unitary model

The report included colour-coded maps of the five models referred to above and an explanation of the make-up of each of the unitary authorities proposed and population sizes for each model. The 3UA model preferred by Blackburn with Darwen, Fylde, Hyndburn,

Rossendale and Wyre would see new authorities based upon the following district council footprints;

- Coastal Lancashire (Blackpool, Fylde, Lancaster and Wyre)
- Central Lancashire (Chorley, Preston, South Ribble and West Lancashire)
- Pennine Lancashire (Blackburn with Darwen, Burnley, Hyndburn, Pendle, Ribble Valley and Rossendale)

Timeline

Delivering LGR in Lancashire would be a complex and far-reaching programme of change. The proposed timeline was intended to allow sufficient time to plan, implement and embed the new arrangements while maintaining service continuity and public confidence.

The indicative timeline below set out the key phases and milestones for implementation. It was designed to ensure a smooth transition from the decision to proceed with reorganisation through to the establishment of fully operational new councils.

The decision on the preferred option had been discussed at Resources Overview and Scrutiny Committee on 11th November and Council on the 13th November 2025, with the final decision being considered at today's Cabinet meeting.

The timeline for Local Government Reorganisation was currently as follows:

- 28th November 2025: Councils to submit proposals to Government;
- Early 2026: Government-led public consultation on proposals for new unitary councils;
- Summer 2026: Government would select the preferred unitary council option;
- May 2027: Elections would take place for a Shadow Authority for each of the new unitary councils;
- 1st April 2028: "Vesting Day", when new unitary councils would start to operate all services and the existing 15 authorities would be abolished.

The report included a pictorial representation of the above timeline in the style of a Gantt chart.

Findings and Recommendations

On 16th January 2025, following the publication of the English Devolution White Paper the Council had recommended supporting the creation of a Pennine Lancashire Unitary Authority (which included Blackburn with Darwen, Burnley, Hyndburn, Pendle, Ribble Valley & Rossendale).

Currently, the Council's preferred option was the three-unitary model for Lancashire. The business case prepared in respect of the options suggested that this was the only configuration that met all six of the Government's criteria for local government reorganisation, while reflecting the way Lancashire's economy, services and communities already worked and providing the best platform for the future.

The three-model business case had been developed following a detailed options appraisal, including data analysis and assessments of the evidence base.

It was considered that other options all would fall short of what Lancashire needed. A two-council model would be too large and remote, misaligned with key service boundaries and

financial risk. A four-or five council model would fragment economic corridors, create uneven capacity and weaken the devolution case.

The business case concluded that only the three-council model aligned with real economics and service footprints, balanced risk, kept decision-making local and met every Government test without compromise.

The benefit of the three-model business case was making services clearer without creating councils that were too large and remote or too small to make a difference. Matching NHS and Police footprints, which none of the other options did, meant a much greater ability to work collaboratively with strategic leadership.

The business case indicated that the three unitary model delivered a sustainable future for Lancashire through a stronger, more balanced financial case than any of the other proposed options, combining credible savings with the capacity to invest in services, work with partners, support economic growth, unlock deeper devolution, and connect at a local level to places people live, work and learn in.

A table was provided within the report summarising the different options by government criteria. As stated previously, the findings indicated that the three unitary model was the only configuration that met all six of the Government's criteria for local government reorganisation.

The report also set out an infographic, which showed the vision behind the case for three unitary authorities for Lancashire, which included the following statement:

“Our vision is for three new unitary councils, balanced in scale and rooted in real places, to create the capacity and clarity needed to unlock Lancashire’s potential. They will deliver stronger services for geographies that reflect places, communities and key partner footprints, give businesses and government credible partners for growth and devolution, and reconnect decision-making to the places people live, work and learn in.”

Consultations

Communities and stakeholders across the county had been invited to have their say on local government reorganisation in Lancashire. Two surveys had been conducted across September 2025 to understand which council services Lancashire residents saw as most important, priorities for local government to focus on in the future and initial thoughts on moving to larger unitary councils.

The community survey had been promoted across the county to ensure a broad range of voices contributed to the discussion. 13,414 respondents had filled out the survey, including 67,784 individual written comments in answer to the open text questions, showing a genuine interest and high level of engagement from Lancashire.

A total of 409 responses had been received for the stakeholder survey, representing over 200 unique organisations and individuals. Respondents had included parish and town councils, businesses, voluntary and community groups and public sector organisations.

Two reports had been produced, summarising the results of the surveys which had been undertaken by Cratus Group, an independent agency on behalf of Lancashire’s local authorities. This information would now be used to inform the developing proposals for submission to government in November 2025.

What people had highlighted across the engagement was that services that mattered most to local people were those that touched daily life and wellbeing, such as good health and care services, reliable and accessible transport, affordable housing and good schools and opportunities for children. Community identity and connection remained strong. Clarity and simplicity were recurring themes in written feedback. Residents and businesses wanted less duplication, clearer responsibility for services that were more consistent and reliable, and a stronger link between local decisions and visible outcomes. Partnership working and fairness had also been emphasised, with many respondents highlighting the importance of tackling inequalities across Lancashire and ensuring all areas had equal access to good quality local job opportunities, services and investment.

Alternative Options considered and Reasons for Rejection

Models 1, 3, 4 and 5 had been considered but were not recommended for the reasons set out in section 4.8 of the report and in the 3UA business case, which had been circulated separately to members.

Note: With the agreement of the meeting, the Chair invited the Cabinet to vote on the recommendations at Paragraphs 2.1 and 2.2 separately. Both Motions were CARRIED.

Resolved

- **That Cabinet:**

- (1) **Approves the preferred option to establish a three-unitary authority structure in Lancashire (3UA), and the submission of the preferred option to Government by 28th November 2025.**
- (2) **Agrees to write to the Secretary of State asking to postpone the local elections due to be held in May 2026 for the following reasons:**
 - i) **Members being elected for short terms;**
 - ii) **Additional expense and costs to the taxpayer;**
 - iii) **Risk of disruption and additional pressure to the council; and**
 - iv) **Impact on transition to the new shadow authority;**

225 Accrington Neighbourhoods Board Regeneration Plan

With the approval of the Mayor in advance of the meeting, the following decision was exempted from the Council's Call-In procedure in accordance with Overview and Scrutiny Procedure Rule C14, on the grounds that the decision was reasonable in all the circumstances and was an urgent decision not subject to Call-In, in view need to finalise the submission of the Plan to the Government by 28th November 2025.

Councillor Whitehead declared a personal interest in this item as a member of the Board representing the Police and Crime Commissioner for Lancashire.

Members considered a report of Councillor Munsif Dad BEM JP, Leader of the Council, presenting the Accrington Neighbourhoods Board's Regeneration Plan before this was submitted to the Ministry of Housing, Communities and Local Government (MHCLG).

The Leader of the Council gave a brief introduction to the report, including a summary of the Board's membership, the Government's Pride in Place agenda and funding streams and the Plan's foundations building on the existing Masterplan for Accrington. He also highlighted the four pillars, as set out within the Plan, and noted that the first payment for project delivery was due to be received in April 2026.

Councillor Khan welcomed the additional funding and thanked the Leader for his role in the appointment of a new independent Chair to the Board. He placed on record his thanks to the previous Chair, whom he knew personally and whom he respected, and wished him well for the future. Councillor Khan then enquired about the following:

- What reassurance was there that the Board and its processes would remain independent and would it be free to make its own recommendations;
- Whether the Board's recommendations would be taken forward as submitted, or would they be subject to alteration;
- How consultations with residents would be supported;
- Whether previous plans would be acknowledged and how previously identified projects could be prioritised so that some could commence straight away;
- How the Council would attract in additional private investment to add to the £20M Fund; and
- Whether the Board's actions would be subject to the Council's overview and scrutiny arrangements.

Councillor Dad responded that the original appointee to the role of Chair was also an independent person, as stated on previous occasions. He added that the Board itself was independent, but was supported by a range of stakeholders including the Borough Council. The Council would consider the Board's proposals favourably but, as the accountable body, had certain obligations. It was hoped to be able to improve marketing of the Board's work, in conjunction with publicity for the other town centre projects. Consultations had already taken place with schools, colleges and businesses and a video had recently been produced. Use would be made of existing plans and work undertaken previously. The intention was to attract in other money wherever possible. The Board's work would be monitored by the Cabinet, but the Cabinet's decisions would then be subject to scrutiny in the usual way.

Councillor Whitehead reiterated the independence of the Board, but noted that 'independent' was not defined in the governance documents applicable to the Board. The Council was a crucial partner, as well as being the accountable body and the importance of its role should not be understated. The Board itself was a good example of key partners working collaboratively for the benefit of the community. David Welsby, Chief Executive, added that the Council was working hard to foster a good working relationship with the Board, respecting its independence, while exercising the authority's statutory duties and carrying out due diligence. The Board was not a corporate body and, accordingly, the Council would have to take responsibility for any actions requiring the involvement of a legal entity. On the matter of public engagement, councillors themselves had the mandate to represent the views of the community as elected members.

Councillor Dad thanked the officers involved in supporting the Board, particularly the Head of Policy and Organisational Development, Kirsten Burnett.

Approval of the report was deemed a key decision.

Reasons for Decision

The Fund

The Plan for Neighbourhoods fund had allocated 10-year investment across 75 areas in the UK, with up to £20 million per place to regenerate communities, strengthen social infrastructure, and empower local decision-making. This funding would be given over a 10 year period, starting in the 2026/27 financial year.

The objectives of the funding were stated as follows:

- Thriving Places: Revitalise high streets, improve public services, and enhance physical infrastructure.
- Stronger Communities: Foster social cohesion, reduce crime, and rebuild trust.
- Taking Back Control: Boost skills, employment, and local economic opportunities.

A similar funding stream was previously known as the Long-Term Plan for Towns fund. Plan for Neighbourhoods had replaced this. The UK Government had subsequently announced the Pride in Place Strategy and Programme, which extended this investment to additional areas. At the time of writing the report, the Plan for Neighbourhoods guidance still applied to Accrington.

The Pride in Place Programme had also recently allocated a further £1.5M to Hyndburn via its new Impact Fund. This was not covered within this report and was not a matter for the Neighbourhoods Board.

Governance and the Neighbourhoods Board

The guidance stated that funding would be managed through a “partnership” between the:

- Neighbourhoods Board, responsible for co-producing the Regeneration Plan for their place, which constituted a 10-year vision and 4-year investment plan, and delivering in the interests of local people to improve the physical and social infrastructure of their community.
- Local authority, who would support the Neighbourhoods Board to develop and deliver the plan.
- Local community, who would engage on the place's priorities and hold the Neighbourhoods Board and local authority to account.

Board Membership

The Board was required to have an independent chair, who was approved by the Ministry of Housing, Communities and Local Government (MHCLG). The chair was Sami Smithson.

There were 4 mandated Board members: the MP, a representative of the Police and Crime Commissioner, a local district councillor and a Lancashire County Council councillor. The named members were:

- Sarah Smith MP;
- Kimberley Whitehead, Deputy Police and Crime Commissioner;
- Councillor Munsif Dad BEM JP; and
- County Councillor Ashley Joynes.

In addition, there were a number of other Board members, representing a range of skills and areas of work, for example community, health, education and business. They in turn might work with small focus groups or relevant community representatives to discuss aspects of the work or specific projects.

An updated list of Board members, with short profiles, was maintained at <https://accringtontownsquare.com/plan-for-neighbourhoods/>

Funding Profile

The funding was 75% capital, 25% revenue, with the first delivery payment due in April 2026. Subsequent funding would be released in phases.

Grant £000	2023-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Capacity Funding	250	200	150									
Revenue			232	256	432	432	432	437	450	450	450	450
Capital			360	1736	1605	1605	1605	1605	1605	1605	1605	1605

The 10 year period was divided into 3 investment periods

- Period 1: the 2026 to 2027 financial year to the 2029 to 2030 financial year (4 years)
- Period 2: the 2030 to 2031 financial year to the 2032 to 2033 financial year (3 years)
- Period 3: the 2033 to 2034 financial year to the 2035 to 2036 financial year (3 years)

Within each investment period, the Board would have to forecast to spend at least 25% of the cumulative allocation for that investment period. By the end of Year 7 (financial year 2032 to 2033 and the end of the second investment period), the Board must have spent at least 50% of the cumulative total allocation. Underspending risked delayed or reduced future payments.

The table above also showed the capacity funding available for governance and planning. Some of this (£50k) had been spent in 2024, when the existing Towns Board was planning for the Long Term Plan for Towns Fund. In the current financial year, some funding had been allocated to staff costs and some Board expenses. The Board would receive budget updates at each meeting.

It should be noted that Board positions, including chair, were unpaid.

MHCLG had designated the Council as the accountable body for all funding received and recommendations from the Board, once proposed projects had been fully scoped, would be brought to Cabinet for formal approval.

Community Engagement

A number of engagement exercises had been carried out in recent years, asking people about their views on the regeneration of Accrington town centre. This had included representative polling. The Board had more recently conducted a series of workshops and drop-ins, to communicate and seek further views on the plan. Community engagement would be an ongoing priority for the Board.

Geographical Boundary

The geographical boundary for the funding was determined by Government and was based on built-up area boundaries (BUA). The BUA were boundaries used by government bodies and policymakers to inform decisions related to housing, economic development, and urban planning. The Accrington BUA crossed 10 Hyndburn wards (Altham, Barnfield, Baxenden, Central, Church, Huncoat, Milnshaw, Peel, Spring Hill and St Andrews), ranging from a small estate in Altham to the whole of the Peel ward.

The Board would be able, if it so wished, to make representations to the Ministry of Housing, Communities and Local Government (MHCLG) to alter its default boundary. Boards should not submit requests to remove areas from the boundary unless they could evidence a clear error in its inclusion. Any alteration would have to:

- remain within the spirit of the programme;
- retain the place that was originally selected;
- remain contiguous;
- not introduce additional, separate population centres into the agreed area (for example, different communities or neighbourhoods); and
- have the agreement of the Board and a clear rationale.

The report included a map which identified the geographical boundary currently set.

Regeneration Plan

The Board was required to agree and submit a Regeneration Plan covering the first four years of the funding programme, with a 10 year vision. The deadline for submission was 28th November 2025.

The Board had spent recent months developing its Plan, which was based around 4 pillars:

- Pillar 1 - People (Skills, Health and Recreation)
- Pillar 2 - Urban Regeneration and Housing
- Pillar 3 - Environment, Transport and Industry
- Pillar 4 - Delivery, Investment and Monitoring

Vision

The Board had built on the work recently completed for the Accrington Masterplan and had included the Vision statement below within the Plan.

“Our Vision: A Town Reborn

The Accrington We're Creating

Picture Accrington in 2036: a vibrant market town where heritage buildings buzz with life, where green spaces connect our communities, where independent businesses thrive, and where every resident has access to opportunity.

The Accrington Masterplan sets out this inspiring long-term vision, structured around five transformative themes:

- **Celebrate Accrington's unique identity** - honouring our past while building our future
- **Encourage enterprise and economic growth** - creating jobs and opportunity

- **Green the town centre** - bringing nature into the heart of our town
- **Connect communities** - making it easier to get around and bring people together
- **Develop town centre living** - creating homes people are proud to live in

Our Masterplan Vision in Full

Accrington is a proud market town steeped in industrial, cultural, and architectural heritage.

Celebrating this unique character, the Town Centre will become a vibrant, bustling and thriving place. Revitalised heritage buildings and streets will welcome visitors and locals to sample the best of Lancashire's home-grown produce and diverse mix of local eateries, browse independent shops and cultural venues, and relax in family-friendly green spaces.

Accrington will promote direct connections to the delights of the surrounding Lancashire countryside. Verdant green and blue corridors will reflect the area's landscape character, while vibrant open spaces and animated waterways will reinforce the town's identity as a place that offers its residents and visitors alike wonderful access to nature, walks and green spaces.

The Town Centre will boast a permeable network of safe and attractive cycling and walking routes, connecting surrounding communities into the heart of the town. New homes, businesses, leisure and community activities will drive a growing Town Centre population.

Building on the town's legacy of hard working and dedicated entrepreneurs, distinct neighbourhoods will support communities of innovative and complementary enterprises. New attractive, dynamic and accessible public, social and commercial spaces will host numerous popular events, with diverse leisure facilities for all ages, supporting flourishing business communities to prosper and grow.

We are proud of our history and look forward to a renewed and exciting future."

There were no alternative options for consideration or reasons

Resolved

- **That Cabinet:**

- (1) Endorses the Accrington Neighbourhoods Board's Regeneration Plan ("the Plan") attached to this report.**
- (2) Grants delegated authority to the Chief Executive Officer, in consultation with the Neighbourhoods Board, Executive Director of Finance (Section 151 Officer) and Executive Director (Legal & Democratic Services) to accept the Plan for Neighbourhoods (also now referred to as Pride in Place Phase 1) funding in accordance with MHCLG grant terms and conditions.**

(3) Grants delegated authority to the Chief Executive Officer to agree expenditure from the capacity funding outlined in Paragraph 3.10 of this report.

226 Prudential Indicators Monitoring and Treasury Management Strategy Update – Quarter 2 2025/26

Members considered a report of Councillor Vanessa Alexander, Portfolio Holder for Resources and Council Operations, providing an update on the Council's treasury management activities for the current financial year. The report outlined the performance of investments and borrowing, assessed compliance with the approved Treasury Management Strategy, and highlighted any emerging risks or opportunities that might impact the Council's financial position. Overall, this report supported effective budget monitoring and ensured transparency and accountability in the management of public funds.

In the absence of Councillor Alexander, the Leader of the Council provided a brief introduction to the report which was largely technical in nature. Councillor Dad highlighted the total of short-term investments, £38.675m, and how the Council invested. He also drew attention to the forecast interest rates and the interest returns expected by the Council in the sum of £1.287m.

Councillor Zak Khan queried the relationship between the Council's borrowing and investments and any timescales applicable to the Council's main funding pressures (as outlined in the Revenue Monitoring report at Agenda Item 6), particularly in the light of the impending Local Government Reorganisation. Councillor Dad confirmed that these pressures were carefully monitored and should be deliverable without the need for additional borrowing. However, the outcome of the Fair Funding review was still awaited. The Chief Executive confirmed that even under the worst-case scenario envisaged in the Medium Term Financial Strategy (MTFS), the Council should not need additional borrowing. Jane Ellis, Executive Director (Legal and Democratic Services) indicated that the Government was likely to make an Order under s.24 of the Local Government and Public Involvement in Health Act 2007, which would be effective from April 2027 and would give the new shadow unitary authority powers of veto over certain expenditure by the councils due to be abolished. This might cover disposal of assets over £100k, revenue expenditure over £100k and capital expenditure over £1m.

Approval of the report was not deemed a key decision.

Reasons for Decision

Local authorities were required to manage their borrowing, investments, and cash flows in a way that was affordable, prudent, and sustainable. This was governed by the CIPFA Prudential Code and the CIPFA Treasury Management Code of Practice, which together set the framework for how councils planned and monitored their capital financing and treasury activities.

As part of this framework, councils had to set Prudential Indicators each year to support decision-making around capital investment and borrowing. These indicators helped demonstrate that the Council's plans were financially sound and that risks were being managed appropriately.

The Council also adopted a Treasury Management Strategy annually, which outlined how it would manage borrowing, investments, and cash balances throughout the year. Regular monitoring reports were required to track performance against the strategy and indicators, and to provide assurance that treasury activities remained aligned with the Council's financial objectives.

Borrowing Activities During the Period

Table 1 below showed the current borrowing position at Q2 2025/26 compared with the original estimate. An increase in finance leases relating to vehicle purchases had increased the liability and Capital Financing Requirement (CFR) totals.

Table 1: Comparison of latest position with the original estimate as at Q2 2025/26

Borrowing Position - \Q2 2025/26	Original Estimate 2025/26	Forecast at Q2 2025/26
	£'000	£'000
External Debt		
Borrowing	9,595	9,595
Other Long-Term Liabilities	1,967	4,088
Total External Debt	11,562	13,683
Capital Financing Requirement	9,190	11,311
Under(Over) Borrowing	(2,372)	(2,372)

The Council continued to operate within the borrowing limits and targets set at the start of the financial year. A key measure in the Prudential Indicators was the relationship between the Capital Financing Requirement (CFR) and the Council's gross external debt.

The CFR represented the total amount the Council needed to borrow over time to fund capital investment — such as buildings, infrastructure, and equipment. It reflected the underlying need to borrow, even if the Council chose to use internal resources (like reserves or cash balances) instead of taking out loans. The gross external debt of £13.683m was the actual amount the Council had borrowed from external sources, such as the Lender Option Borrower Option (LOBO) loans and finance leases.

In general, gross debt should not exceed the CFR. This was an important safeguard built into the Prudential Code, as it provided assurance that the Council was not borrowing more than it needed for capital purposes — and crucially, that it was not borrowing to fund day-to-day services, which was not permitted.

In 2025/26, the Council's gross debt was forecast to exceed the CFR by £2.372m, placing the authority in an over-borrowed position. This was not due to new borrowing, but was explained by:

- Historic loans that were structured with repayment at maturity (i.e. the full amount was repaid at the end of the loan term). These loans kept the gross debt figure high, while the CFR reduced each year through the Minimum Revenue Provision (MRP) — an annual charge that reflected repayment of capital.
- The implementation of International Financial Reporting Standard (IFRS) 16 – Leases, which now required all lease liabilities (e.g. for vehicles and equipment) to be shown on the balance sheet as debt. This had increased the reported level of gross debt, even though it did not represent new borrowing.

- Timing differences between capital expenditure and financing, which could temporarily affect the CFR.

Despite this technical position, no new external borrowing had been undertaken, and the Council was not borrowing to support revenue spending. The position was therefore acceptable and well understood.

Investment Activities During the Period

The Council invested surplus cash balances on a short-term basis to ensure that funds were readily available when needed, while also generating a modest return. These balances arose from timing differences — for example, when grants were received before the related expenditure was incurred, or when capital projects were delayed.

Short-term investments were typically placed in secure, low-risk instruments such as money market funds, government-backed deposits, or other approved counterparties. This approach supported the Council's priorities of:

- **Liquidity:** ensuring cash was available to meet day-to-day spending needs.
- **Security:** protecting public funds by minimising investment risk.
- **Yield:** earning interest to support the revenue budget, where possible.

The strategy aligned with the CIPFA Treasury Management Code, which required councils to manage investments prudently, balancing risk and return.

Table 2 below provided a list of counterparties and the balances invested as at Q2 2025/26.

Table 2: Invested balance by counterparty:

Investment Portfolio – Q2 2025/26	Balance at Q2 2025/26	
	£'000	
Local Authorities	26,000	
Debt Management Agency Deposit Facility	10,595	
Money Market Funds	2,000	
Bank Deposit Accounts	80	
Total Short-Term Investments	38,675	

A further table (Table 3) was included in the report, which gave more details of the investments the Council had in place at Q2 2025/26 with other local authorities.

There were no future dated loans agreed at the end of the quarter.

To protect public funds, the Council's Finance team carried out thorough checks before agreeing to lend money to other local authorities. These checks helped ensure that any investments were secure and that the borrowing authority was financially stable.

Interest Rates

The Council had appointed MUFG (formerly Link Asset Services) as its treasury adviser. As part of their role, they provided guidance on expected movements in interest rates to support the Council's investment and borrowing decisions.

A graph was included in the report, which gave MUFG's latest available view of the expected future movement in interest rates.

The latest forecast set out a view that both short and long-dated interest rates would start to fall, as inflation had fallen closer to the Bank of England's target of 2.00%.

Interest rate risk was minimised as the Council's borrowings were fixed until a trigger point, where the lender would seek better rates. Current interest rates would need to rise significantly for this to occur. With rates expected to fall in the short-term, this was unlikely to occur, but this would be monitored closely.

Interest Receivable

The Council had invested surplus cash on a short-term, temporary basis. These investments had generated interest income above the budgeted expectations for the year. This is mainly due to:

- Higher levels of cash being held (e.g. from grants received in advance of spending); and
- The Bank of England maintaining interest rates at higher levels than anticipated when the budget had been set.

As a result, the Council now expected to receive £0.097m in additional interest income by the end of March 2026. The investment strategy continued to prioritise security and liquidity, ensuring that funds were safe and available when needed.

The Council invested surplus cash in highly rated financial institutions, spreading deposits across multiple banks to reduce risk. This approach helped protect public funds in the event of an unexpected bank failure.

- Deposits were placed with banks where government guarantees were likely to apply;
- No more than £2 million was held with any single bank, except for the NatWest liquidity account, which had a limit of £3 million; and
- The Council could place unlimited funds with the Government's Debt Management Account Deposit Facility (DMADF), which offered low-risk returns and flexibility.

This strategy continued to deliver a reasonable return while keeping risk to a minimum.

Interest Payable

The budget included an estimate for interest costs on potential new borrowing. However, as no new borrowing was expected to take place during the year, these interest costs would not be incurred.

Forecast Revenue Outturn – 2025/26 Q2

Table 4 below showed the forecast revenue outturn position on the Council's Treasury Management activities as at 2025/26 Q2.

The interest forecast has increased since Q1 due to prevailing interest rates overperforming what was expected.

Table 4: Forecast Revenue Outturn – 2025/26 Q2

Portfolio Position	Working Budget 2025/26	Forecast Outturn 2025/26	Forecast (Under)/ Over Spend
	£'000	£'000	£'000
INTEREST RECEIVABLE			
Interest Receivable on Temporary Lending	(700)	(1,287)	(587)
Other Interest Receivable	-	-	-
Total Interest Receivable	(700)	(1,287)	(587)
INTEREST PAYABLE			
Interest Payable on Long-Term Borrowings	440	301	(139)
Interest Payable on Finance Leases	41	253	212
Other Interest Payable	-	-	-
Total Interest Payable	481	554	73
Minimum Revenue Provision	1,085	1,127	42
Net (Income) / Expenditure from Treasury Activities	866	394	(472)

Performance Against Prudential Indicators

The *Prudential Code for Capital Finance in Local Authorities* required councils to set Prudential Indicators annually for the forthcoming three years. These indicators demonstrated that the Council's capital investment plans were affordable, prudent, and sustainable.

Hyndburn Borough Council had adopted its Prudential Indicators for 2025/26 at its meeting in February 2025. In addition to setting these indicators, the Prudential Code required the Council to monitor them on a quarterly basis, using a locally determined format. These indicators were intended for internal use and were not designed for comparison between authorities.

Should it become necessary to revise any of the indicators during the year, the Executive Director of Resources would report and advise the Council accordingly.

Appendix 1 of the report provided a full list of monitoring information for each of the prudential indicators and limits. These included:

- External Debt Overall Limits;
- Affordability (e.g. implications for Council Tax);
- Prudence and Sustainability (e.g. implications for external borrowing);
- Capital Expenditure; and
- Other indicators for Treasury Management.

Liability Benchmark

As part of the approved Treasury Management Strategy, the Council had set out a Liability Benchmark. This was a key tool that compared the Council's actual borrowing levels against a theoretical benchmark that represented the lowest risk level of borrowing, based on current capital and revenue plans.

The Liability Benchmark helped the Council understand whether it was likely to be a long-term borrower or a long-term investor. It did this by estimating the minimum level of external borrowing needed to:

- Fund planned capital expenditure;
- Repay existing debt; and
- Maintain only the minimum level of cash investments required for day-to-day operations.

This insight supported strategic decision-making around future borrowing and investment activity.

The inputs that determined the Liability Benchmark had been revised to include the increased capital expenditure relating to vehicle leasing and the increased draw down of useable reserves anticipated to support the revenue budget over the MTFS period.

Based on current forecasts, the Liability Benchmark suggested that the Council might need to undertake new borrowing around the year 2029. However, this was only a projection based on existing capital and revenue plans — it was not a confirmed borrowing requirement and might change as plans and funding sources evolved.

A chart illustrating the liability benchmark as at Q2 2025/26 was provided in the report, which reflected that presented in the approved Treasury Management Strategy.

There were no alternative options for consideration or reasons

Resolved

- **That Cabinet notes the treasury management activities undertaken during the period and the performance against the approved strategy.**

227 Revenue Budget Monitoring 2025/26 – Quarter 2 to end of September 2025

The Cabinet considered a report of Councillor Vanessa Alexander, Portfolio Holder for Resources and Council Operations, updating Cabinet on the Council's financial performance up to the end of September 2025 for the 2025/26 financial year and outlining the projected impact on the Medium-Term Financial Strategy (MTFS) covering the period 2025/26 to 2027/28.

In the absence of Councillor Alexander, the Leader of the Council provided a brief introduction to the report. He highlighted that the latest forecast outturn showed a small surplus of £9k. The most significant changes since Q1 were shown in Table 3 of the report. Table 12 within the report showed healthy usable balances of £18.996M, of which £1.877M in the General Fund was unallocated. Overall, the Council's finances were on track.

Members thanked the officer team and relevant Portfolio Holder for their sound financial management.

Approval of the report was not deemed a key decision.

Reasons for Decision

Revenue Budget Forecast 2025/26

At its meeting on 27th February 2025, the Council had agreed the General Fund Revenue Budget for 2025/26. This had set a budget for the Council's total spend in 2025/26 of £17.313m plus £0.121m use of reserves, in lieu of business rate receipts.

The current forecast spend to the end of the financial year in March 2026 was £17.426m. This brought the forecast underspend for the year against the budget to £0.009m. Further analysis of changes in forecast spend were shown in Section 4 of the report.

Table 1 below showed the working budget and forecast outturn by service area.

Table 1: Forecast Outturn Variance - Summary by Service Area

Service Area	Original Budget £'000	In-Year Budget Changes £'000	Working Budget £'000	Forecast Outturn £'000	Forecast Outturn Variance £'000
Environmental Health	941	-	941	963	22
Environmental Services	5,495	(14)	5,481	5,328	(153)
Legal and Democratic	1,896	-	1,896	1,939	43
Planning and Transportation	712	5	717	840	123
Regeneration and Housing	1,604	-	1,604	1,588	(16)
Resources	6,086	5	6,091	6,371	280
Net Cost of Services	16,734	(4)	16,730	17,029	299
Non-Service	865	4	869	397	(472)
Cabinet Approved Contributions	-	-	-	-	-
Corporate Savings Target	(164)	-	(164)	-	164
Total Net Expenditure	17,435	-	17,435	17,426	(9)
Funding	(17,435)	-	(17,435)	(17,435)	-
(Under)/Overspend	-	-	-	-	(9)

Table 2 below showed the change in forecast by service area compared to the previous quarter.

Table 2: Change in Forecast Outturn – Summary by Service Area

Service Area	Quarter 1 Forecast Outturn £'000	Changes During Quarter £'000	Quarter 2 Forecast Outturn
			£'000
Environmental Health	933	30	963
Environmental Services	5,330	(2)	5,328
Legal and Democratic	1,887	52	1,939
Planning and Transportation	876	(36)	840
Regeneration and Housing	1,604	(16)	1,588
Resources	6,028	343	6,371
Net Cost of Services	16,658	371	17,029
Non-Service	772	(375)	397
Corporate Savings Target	-	-	-
Total Net Expenditure	17,430	(4)	17,426
Funding	(17,435)	-	(17,435)
(Under)/Overspend	(5)	(4)	(9)

Table 3, which was set out in the report, showed details of the most significant changes in the forecast variance. A commentary was also provided on the affected areas, as follows:

- **Staffing Costs and Pay Pressures** - The forecasted savings on staffing costs had reduced by £11k since Quarter 1, from £0.126m to £0.115m. This change was largely attributable to an increased reliance on agency staff to maintain service delivery, which had offset some of the anticipated savings from vacant posts. In addition, a pay award of 3.2% had been agreed in-year, compared to the original budget assumption of 3% for 2025/26. This had created a pressure within staffing budgets of £0.025m.

- **Utilities and Operational Savings** - The forecasted savings on utility costs had increased by £0.028m since Quarter 1, rising from £0.108m to £0.136m. This improvement was primarily attributed to the implementation of a new energy contract, which had helped to stabilise prices and reduce overall expenditure. The new contract had likely contributed to the additional savings now being forecast.
- **Grant Income and Housing Benefit** - A significant adverse movement of £0.308m had been reported in relation to grant income, shifting from a forecasted surplus of £0.078m in Quarter 1 to a pressure of £0.230m in the current forecast. This change followed a comprehensive deep dive review of all budgets, which identified several grants that were no longer due to the Council. The forecast for unrecoverable Housing Benefit overpayments had also increased by £0.023m.
- **ICT Costs** - ICT and software costs had increased by £0.024m since Quarter 1, bringing the total forecast pressure in this area to £0.109m. This increase was primarily due to additional licensing and support costs associated with the ongoing modernisation of the Council's ICT infrastructure and the growing reliance on cloud-based systems to support service delivery and secure remote working.
- **Council Tax Recovery Costs** - The forecast for Council Tax recovery costs had increased by £48k since Quarter 1. This reflected updated assumptions around collection activity and associated costs, including potential increases in enforcement or administrative overheads linked to recovery processes.
- **Fees and Charges Income** - Fees and charges income had improved by £0.054m compared to the previous quarter. This positive movement was primarily driven by increased income from commercial property rents, as well as higher-than-anticipated income from Building Control and Planning services. These uplifts suggested stronger market demand and improved performance in these service areas.
- **Non-Service Budgets** - There had been a significant increase of £0.490m in forecast investment income since Quarter 1, bringing the total to £0.587m. This improvement was primarily due to the continuation of favourable interest rates and higher-than-anticipated cash balances, which had been sustained in part by delays in capital expenditure.

Offsetting this, there were new cost pressures within financing budgets, with interest payable increasing by £0.073m and the Minimum Revenue Provision (MRP) rising by £0.042m. These increases were largely attributable to a higher volume of vehicles being acquired through leasing arrangements, which had impacted borrowing costs and associated MRP charges.

Variance by Service Area

Section 4 of the report provided a breakdown of forecast outturn variances by service area set out in additional tables (Nos 4 to 11), as well as a supporting commentary. It highlighted the key changes since Quarter 1 and compared the current forecast against the approved working budget.

This analysis aimed to provide greater transparency on the financial position of individual services and to support ongoing monitoring and management of budget pressures and savings.

Table 12 comprised the Forecast Movements in Reserves 2025/26 at Quarter 2, which showed that the Council was currently forecasting a reduction of £11.228m in its usable reserves during the year, bringing them to £18.996m at the end of the year. The most significant movements in reserves were the forecast spending on the capital programme, which was in line with the Council's ambitious regeneration projects.

Pressures and Risks

The forecast underspend at Quarter 2 is relatively small at £0.009m. There are some real pressures and risks that need to be considered, which are not currently built into any financial forecasts.

The main pressures/risks to be considered were detailed below:

- **Waste Disposal Site/Transfer Station** – Negotiations were still underway with Lancashire County Council regarding their contract situation for the disposal of waste at the Whinney Hill site. This might require Hyndburn and the other East Lancashire districts to find alternative sites to dispose of their residual household waste. The assumption for any new arrangements was that any costs would be contained within the budgets set aside within the Medium-Term Financial Strategy.
- **Oswaldtwistle Civic Theatre** – The closure of the theatre and return of the lease to the Council had resulted in the need to undertake surveys and compliance works to understand the condition of the building, prior to it being ready for potential future occupation. The Council had approved revenue costs for ensuring the site met all annual safety requirements and had set aside capital budgets to undertake some of the works that would be required. The facilities management team continued to undertake surveys and would report back the potential costs once the surveys were complete.
- **Crematorium/Cremators** – There was a risk that there might be a change in legislation to enforce new systems for mercury abatement to be installed/retro fitted to the current incinerators at the crematorium. It was expected that these changes might come into place in 2 to 3 years' time and there would be a significant capital cost for works to ensure compliance. The parks team were currently investigating this further and would inform Cabinet of the requirements as soon as the information was available. Cabinet had put £200,000 into reserves to date to be used for this purpose, and a further contribution of £150,000 was included in the budget for 2025/26.
- **Food Waste Collections** – From April 2026 the Council had to provide a food waste collection for residents. A grant had been received from DEFRA to be used towards the capital costs of implementing the new collection (e.g. purchasing new vehicles, bins and food caddies), procurement had been undertaken to provide the capital resources, and it was expected that a further grant would be provided to assist with the additional ongoing revenue costs.
- **Hyndburn Leisure** – The Council had set aside funding within its Medium-Term Financial Strategy to provide financial assistance / subsidy to Hyndburn Leisure.

This funding was part of an agreed process for reporting and monitoring and linked to an efficiency savings plan with the Trust to reduce this subsidy in future financial years. The budget subsidy approved in the Medium-Term Financial strategy was £700,000 in 2025/2026, £500,000 in 2026/2027 and £350,000 in 2027/2028. Prior to payment of any subsidy the Council would first have to complete a Subsidy Compliance Assessment and would then seek approval from Cabinet to make any payment(s).

- **Housing Benefit Supported / Exempt Accommodation** – The Council continued to feel pressures from unrecoverable benefit payments although it was expected to be managed in 2025/2026 within the overall revenue budget. The Council had started to take action to try to reduce these costs through introducing planning restrictions and supporting housing regulation although this did not have an immediate effect and without additional support from the Government this would continue to be a pressure for most councils nationally.

These pressures/risks might need to be considered over the course of the Medium-Term Financial Strategy against the forecast underspend for the year.

There were no alternative options for consideration or reasons

Resolved

- **That Cabinet:**

- (1) **Notes the financial position of the Revenue Budget at Q2 of the 2025/26 financial year, as shown in Section 3 of the report.**
- (2) **Notes the financial pressures and risks facing the Council as at the end of September 2025, as shown in Section 5 of the report, and acknowledges the potential longer-term impact on the Medium-Term Financial Strategy for 2025/26 to 2027/28.**

228 Capital Programme Monitoring 2025/26 – 2027/28 - Quarter 2 Update to 30th September 2025

Members considered a report of Councillor Vanessa Alexander, Portfolio Holder for Resources and Council Operations, providing an update on the delivery and financial performance of the capital programme as at Quarter 2 of 2025/26, highlighting progress against budget, identifying any variances, risks or slippage and forecasting the expected outturn. Overall, the report supported effective decision-making, ensured transparency and accountability, and informed any necessary adjustments to project timelines, funding allocations, or future financial planning.

In the absence of Councillor Alexander, the Leader of the Council provided a brief introduction to the report, highlighting the figures set out at Table 1 of the report showing approved projects in 2025/26 of £2.726m and in-year additions of £53.541m giving a proposed programme of £56.276m for 2025-28, of which £29.957 would be the working capital budget for 2025/26, with the remainder slipped into future years. Of the approved capital spend in 2025/26 some £12.598m had been committed as at Quarter 2.

Councillor Zak Khan asked if the amount of underspend of £0.428m referred to in Paragraph 4.6 of the report, could be reallocated to be spent on other projects in-year, or if

it would only be considered at year end for slippage into future years. Councillor Dad and Martin Dyson, Executive Director (Resources) indicated that the majority of the anticipated underspend related to Accrington town centre projects and was likely to slip into next year's programme. Members and officers were not aware of any alternative capital projects deliverable in-year.

Approval of the report was not deemed a key decision.

Reasons for Decision

2025/26 Capital Budget

The Capital Budget for 2025/26 was Year One of the Capital Programme 2025/26 – 2027/28. At the Council meeting on 27th February 2025, Members approved a capital budget for 2025/26 of £2.726m.

A further £23.236m had been added to this budget from reprieved capital projects carried forward from 2024/25. Of this, £19.370m related to major projects, such as the Levelling Up funded schemes for Accrington town centre and the Leisure Estate Investment programme.

Ad hoc budget adjustments had reduced the Capital programme by £0.157m. Of which, £0.178m had been removed from the Capital Programme relating to a UK Shared Prosperity Fund (UKSPF) funding adjustment. A further £0.021m of capital receipts funding had been added, which was brought forward from 2024/25.

Approval had been received at Q1 to add a further £29.780m to the capital programme. Of which, £29.187m was for the scheme at Huncoat Garden Village (HGV), which was fully funded from external grants. £0.500m related to the addition of solar panels at the Market Hall, which was funded from reserves. £0.094m related to several smaller projects.

The report requested a further £0.681m to be added to the Capital Programme at Q2. £0.115m related to Parks & Open Spaces, on projects such as improvements at Lowerfold Park and Bullough Park, which were mostly funded by grants, contributions, and earmarked reserves.

£0.120m was the Council's contribution to the repurposing of Mercer Hall and £0.010m was for the purchase of vehicles & equipment funded from a revenue contribution. A further £0.250m for Market Development Works and £0.128m for Leisure Estate Investment had also been added. These works were funded by earmarked reserves.

Additional funding of £0.028m had been allocated to the Lee Lane Cemetery tap project and a new capital project had been added for £0.030m to proceed with the installation of a wireless conference system. Details of all in-year budget adjustments were included in Appendix 1 of the report.

Several projects had been identified to be reprieved into future years of the Capital Programme, which totalled £26.310m. Of which, HGV was £26.076m.

Therefore, the Capital Budget for 2025/26 now totalled £29.957m, as shown in Table 1 below:

Table 1: Capital Budget 2025/26 Reconciliation:

	Amounts
--	---------

Capital Budget 2025/26	£'000
Budget Approvals (Council Feb-25)	2,726
Slippage b/f from 2024-25	23,236
Budget Adjustments in Year	-157
Schemes Approved in Year (QTR1)	29,780
Schemes Recommended for Approval (QTR2)	681
Proposed Capital Programme 2025-28	56,267
Less Approved Slippage into Future Years	-26,310
Proposed Capital Budget 2025-26	29,957

A more detailed set of tables showing movements by service area were provided at Appendix 2 of the report.

The proposed financing of the Capital Budget of £29.957m for 2025/26 was shown as a pie chart (Chart 1) in the report.

Following all budget adjustments as detailed above, this had resulted in a proposed revised Capital programme of £56.267m, which could be seen in Table 2 below:

Table 2: Capital Programme Budgets by Service Area

Programme Area - Budgets	Proposed Capital Budget 2025/26	Proposed Capital Budget 2026/27	Proposed Capital Budget 2027/28	Proposed Capital Programme
	£'000	£'000	£'000	£'000
Community Projects	728	0	0	728
Housing Improvement programme	1,769	0	0	1,769
Huncoat Garden Village	3,110	22,261	3,815	29,186
IT Projects	527	0	0	527
Leisure Estate Investment	6,921	0	0	6,921
Market Development Works	13,349	0	0	13,349
Operational Buildings	1,156	234	0	1,390
Parks & Open Spaces	1,246	0	0	1,246
Planned Asset Improvements	217	0	0	217
UK Shared Prosperity Fund	255	0	0	255
Vehicles & Equipment	680	0	0	680
Total Approved Capital Spend Budgets	29,957	22,495	3,815	56,267

As shown above, £22.495m had been rephased to 2026/27 and £3.815m to 2027/28, reflecting the forecasted expenditure in those years.

The proposed financing of the Capital Programme of £56.267m for 2025/26 – 2027/28 was shown as a pie chart (Chart 2) in the report.

2025/26 Capital Budget - Q2 Forecast Outturn

As of 30th September 2025, actual and committed expenditure totalled £12.598m, representing 42.05% of the rephased 2025/26 budget of £29.957m. Table 3 below showed the committed expenditure and forecasted outturn by service area.

Table 3: 2025/26 Capital Budget - Q2 Forecast Outturn

Programme Area - Budgets	Proposed Capital Budget 2025/26	Actuals & Commitments - Q2	Forecast Outturn - Q2	Forecast Variance - Q2 £'000

	£'000	£'000	£'000	
Community Projects	728	410	628	99
Housing Improvement programme	1,769	841	1,619	150
Huncoat Garden Village	3,110	2,682	3,006	105
IT Projects	527	430	522	6
Leisure Estate Investment	6,921	4,827	6,521	400
Market Development Works	13,349	2,383	6,469	6,879
Operational Buildings	1,156	46	717	439
Parks & Open Spaces	1,246	547	941	305
Planned Asset Improvements	217	4	100	117
UK Shared Prosperity Fund	255	177	255	0
Vehicles & Equipment	680	251	271	409
Total Approved Capital Spend Budgets	29,957	12,598	21,048	8,909

Further forecast expenditure of £8.450m was anticipated before the end of the financial year, resulting in a total forecast outturn figure of £21.048m. This represented 70.26% of the allocated budget and an underspend of £8.909m against the 2025/26 proposed budget. Of the £8.909m underspend on the 2025/26 budget, £8.481m was due to natural slippage of capital projects, or where projects had not commenced - mainly due to the absence of funding. Subject to Cabinet approval at year end, these projects would be rephased to subsequent years.

The largest area of slippage related to the LUF-funded Market Development Works. While a more detailed cashflow was being developed by the contractor, initial estimates proposed that £6.879m of budget would be slipped into next year. Further details of all proposed slippage was included within Appendix 3 of the report.

A further £0.428m of the £8.909m underspend on the 2025/26 budget related to completed or closed projects. This was a net amount consisting of a £0.443m underspend and a £0.015m overspend. Subject to Cabinet approval at year end, this funding would be released to other capital projects.

Of the £0.443m underspend, £0.409m related to capital costs for expanding food waste collection rounds. The original project bid had been based on the Government grant's terms, which supported capital purchases like food caddies and waste vehicles. However, instead of buying food waste vehicles outright, the Council had leased new refuse collection vehicles that were adapted for food waste. This approach aligned with the Council's vehicle leasing policy. As a result, the unused portion of the grant would be used to offset the capital financing costs of these leased vehicles.

The capital programme was closely monitored throughout the financial year to ensure spending stayed in line with forecasts and was accurately reflected in the Council's cash flow. Any significant variances would be reviewed, and their financial impact would be factored into future treasury management and budget planning.

A more detailed breakdown of the forecast outturn for 2025/26 was provided at Appendix 3 of the report.

Major Schemes

The Capital Programme included several major schemes that required robust and continuous monitoring to ensure they were delivered on time, within budget, and that all external funding was both secured and claimed promptly. The following had been identified as key major schemes currently requiring close oversight:

- **Market Development Works** – The redevelopment of Market Hall, Market Chambers, and Burton Chambers remained a significant challenge for the Council.

However, enhanced monitoring and management arrangements had ensured that key milestones were being met, with the project progressing on time and within budget.

The programme had a remaining budget of £13.349m. This was funded by £10.617m from the Levelling Up Fund and other grants, the majority of which had already been claimed.

The balance of £2.732m would be met from available capital receipts and revenue reserves, ensuring the Council had the necessary resources in place to deliver the scheme as planned.

At the time of drafting the report, the contractor was working with the Council to finalise the spend profile. Nonetheless, the programme remained on track for completion in Q2 of the 2026/27 financial year.

- **Leisure Estate Investment** – This comprised two key projects: the construction of the Cath Thom Leisure Centre and efficiency works at Hyndburn Leisure Centre. The overall programme budget was £6.921m, which included provision for future pitch drainage works.

Construction of the Cath Thom Leisure Centre was now complete, with final accounts and outstanding project costs currently being finalised, with any minor overspends covered by the £0.128m underspend reserve previously approved by Cabinet.

The Hyndburn Leisure Centre project was expected to underspend by approximately £0.100m this year. This, along with the £0.300m allocated for pitch drainage works was expected to be slipped into the 2026/27 financial year.

- **Huncoat Garden Village** – Huncoat Garden Village remained a major strategic scheme for the Council, fully funded by a £29.186 million grant from Homes England. Forecast expenditure was phased over three financial years, with £3.110m in 2025/26, £22.261m in 2026/27, and £3.800m in 2027/28.

Current activity was focused on progressing key preparatory work, including planning, legal, and land acquisition processes. Consultants were supporting the Council across several workstreams, including the residential relief road design, compulsory purchase order (CPO) documentation, landowner negotiations, and overall programme management. These activities were essential to enabling delivery of the scheme in line with the agreed programme.

Funding Risks

Capital Receipts

- **Capital Receipts and Funding Position** - At Q2 2025/26, the Council had a Capital Receipts balance of £2.666m. The latest Capital Programme required £4.989m - leaving a shortfall of £2.323m over the Capital Programme period 2025/26 – 2027/28.
- **2025/26 Forecast** - For 2025/26, the forecast requirement at Q2 was £2.079m. However, of the £2.666m total available, £1.719m was earmarked for Market Development Works and £0.153m for fire compliance works, which would both be delivered in 2026/27. Therefore, only £0.794m was available for 2025/26. It was

proposed that the shortfall in 2025/26 was funded from eligible grants and earmarked reserves.

- **Future Requirements and Risks** - In 2026/27, a further £1.000m in Capital receipts was required to fund all approved projects. Funding for these future commitments had not yet been identified and excluded any new capital bids submitted for that year. Progress was being made on planned asset disposals to generate the necessary receipts, but delays might require temporary use of reserves or pausing elements of the programme.
- **Next Steps** - Officers would continue to review the Council's operational asset base to identify further disposal opportunities. The funding strategy and associated risks would be monitored closely to ensure the programme remained deliverable and financially sustainable.

This was a high-level risk.

External Grants and Contributions

- **Levelling Up Project (LUF)** – this scheme was primarily funded through a government grant, supplemented by a contribution from Lancashire County Council. A total of £10.617m in grant funding was required to complete the scheme. To date, the Council had received £9.634m, with further claims being submitted on a quarterly basis to help manage cash flow effectively.

To support local authorities, the Government had prepaid certain elements of the grant, easing short-term cash flow pressures.

- **Huncoat Garden Village** – The Council had been awarded a Government grant of £29.187m to support this scheme. Grant claims were submitted monthly, following the incurrence of eligible expenditure, to help manage the Council's cash flow.

To date, the Council had received over £2.0m in grant funding. The Government had structured the grant to allow for prepayment of certain elements, further supporting local authority cash flow management.

- **Disabled Facilities Grant** – the Council received grant funding from the Better Care Fund via Lancashire County Council, which included £1.360m of funding for 2025/26. All grant funding had been received.
- **Leisure Estate Investment Programme** – The Council had been successful in obtaining external funding of around £2.64m from Sport England. Most of this grant had already been received by the Council, with the remainder to be claimed at a later stage of this scheme.
- **Pride of Place Impact Fund** - The Council had been awarded £1.5m through the Pride in Place Impact Fund. As of November 2025, no decisions had been made regarding allocation. Schemes would be developed collaboratively with officers, Cabinet, the local MP, and the community to ensure the funding delivered maximum benefit across the borough. All funds had to be spent by 31st March 2027.

This was a low-level risk.

Conclusion

The Capital Programme had grown substantially over the past two financial years and now totalled £56.267m. While approximately 79% of this funding was secured through external grants and contributions, the increased scale and complexity of the programme were placing significant demands on the Council's staffing and delivery capacity. To ensure successful delivery within agreed timescales and budgets, it was essential that all projects were strategically planned, adequately resourced, and appropriately phased. Effective programme management and coordination would be critical to maintaining progress and achieving intended outcomes.

The Programme would continue to be carefully monitored, and it might require further revisions in its phasing in the future.

There were no alternative options for consideration or reasons

Resolved

- That Cabinet:

- (1) Notes the financial position of the Capital Budget at Q2 of the 2025/26 financial year, as shown in Section 4 of the report.**

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed

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CABINET

Wednesday, 3rd December, 2025

Present: Councillor Munsif Dad BEM JP (in the Chair), Councillors Vanessa Alexander, Scott Brerton, Stewart Eaves, Melissa Fisher, Ethan Rawcliffe and Kimberley Whitehead

In Attendance: Councillors Danny Cassidy, Bernard Dawson, Zak Khan and Kath Pratt

Apologies: Councillor Clare Pritchard

234 Apologies for Absence

Apologies for absence were submitted on behalf of Councillor Clare Pritchard.

235 Declarations of Interest and Dispensations

In respect of Agenda Item 7 – Market Hall Operator Update, Councillor Kimberley Whitehead made the meeting aware that a close family member worked at the Market Hall.

There were no formal declarations of interest or dispensations made on this occasion.

236 Minutes of Cabinet

The minutes of the meeting of Cabinet held on 22nd October 2025 were submitted for approval as a correct record.

Resolved - **That the Minutes be received and approved as a correct record.**

237 Minutes of Boards, Panels and Working Groups

The minutes of the following board were presented:

Name of Body	Date of Meeting
Leader's Policy Development Board	23 rd October 2025

Councillor Khan enquired as to progress regarding the procurement of the new mayoral car and the proposed duration of the lease. Jane Ellis, Executive Director, (Legal and Democratic Services) reported that officers were considering a fully electric BMW 5 Series on two year lease and were on the verge of placing an order. Councillor Khan also asked for an update on webcasting. Ms Ellis reminded members that the Board had agreed not to implement webcasting on the grounds of cost, but had approved a conference microphone system. The anticipated installation date was March 2026.

Resolved - **To note the minutes of the Leader's Policy Development Board held on 23rd October 2025.**

238 Reports of Cabinet Members

Portfolio Holder for Resources and Council Operations

Councillor Vanessa Alexander reported on the following:

Town Hall Annexe

It was proposed that staff in the Town Hall Annexe on Broadway would transfer to Scaitcliffe House. Discussions were on-going.

Household Support Fund

The Council was working in partnership with Maundy Relief to work on sustainable ways to address food poverty, using a grant from the Household Support Fund.

Thanks

Councillor Alexander placed on record her thanks to the Executive Director (Resources) and his Team for their hard work in supporting members to develop the Budget for 2026/27. This work would enable the Council to set a balanced Budget for the forthcoming year.

Portfolio Holder for Environmental Services

Councillor Stewart Eaves reported on the following:

Green Flag Award 2025

Hyndburn's Parks Staff had recently won Team of the Year in the Green Flag Best of the Best awards. This was fantastic news and built upon the Council's existing success in achieving Green Flag status for 11 of its parks and green spaces. Councillors Dad, Khan and Whitehead added their thanks to the staff for their hard work and expressed delight that the team had been recognised as the best in the country.

Food Waste Pilot

Councillors were being invited to take part in a pilot in March to assist Waste Services to prepare for the launch of food waste collection in April 2026. Councillors Whitehead and Khan indicated their support for this exercise.

Portfolio Holder for Business, Growth and Sustainability

Councillor Scott Brerton reported on the following:

Economic Development

The Economic Development Team was continuing its programme of outreach work with businesses, shops and traders. The Team had been visiting businesses in Rishton earlier today. The outreach programme was a good opportunity to showcase the Council's services and to speak to traders and potentially to offer assistance.

Department for Work and Pensions (DWP)

The Portfolio Holder had recently met with representatives of DWP to discuss some changes being introduced by the new Government to services for job seekers.

Economic Development Forum

A meeting of the Economic Development Forum would be held early in the New Year and would focus on Local Government Reorganisation in Lancashire.

Hyndburn Jobs Fair

A Jobs Fair event was being planned in February 2026. Lots of organisations had already signed up to participate.

Small Business Saturday

This weekend, nationally, would see the celebration of Small Businesses Saturday. Some communications were planned in Hyndburn to promote the occasion and councillors were invited to spread the word.

Councillor Zak Khan commented that it might be useful to receive an update on the measurable outcomes of the work of the Economic Development Team at a future meeting.

Leader of the Council

Councillor Munsif Dad BEM JP reported on the following:

Local Government Reorganisation (LGR)

The LGR submission for Lancashire had now been made to the Government. Hyndburn had supported the 3 unitary authority (3UA) model. A total of 5 different models had been submitted by the responding councils. The Ministry of Housing, Communities and Local Government (MHCLG) would determine what proposed structure to consult upon in the New Year.

Accrington Neighbourhoods Board Plan

At its meeting on 19th November 2025, the Cabinet had approved the Plan developed by the Accrington Neighbourhoods Board. The first tranche of funding should be released in April 2026.

Skip Day – Spring Hill

A successful skip day had been held in Spring Hill on Saturday 29th November 2025. The event had been widely publicised by councillors and former MP, Graham Jones, which had helped to raise the profile of the event and levels of participation. Councillor Dad thanked the Portfolio Holder, Councillor Steward Eaves, for making the necessary arrangements.

Fair Funding Review

It was noted that Sarah Smith MP had been proactive in supporting the Council by engaging MHCLG in discussions about the possible adverse impacts in Hyndburn of the Fair Funding Review. The final decision about funding was still awaited, but indications were that the Council would be better off than had originally been envisaged. Further details would be publicised when the information was available. David Welsby, Chief Executive, added that the local government financial settlement was likely to be announced in the week commencing 15th December 2025. Councillor Khan was pleased to note that the outcome of the Fair Funding Review might be better than originally expected.

Organisational Review

The Leader thanked Councillor Whitehead for her work on the Council's organisational review. Councillors had looked at changes to the current structure and had taken into account the forthcoming LGR. The revised structure was right for the future and gave staff the best opportunity to meet the challenges ahead. The Chief Executive confirmed that the structure chart and reporting lines would be circulated to councillors and staff by the end of the week. Councillor Khan asked how staff had been engaged in the process and if this would prepare the way for LGR. The Leader responded that this had been a bottom-up process, with service managers requested to consult their staff and to feed back any suggestions. Councillor Whitehead added that the trades unions had also been consulted. She indicated that the structural changes formed Phase 1 of the review, with resources being considered next, under Phase 2.

239 Planning Enforcement Plan

The Cabinet considered a report of Councillor Munsif Dad BEM JP, Leader of the Council, setting out a proposed Planning Enforcement Plan, which updated the existing protocol to reflect current national guidance and aimed to manage the expectations of complainants regarding the scope of the Council's resources and planning enforcement powers.

The Leader provided a brief introduction to the report, highlighting that the previous version had been agreed in 2010 and no longer reflected the service provided. He outlined the matters covered in the new Plan, including how enforcement action would be prioritised and timelines.

Councillor Khan raised a number of queries as summarised below and responses were provided by Councillor Dad, or the relevant officer, as indicated:

- Given that enforcement was a discretionary power, who was the decision maker when applying the public interest test (see Paragraph 6 of the Plan)? – *Response:* The Head of Planning and Transportation had delegated powers to make decisions about enforcement. However, the matter could be referred to the Planning Committee, particularly in controversial cases. The Leader of the Council had overall responsibility for the Enforcement Plan, as Portfolio Holder.
- In the case of Priorities 1 and 2, were these derived from national policy or adapted to fit local circumstances – the timescale for a site visit of 10 working days for Priority 2 seemed too long (see Paragraph 15 of the Plan)? - *Response:* The need for a Plan followed national guidelines. However, the Priorities were not determined by Government guidance, but were based on local circumstances. In summary, Priority 1 breaches needed immediate legal intervention, whereas enforcement for Priority 2 breaches might be in the public interest and should be dealt with as soon as possible. The timescales reflected available resources.
- Retrospective planning applications were often controversial – was there any guidance available about this process, as the situation was not well understood by the public? – *Response:* There was a process to follow when seeking planning consent retrospectively. The Council frequently used social media to raise awareness of its policies in these cases.
- Overall, the Plan was positive, but was it achievable given the everyday pressures on the Planning Team and would additional resources be needed to meet these commitments? – *Response:* Cabinet members were aware that the Planning Team

were very busy. If any gaps were identified, they would be provided with the necessary resources to carry out their role effectively.

Approval of the report was not deemed a key decision.

Reasons for Decision

The National Planning Policy Framework (NPPF) recommended that local planning authorities publish a local enforcement plan to proactively manage enforcement in a way that was appropriate to their area.

The attached Planning Enforcement Plan set out how enforcement complaints would be prioritised and managed by the Planning Service. The updated Plan made clear that at the heart of assessing an enforcement case was the degree of harm caused by the alleged breach of planning control and whether formal enforcement action would be expedient.

Adopting the Local Planning Enforcement Plan would ensure compliance with national guidance and support the Local Planning Authority in carrying out future enforcement actions in line with established best practice.

Alternative Options considered and Reasons for Rejection

While an enforcement plan was not mandatory, it was considered best practice to have one in place. An enforcement plan enabled members of the public to understand how their complaint would be managed and assisted the Local Government Ombudsman (LGO) in understanding the Council's approach to enforcement should a complaint be made.

The Planning Enforcement Plan was principally a reactive document, setting out the way complaints relating to breaches of planning control would be investigated.

Planning enforcement was delivered by two officers within the Planning Service. The Planning Enforcement Plan therefore sought to manage complainant expectations in line with available resources.

Resolved

- That Cabinet approves and adopts the new Planning Enforcement Plan for the Borough, as attached at Appendix 1 to the report, for use from 1st January 2026.**

240 Accrington Market Hall Operator Update

Members considered a report of Councillor Clare Pritchard, Portfolio Holder for Transformation and Town Centres, updating Cabinet on the outcome of the negotiations with the preferred operator to agree a fit-out specification and lease for Accrington Market Hall. The report sought approval to waive the Council's Contract Procedure Rules to engage the retail space and rental consultants specialising in markets, Barker Proudlove. In addition, the report made Cabinet aware of the need to create a suitable budget for an 'in-house' Market Hall management team and revenue operational budget as well as seeking approval to finalise operational days/hours, agreeing trader fees and charges, lease terms and conditions etc. and signing of relevant leases and any licences.

In the absence of Councillor Pritchard, the Leader of the Council gave a brief introduction to the report and explained the changes in circumstances leading to the approach now presented. Councillors Whitehead and Breton spoke in favour of the proposals which they

believed would allow the flexibilities of a traditional market, support local traders by setting affordable rents and protect the building for the community as an inclusive public space.

Councillor Khan expressed disappointment at the proposals, which he considered lacked innovation and relied on old ways of working. He raised the following queries:

- What were the reasons for the preferred operator parting ways and was this due to the Council's actions?
- Whether specialist markets consultants were needed, given that an in-house model of operation was to be established?
- Whether the bid for Levelling Up funding had specified the use of an external operator?

Councillors Breton and Whitehead replied stating that the proposed approach would help to protect local businesses and provide a community benefit. Councillor Dad indicated that there had been many Government constraints applied to the Levelling Up funding, although not around the selection of an operator. This contrasted with the approach taken in relation to the Neighbourhoods funding of £20m, which was being delivered following engagement with the community. The proposed consultants were the firm previously engaged by the Council on an earlier Phase of this project, so were familiar with its progress. The reasons for the changes were to ensure that the Council obtained the right model for the future operation of the Market Hall.

Steve Riley, Executive Director (Environment) reported that he had recently attended a consultation event with the market traders, who had welcomed the proposals. They were looking forward to working with the consultants to identify stall locations inside the building. It was anticipated that this meeting would take place early in the New Year.

Approval of the report was not deemed a key decision.

Reasons for Decision

The Levelling Up Fund had been announced at the 2020 Government Spending Review, to focus on capital investment in local infrastructure projects that required up to £20m of funding and built on prior programmes such as the 'Local Growth Fund' and 'Towns Fund'.

In January 2022, Cabinet had given its formal approval in support of the Town Centre Stakeholder Board's recommendations that the Council's LUF submission should focus around the following three principal interventions, noting that at the time 2 and 3 were not in the Council's ownership.

1. Redevelopment within the Indoor Market Hall and removal of the outdoor pavilions along Peel Street to provide traditional market stalls alongside an enhanced food and beverage offering and potential leisure offering – the intervention known as Market Hall.
2. Acquisition and external façade improvements/roof repairs to the properties of 43-59 Blackburn Road / 2-4 Church Street – the intervention known as Market Chambers.
3. Acquisition and redevelopment to the block 61-69 Blackburn Road to provide for a shared workspace offering – the intervention known as Burtons Chambers.

Cabinet had agreed that the Burtons Chambers and the Market Hall interventions would be managed by external operators through a Management Agreement and Lease respectively.

Operator Procurement

Consultant Barker Proudlove, who were retail space and rental consultants specialising in markets, had been engaged to identify a preferred operator for the Market Hall. The process had commenced in October 2023 and by May 2024 a preferred operator had been identified. There had been a lengthy period of negotiations to develop a fit-out specification for the food and beverage areas, potential leisure offering and legal agreement on the Market Hall lease's terms and conditions.

The Council had not been able to agree a suitable fit-out specification or the terms and conditions for a lease with the preferred operator and as such the preferred operator had formally withdrawn. The Council had acknowledged and accepted their withdrawal. It must be stressed that both parties had parted amicably as market conditions had changed since the process started in 2023. High inflation, increases in the minimum wage and NI, steep rises in utility costs, plus other external factors, had contributed to a reduced appetite for risk. This had resulted in neither the preferred operator nor Council being willing or able to cover the cost of the operator's fit-out specification and leisure offering and agree the final terms of the lease.

At the time of the Levelling Up funding submission in 2022, the decision of Cabinet had been to lease the Market Hall offering to an external operator. Following a review of the previous submissions and available options, given the time remaining before the construction works were completed, it was proposed that the day-to-day operations of the Market Hall should be managed by the Council by an 'in-house' team.

Regular Cabinet updates had highlighted the appointment of lead consultant CBRE, specialising in commercial real estate services, to assist the Council in identifying a preferred operator for Burtons Chambers and who engaged Barker Proudlove to identify a preferred operator for the Market Hall. CBRE's appointment had been through the CCS RM6168 Framework under a call off. This framework had now expired so the project team could not instruct any further works through it.

Waiving the Council's Contract Procedure Rules would enable the Council to appoint Barker Proudlove directly. Given their involvement in the Market Hall project in promoting the initial opportunity to operators and experience in this field, continuing with their engagement meant they could commence work at pace and reach out to food and beverage operators from their local contacts and commence discussion with existing and potential new traders. The scope of their work was to:

- bring forward examples of property operational management structures at other similar offerings for the Council to consider.
- engage with the existing traders and liaise on leases, locations, layout wishes etc.
- promote the offering to identify food and beverage traders, including a lead bar operator (promoting the opportunity to local traders where possible).
- promote the offering to other potential traditional style and different traders to add/fill in any gaps to the market hall offering, (promoting the opportunity to local traders where possible).
- advise the Council on matters such as trader application forms, minimum trader requirements, scoring criteria and market regulations / rules.
- advise on potential leisure offerings and/or multi-use zones/stalls.

Had agreement been reached with the preferred operator, the trader fees and charges and granting of leases to traders would have been the operator's responsibility. Changing to a Council managed model, would now require the Council to set the level of fees and charges, decide the terms of the leases offered to traders and agree a process and criteria

for selecting traditional market traders, food and beverage traders or other traders to be offered a lease.

Similar successful locations offering traditional market stalls, food and beverage and potential leisure offerings, operated on both Saturdays and Sundays, many of the Bank Holidays and extended opening hours into the evenings. The Council would need to ensure sole traders and management staff were not pressured to work 7-days a week or break the Working Time Regulations 1998. At other locations, this was mitigated in part by not opening at the start of the week. The Council would therefore need to carefully consider the opening days and opening times and understand how it would manage traders who did not observe the agreed opening days/hours given the Council's wish to provide a thriving vibrant market hall offering.

There were other ancillary operational costs which the Council would need to consider and how they were funded. These included:

- Security/door staff where the opening days/times and/or licensing conditions necessitated their requirement, clearing and cleaning of the crockery across the communal seating areas and how utility costs for communal areas were allocated;
- Point of sale/payment systems and even if there should be a move towards a cashless payment system, to reduce risk of dealing with cash;
- Parking management/enforcement and trader access arrangements of the service yard; and
- The need to consider funding promotions/advertisement, leisure/entertainment offerings and regular events, so as to provide the best opportunity for success.

Whilst there should be little call for capital maintenance following the LUF funded redevelopment works within the initial years of reopening, the Council needed to recognise its repair and maintenance responsibilities and how such future maintenance and estate management/staffing costs were to be financed within the future annual budget setting process.

Alternative Options considered and Reasons for Rejection

The Council could choose to consider approaching other operators who submitted proposals during the procurement exercise or the Council could readvertise the opportunity. However, neither option was recommended given the remaining timescales and wish to manage the day-to-day operation of the Market Hall offering through a Council management/operational staff team.

Resolved

- (1) **That Cabinet acknowledges the outcome of the negotiations between the Council and the preferred operator for the Accrington Market Hall lease as highlighted in Paragraphs 4.1 and 4.2 of the report.**
- (2) **That following a review of the available options, Cabinet agrees that the day-to-day operations of the new Market Hall offering is managed by the Council.**
- (3) **That Cabinet agrees to waive the Contract Procedure Rules and grant delegated authority to the Executive Director (Environment) and/or such senior officer as shall be appointed to manage Accrington Market Hall, to appoint Barker**

Proudlove, retail space and rental consultants specialising in markets, to work with the Council on developing a potential management structure for operating the new Market Hall offering and to identify and secure existing and new traders, (local where possible), who meet the vision for the redeveloped Market Hall as highlighted in Paragraphs 4.3 and 4.4 of the report.

- (4) That Cabinet notes and agrees that in principal and subject to the Council's approval as part of the Council's 2026/27 budget setting process, to allocate sufficient funding for the new Market Hall staffing structure and an appropriate annual revenue operational budget.
- (5) That Cabinet delegates authority to the Executive Director (Environment) and/or such senior officer as shall be appointed to manage Accrington Market Hall, in consultation with the relevant Portfolio Holder and following advice from the consultant Barker Proudlove, to agree opening days and hours for the Market Hall and agree the process and criteria for selecting traders to be offered a lease.
- (6) That Cabinet delegates authority to the Executive Director (Resources) and/or such senior officer as shall be appointed to manage Accrington Market Hall, in consultation with the Executive Director (Legal and Democratic Services) and the relevant Portfolio Holder, to agree and implement all necessary regulation for the operation and management of Accrington Market Hall, all trader fees and charges, (including utilities, communal areas, service yard fees or other service charges), discounts, rent deposits, lease terms and conditions and the signing of such leases.

With the agreement of the meeting, the Chair took Agenda Item 10 next.

241 Hyndburn Leisure Financial Monitoring Position Qtr2 - April to September 2025/2026 and Payment of Annual Financial Subsidy for 2025/2026.

In accordance with Regulation 11(1) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, approval was granted by Councillor Noordad Aziz, Chair of the Resources Overview and Scrutiny Committee, to the following key decision being made by Cabinet on 3rd December 2025, under the Special Urgency provisions, on the grounds that the decision was urgent and could not reasonably be deferred.

The Cabinet considered a report of Councillor Melissa Fisher, Deputy Leader and Portfolio Holder for Housing and Regeneration, providing an update on Hyndburn Leisure's financial performance up to the end of September 2025 for the current financial year and seeking approval to pay a grant of £700,000 to that organisation in respect of the period 1st April 2025 to 31st March 2026.

Councillor Fisher provided a brief introduction to the report, outlining the forecast underspend of Hyndburn Leisure at the end of the financial year, as well as the risks if the Council did not provide the subsidy proposed. She remained satisfied that the Trust provided sustainable and cost effective leisure provision. In addition, the forecast for future years anticipated a gradual reduction in the subsidy required.

Councillor Dad indicated that there would be a further report early in the New Year about how Hyndburn Leisure and the Council were working together. The aim was to ensure that the Trust was sustainable after Local Government Reorganisation and would provide value for money for the taxpayer. Hyndburn Leisure had already demonstrated that it was on the right trajectory with the subsidy reducing from £1m in 2024/25 to £700k proposed in 2025/26. Monthly meetings were now taking place between Hyndburn Leisure, the Portfolio Holder for Resources and Council Operations and the Executive Director (Resources).

Martin Dyson, Executive Director (Resources), confirmed that the political administration was working closely with the Hyndburn Leisure to support its sound financial management. Councillor Fisher added that she now had greater confidence in the operation of the Leisure Trust and that its future had been enhanced by the opening of the new Cath Thom Leisure Centre.

Councillor Khan supported the provision of the subsidy, particularly given the health challenges faced by Hyndburn's population. He noted the reduction in the level of subsidy for this year and the forecast reduction for future years and also queried the following matters:

- Whether the anticipated savings would be financed by increased revenue, or through lower energy, buildings and staffing costs;
- Whether more details of the new relationship between Hyndburn Leisure and the Council would be made available in the forthcoming report; and
- Whether Hyndburn Leisure would be looking into the different levels of subsidy per attendance at its various venues (the Table provided at Paragraph 4.3 of the report refers).

Councillor Dad responded that the Council would continue to work closely with Hyndburn Leisure and to monitor its performance. The Council expected a health and well-being return on its investment. The report in the New Year would set out some key expectations upon Hyndburn Leisure. Clearly, the Council did not wish to see the Trust fail, but could not provide unlimited financial support for its future operations. Councillor Alexander confirmed that the details requested by Councillor Khan would be addressed in the forthcoming report as part of the Council's overall approach. She added that the Council was not able to dictate what Hyndburn Leisure did operationally, but could influence it through maintaining a positive relationship and encouraging good working practices.

Regarding the question about subsidies attributable to each venue, Mr Dyson added that the facilities mentioned were being looked at on a site-by-site basis, although it was recognised that some buildings were not as efficient as others. It was acknowledged that attendance at Mercer Hall had fallen significantly, but the process of repurposing the site was still on-going. It was envisaged that there would be some evidence of improvement across sites by the time of the Quarter 3 monitoring report. The Trust continued to make efficiency savings, including the renegotiation of utility contracts. Also, the current report did not take into account the performance of the Cath Thom Leisure Centre, which was doing well.

Councillor Fisher indicated that four new trustees had been added to strengthen the Board, which was due to meet next Thursday, 11th December 2025.

Approval of the report was deemed a key decision.

Reasons for Decision

Proposed Grant - General Background

From its inception until 2021/22 the Council had paid an annual grant to Hyndburn Leisure to support its operating costs and the provision of pay and play sport and recreational facilities in the Borough. In 2008/09 Hyndburn Leisure had received £1.2 million in grant funding from the Council. However, as part of its response to the Government's austerity measures, the Council had encouraged Hyndburn Leisure to become financially self-sufficient and, by 2021/22 the subsidy had reduced to nil. Since then, Hyndburn Leisure had faced significant financial pressures in common with leisure providers nationally. These cost pressures included:

- Significantly increased energy costs;
- increased staffing costs;
- inflation rate increases leading to higher supplier, maintenance and repair costs;
- increases in irrecoverable VAT; and
- lost income as a result of the partial closure of Mercer Hall Leisure Centre.

These cost pressures had resulted in a need for subsidy, with £235k being paid to Hyndburn Leisure by the Council in 2022/23 (before the Subsidy Control Act 2022 came into force), £490k being paid in 2023/24 and £1m paid 2024/25. A further subsidy had now been requested by Hyndburn Leisure in respect of the current financial year to enable pricing levels, opening hours and service provision to be maintained at the current level. It was considered that this would support the Council's objective of supporting affordable and locally accessible health and wellbeing provision to help address the health inequalities in the Borough.

Proposed Grant - Subsidy Control

The proposed grant to Hyndburn Leisure would qualify as a subsidy for the purpose of the Subsidy Control Act 2022 ("SCA") as it met the definition of a subsidy, namely:

- The payment would be given directly or indirectly from public resources by a public authority;
- It would confer an economic advantage on one or more enterprises, namely Hyndburn Leisure;
- Benefit would be gained by the enterprise receiving the grant over one or more other enterprises with respect to the provision of goods or services; and
- The grant would or was capable of having an effect on competition or investment within the UK.

Furthermore, as the provision of community leisure activity was typically viewed as an important health and wellbeing benefit for the community, Hyndburn Leisure could be considered to provide "services of public economic interest" ("SPEI") pursuant to section 38 SCA as its services were:

- provided for the benefit of the public; and

- would not be provided, or would not be provided on the terms required, under normal market conditions.

The Council had already deemed Hyndburn Leisure to provide “SPEI” services and had provided SPEI subsidy to Hyndburn Leisure up to the £725,000.00 SPEI subsidy threshold (below which subsidy could be provided without a compliance assessment), having already paid subsidy to Hyndburn Leisure as follows:

- 2022/23 – the sum of £235,000.00 (prior to the SCA coming into force).
- 2023/24 – the sum of £490,000.00; and
- 2024/25 – the sum of £1,000,000.00

As the SPEI subsidy paid to Hyndburn Leisure in the last 3 years was currently above the SPEI subsidy threshold, no further subsidy could be paid to Hyndburn Leisure without the same being assessed against the statutory subsidy control principles (as detailed in Paragraph 3.5 of the report)

The SCA imposed requirements on local authorities when they were considering providing a third party with a subsidy. If these requirements were not complied with then the subsidy would be unlawful and could be challenged in the Competition Appeal Tribunal. In particular, the Council would have to assess the funding request against the subsidy control principles in Schedule 1 to the SCA and satisfy itself that the proposed grant was consistent with these principles. The subsidy control principles were as follows:

- Did the subsidy support a policy objective of the Council?
- Was the proposed method of subsidy the most appropriate way to address the policy objective?
- What would happen if the subsidy were not provided?
- Would the subsidy change the economic behaviour of the beneficiary and achieve something which would not have occurred without it?
- Was the subsidy proportionate and designed to minimise any negative impact on competition?
- Were any negative effects outweighed by the positive impact of providing the subsidy?

In this regard a compliance assessment had been carried out and was attached at Appendix 1 to the report. This indicated that the proposed subsidy appeared to be consistent with the subsidy control principles, especially given Hyndburn Leisure’s status as a provider of SPEI services.

In accordance with section 29 of the SCA the Council would need to do the following in order to pay further subsidy to Hyndburn Leisure:

- Satisfy itself that the amount of the grant was limited to what was necessary for Hyndburn Leisure to deliver the SPEI services, having regard to its income and costs plus no more than a reasonable profit or surplus. Reasonable profits could be assessed through a benchmarking exercise comparing the profits achieved by similar public service contracts which had been awarded under competitive conditions.
- Ensure that the funding was given in a transparent manner pursuant to a written contract or grant funding agreement which clearly set out the terms of the subsidy, including:

- Details of the SPEI services in respect of which the subsidy was given;
- Details of Hyndburn Leisure as the enterprise which was tasked with providing the services;
- The period for which the services were to be provided;
- Details of how the amount of subsidy had been calculated; and
- The arrangements in respect of reviews and steps which might be taken to recover the grant (for example if the funding was found to be more generous than permitted and part or all of it had to be clawed back).

Under Section 33 of the SCA the Council would be required to publish details of the grant on the UK's Subsidy Database within three months of a formal decision to provide it, and to maintain this record for six years. Under Section 70 of the SCA, any interested party who was aggrieved by the making of a subsidy decision might apply to the Competition Appeal Tribunal for a review of the decision. The challenge could be in relation to the Council not complying with the subsidy control requirements in the SCA, or on more general public law grounds, for example that the Council did not behave reasonably or rationally when deciding to provide the grant. If such a challenge was successful the Competition Appeal Tribunal could impose remedies under usual judicial review principles, including an order for the recovery of the unlawful subsidy with interest. The period in which a challenge could be made in relation to the provision of a subsidy was typically one month from the publication on the UK Subsidy Database.

Proposed Grant - General Public Law Considerations

The Council had power under section 19(3)(i) of the Local Government (Miscellaneous Provisions) Act 1976 (LGMPA) to contribute, by way of grant or loan, towards the expenses incurred or to be incurred by any voluntary organisation in providing recreational facilities which the Council had power to provide under section 19(1) of the LGMPA (which gave the Council power to provide, amongst other things, indoor facilities consisting of sports centres and swimming pools). "Voluntary Organisation" was defined at section 19(3) of the LGMPA as being "any person carrying on or proposing to carry on an undertaking otherwise than for profit". On the basis that Hyndburn Leisure was a charitable company limited by guarantee, it was a "not for profit" company. The Council therefore had statutory power to make the proposed grant to Hyndburn Leisure.

In exercising this statutory power, the Council would have to act for proper purposes and in good faith. In other words, the Council would have to act for proper motives, take into account all relevant considerations, and ignore irrelevant matters. It must not act irrationally and must balance the risks against the potential rewards. Of particular importance in this instance was the Council's fiduciary duty to ensure that the proposed grant was an appropriate use of Council funds and would provide genuine and tangible benefits for the community.

Financial Position

Proposed Subsidy Grant 2025/2026

In March 2025, Hyndburn Leisure had set a budget with a forecast deficit of £700,000, which included achieving a savings target of £58,417.

Hyndburn Borough Council had forecast the following subsidy payments to Hyndburn Leisure over the term of its Medium-Term Financial Strategy agreed by Council in February 2025.

MTFS Forecasts	Subsidy from the Council £
2024/2025 - Actual Paid	£1,000,000
2025/2026	£700,000
2026/2027	£500,000
2027/2028	£350,000

Hyndburn Leisure had formally requested the payment of the subsidy for 2025/2026, and the table below showed the breakdown of the expected facility costs and cost of subsidy per attendance by site and the overall subsidy for the total annual attendances.

Facility Analysis	Direct Costs Budget for Year £'000	Allocation of Central Operating Costs + Savings £'000	Budget for Year (including Operating costs + Savings) £'000	% of Overall Subsidy	Forecast Annual Attendance No. of visits	Subsidy per Attendance £
Facility Operating Costs						
Accrington Town Hall	£47,957	£80,412	£128,369	18.34%	50,000	£2.57
Hyndburn Leisure Centre	(£152,919)	£382,735	£229,816	32.83%	420,000	£0.55
Wilsons Playing Field Site	£85,752	£104,348	£190,100	27.16%	80,000	£2.38
Mercer Hall Leisure Centre	£104,165	£21,320	£125,485	17.93%	12,500	£10.04
Community Facilities	(£13,770)	£40,000	£26,230	3.75%	15,500	£1.69
Education Facilities	£0	£0	£0	0.00%	-	£0
Grant Funded Programmes (Net)	£0	£0	£0	0.00%	-	£0
Total Facility Operating Costs	£71,185	£628,815	£700,000	100.00%	578,000	£1.21
Central Operating Costs	£687,232	(£628,815)	£58,417			
Budget Savings Target	(£58,417)		(£58,417)			
Council Subsidy Required	£700,000	£0	£700,000			

There was a reduction in the subsidy requested from £1m in 2024/2025 to £700,000 in 2025/2026 plus a forecast increase in annual attendances from 493,559 in 2024/2025 to 578,000 in 2025/2026.

This reduction in subsidy was largely due to the following factors:

- Late in 2024/2025 Hyndburn Leisure had taken over responsibility for procuring their own energy costs and were able to negotiate substantially reduced rates for the leisure centres than had been possible through the Council's contract. This had resulted in a reduction in the kilowatt charge rate and the VAT rate, which had enabled savings of almost £300,000 per annum.
- As all costs had risen with inflation, Hyndburn Leisure had also renegotiated several of their other premises and supplies and services contracts and set a further savings target to be achieved in year to ensure the subsidy would be reduced from 2024/2025.
- The opening of the Cath Thom Leisure Centre in October would also contribute towards increased attendances, although in the first six months of operation the centre was not expected to make a financial surplus.

The financial support provided to Hyndburn Leisure would be used to make repayments against current year debts owed to the Council. This subsidy payment was expected to enable Hyndburn Leisure to meet all debts due to the Council for the financial year 2025/2026.

Rather than making a physical payment to Hyndburn Leisure for £700,000, the subsidy amount would be offset against the outstanding trading debt due to the Council.

Several other Local Authorities in Lancashire operated their leisure services under similar outsourced models and were also providing financial support to their leisure trust or leisure subsidiary companies. The level of financial support being provided by other Councils around Lancashire for 2025/26 ranged from £0.80million to £2million.

Hyndburn Leisure was currently in the process of developing its budget for 2026/27, and whilst it was still forecasting financial support would be required from the Council, this was expected to reduce from the current year subsidy requirement.

The future years' subsidy targets had been agreed with the Council and were as follows:

Financial Year	Subsidy from the Council £	% of Budget %	Forecast Annual Attendance No. of visits	Subsidy per Attendance £
2024/2025 - Actual	£1,000,000	18.81%	493,559	£2.03
2025/2026	£700,000	12.79%	578,000	£1.21
2026/2027	£500,000	8.87%	668,000	£0.75
2027/2028	£350,000	6.03%	706,500	£0.50

Financial Monitoring Position as at the end of September 2025

The current forecast net expenditure to the end of the financial year in March 2026 was £669,659. This brought the forecast underspend for the year against the budget to £30,341.

As shown in the table below the forecast underspend to date was shown by the facility operated, with most areas performing ahead of budget except for Mercer Hall which was currently closed due to the repurposing works.

Facility Analysis	Direct Costs Budget for Year £'000	Budget to Date £'000	Actual to Date £'000	Year to Date Variance £'000	Forecast Outturn £'000	Forecast Variance to Budget £'000
Facility Operating Costs						
Accrington Town Hall	£47,957	£14,626	£7,295	(£7,331)	£40,626	(£7,331)
Hyndburn Leisure Centre	(£152,919)	(£65,267)	(£96,723)	(£31,456)	(£184,375)	(£31,456)
Wilsons Playing Field Ste	£85,752	£0	(£13,040)	(£13,040)	£72,712	(£13,040)
Mercer Hall Leisure Centre	£104,165	£74,165	£92,375	£18,210	£122,375	£18,210
Community Facilities	(£13,770)	(£11,239)	(£15,339)	(£4,100)	(£17,870)	(£4,100)
Education Facilities	£0	£0	£0	£0	(£28,315)	(£28,315)
Grant Funded Programmes (Net)	£0	£0	£0	£0	£0	£0
Total Facility Operating Costs	£71,185	£12,285	(£25,432)	(£37,717)	£5,153	(£66,032)
Central Operating Costs	£687,232	£437,029	£385,988	(£51,041)	£664,506	(£22,726)
Budget Savings Target	(£58,417)			£0		£58,417
Council Subsidy Required	£700,000	£449,314	£360,556	(£88,758)	£669,659	(£30,341)

Further analysis of the variances by Income and Expenditure type were shown in the table below:

Expenditure / Income Analysis	Direct Costs Budget for Year £'000	Budget to Date £'000	Actual to Date £'000	Year to Date Variance £'000	Forecast Outturn £'000	Forecast Variance to Budget £'000
Operational Costs						
Employee Costs	£2,894,771	£1,364,265	£1,393,111	£28,846	£2,923,617	£28,846
Premises Costs	£786,736	£309,836	£305,850	(£3,986)	£782,750	(£3,986)
Supplies & Services	£490,678	£244,252	£255,477	£11,225	£501,903	£11,225
Project Expd	£874,847	£291,239	£291,239	£0	£874,847	£0
Finance & VATCosts	£268,476	£124,357	£84,006	(£40,351)	£228,125	(£40,351)
Total Operational Costs	£5,315,508	£2,333,949	£2,329,684	(£4,265)	£5,311,243	(£4,265)
Income & Funding						
Trading Income	(£414,788)	(£179,325)	(£183,218)	(£3,893)	(£418,681)	(£3,893)
Fees & Charges	(£2,730,866)	(£1,200,017)	(£1,257,980)	(£57,963)	(£2,788,829)	(£57,963)
Other Income	(£78,541)	(£39,271)	(£61,908)	(£22,637)	(£101,178)	(£22,637)
External Grant Funding	(£1,332,896)	(£466,022)	(£466,022)	£0	(£1,332,896)	£0
Total Income	(£4,557,091)	(£1,884,635)	(£1,969,128)	(£84,493)	(£4,641,584)	(£84,493)
Net Deficit	£758,417	£449,314	£360,556	(£88,758)	£669,659	(£88,758)
Savings Target	(£58,417)			£0		£58,417
Council Subsidy Required	£700,000	£449,314	£360,556	(£88,758)	£669,659	(£30,341)
Subsidy Due/Owed	(£700,000)	(£367,500)	(£367,500)	£0	(£700,000)	£0
Net	£0	£81,814	(£6,944)	(£88,758)	(£30,341)	(£30,341)

The narrative below provided more detail on the variances from the original budget and the forecast outturn as at the end of September 2025.

Employee Costs

The forecast outturn position for employee costs showed an increase to the original budget of £28,846. This increase was mainly due to the increased NJC pay award of 3.2% that was 0.2% above the 3% budgeted in year.

Premises Costs

The forecast outturn position for premises costs showed a small underspend forecast of (£3,986) which was mainly due to energy efficiency savings through new contract rates and the new building management system installed at Hyndburn Leisure Centre.

Supplies and Services

The forecast outturn position for supplies and service costs showed an increase to the original budget of £11,225. This largely related to increased resaleable supplies that had been purchased and were offset by additional income forecasts.

Project Expenditure

The costs in this area reflected the income received and always net out to zero.

Finance & VAT Costs

The forecast outturn position for finance and VAT costs showed an underspend to the original budget of £40,351. This underspend related to savings / profit share from the operations at Accrington Academy and additional VAT savings as the new utility contracts only attracted VAT at 5%.

Trading Income - including Catering, Bar, Vending, Resale and Events

The forecast outturn position for trading income showed an increase to the original budget of (£3,191). This increase was made up of additional catering and resale items that partly offset the increased costs of supplies and services:

Fees & Charges Income – Memberships, Pay as You Go Activities, Facility Hire

The forecast outturn position for fees and charges Income showed an increase to the original budget of (£57,561). The table below showed the activities that had generated this increase.

Income Analysis	Budget for Year £'000	Budget to Date £'000	Actual to Date £'000	Year to Date Variance £'000	Forecast Outturn £'000	Forecast Variance to Budget £'000
Fees & Charges Income						
Fitness Memberships	(£1,013,098)	(£435,710)	(£445,004)	(£9,294)	(£1,022,392)	(£9,294)
Adventure City	(£121,113)	(£61,765)	(£51,312)	£10,453	(£110,660)	£10,453
Learn to Swim	(£342,657)	(£141,329)	(£159,137)	(£17,808)	(£360,465)	(£17,808)
Gymnastics	(£199,322)	(£99,681)	(£101,453)	(£1,772)	(£201,094)	(£1,772)
General Swimming & Pool Hire	(£213,938)	(£92,197)	(£105,353)	(£13,156)	(£227,094)	(£13,156)
Sports Hall	(£64,064)	(£32,032)	(£32,697)	(£665)	(£64,729)	(£665)
School Swimming	(£196,055)	(£85,802)	(£101,841)	(£16,039)	(£212,094)	(£16,039)
Facility Hire	(£195,290)	(£98,116)	(£101,292)	(£3,176)	(£198,466)	(£3,176)
3GHire	(£183,307)	(£61,102)	(£70,013)	(£8,911)	(£192,218)	(£8,911)
Other Categories	(£202,022)	(£92,283)	(£89,878)	£2,405	(£199,617)	£2,405
Total Fees & Charges Income	(£2,730,866)	(£1,200,017)	(£1,257,980)	(£57,963)	(£2,788,829)	(£57,963)

Other Income – Service Recharges & Sponsorship

The forecast outturn position for Other Income showed an increase against the original budget of (£22,637). This increase was made up of:

- Sponsorship received for the Hyndburn Sports Awards £6,900;
- Recharges for supplies & services £9,984;
- Cash in Transit / Bank Interest £11,317.

External Grant Funding – External Grants & Commissions

There were no variances on this funding.

Impact on Subsidy Required from the Council

As shown in the latest forecast, Hyndburn Leisure were forecasting a small underspend of £30,341 in year assuming the Council has paid the proposed subsidy of £700,000. If Hyndburn Leisure achieved an underspend in year, it would be prudent to allow them to retain any surplus as a reserve balance to cover any short-term cash flows and cover any unforeseen risks that might occur in future years.

Alternative Options considered and Reasons for Rejection

The Council could decide not to make the grant payment. The Council could also decide to pay a lesser amount than that requested by Hyndburn Leisure. However, either approach could result in Hyndburn Leisure raising prices, reducing its opening hours and / or reducing its services. In a worst-case scenario it might result in Hyndburn Leisure ceasing to operate and Cabinet was advised to seek further advice as to the likelihood and consequences of this occurring if it was minded not to pay the requested grant funding to Hyndburn Leisure or to pay a lesser amount.

Resolved

- (1) That Cabinet notes the forecast financial position of Hyndburn Leisure at Q2 of the 2025/2026 financial year as shown in Section 5 of the report.
- (2) That Cabinet agrees to pay Hyndburn Leisure the sum of £700,000.00 by way of grant to support the provision of community leisure services in the Borough in respect of the period 1st April 2025 to 31st March 2026, subject to completion of a grant funding agreement in accordance with Paragraph 3.6 of the report.

242 Exclusion of the Public

Resolved

- That, in accordance with Regulation 4(2)(b) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, the public be excluded from the meeting during the following item, when it was likely, in view of the nature of the proceedings that there would otherwise be disclosure of exempt information within the Paragraph at Schedule 12A of the Act specified at the item.

243 Sale of Land at Albert Street/Hartley Street, Oswaldtwistle

In accordance with Regulation 5(2) and (3) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, notice was provided on 4th November 2025 of the intention to take the following decision in private on 3rd December 2025 and the reasons for doing so.

Exempt information by virtue of Paragraph 3 – Information relating to the financial or business affairs of any particular person including the authority holding that information.

Members considered a report of Councillor Munsif Dad BEM JP, Leader of the Council, seeking approval to dispose of surplus land at Albert Street/Hartley Street, Oswaldtwistle. Councillor Dad provided a brief introduction to the report, which included details of the outcome of consultations undertaken with ward councillors and advice obtained from officers.

Approval of the report was not considered to be a key decision.

Reasons for Decision

The reasons for the decision were set out in the exempt report.

Alternative Options Considered and Reasons for Rejection

The alternative options considered and reasons for rejection were set out in the exempt report.

Resolved

- That the recommendations as set out in the exempt report be approved.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed

COMMUNITIES AND WELLBEING OVERVIEW AND SCRUTINY COMMITTEE

Monday, 13th October, 2025

Present: Councillor Stephen Button (in the Chair),
Councillors Clare Yates, Clare McKenna, David Heap, Loraine Cox and
Tina Walker and Bernard Dawson
Co-optees Jackie Rawstron and Jean Battle

In Attendance: Councillors Melissa Fisher accompanied by the Environmental Health
Manager – Environmental Protection
Councillor Stewart Eaves accompanied by the Head of Environmental
Services
Councillor Clare Pritchard accompanies by the Community Safety
Manager

Apologies: Councillors Jodi Clements, Mike Booth and Sandie Dent

168 Apologies for Absence and Substitutions

Apologies for absence were submitted on behalf of Councillors Booth, Clements and Sandie Dent.

Councillor Dawson acted as substitute representative for Councillor Booth.

169 Declarations of Interest and Dispensations

There were no interests or dispensations declared at the meeting.

170 Minutes of Last Meeting

The Minutes of the meeting of Communities and Wellbeing Overview & Scrutiny Committee held on 14th July 2025 were submitted for approval as a correct record.

Councillor Yates pointed out that Councillor Brereton had been in attendance at the previous meeting but omitted from the minutes.

Resolved **- That the Minutes be received and approved as a correct record, subject to the amendment, as set out in the minutes, above.**

171 Chair's Update

The Chair updated the Committee on the recommendations made at the last meeting, as follows:

a) The Draft Climate Strategy & Action Plan

Three recommendations were made on the Draft Climate Strategy & Action Plan.

The first recommendation was to request that Cabinet gave consideration to extending the Council's climate fund, to facilitate the Council's ability to achieve its net zero targets. This recommendation had been submitted to the Cabinet held on 10th September and agreed.

Updates were also provided on two further recommendations made under this item.

The first referred to concern about the increasing number of empty commercial properties in Accrington Town Centre and the impact of these on the Council's ability to achieve its net zero target. The Committee was informed of how the Council dealt with empty properties and the challenges of managing them, as well as what action the Council had taken to provide businesses with opportunities to become more energy efficient.

Secondly, there had been a further recommendation to request consideration for carrying out a stock condition survey of property in the borough. This was to provide the Council with detailed knowledge of the work required on properties to help it to reach its net zero target. The Head of Regeneration and Housing had advised that the cost and resources to do this work would be extensive and consequently, there were currently no plans to undertake this work.

b) Allotments Update

The Committee was provided with an update on the recommendations relating to the Allotments Review. A recommendation referred to the budget and time constraints of the Regeneration Project Manager in managing the allotment sites. The Committee was informed of the budget allocated to the position and how the role of the Manager was split between managing the allotments and ecology work. They were informed that consideration would be given to how the allotment service could be best supported, taking budget constraints into account.

c) Co-optee Vacancy

The Chair reported that the Overview & Scrutiny Officer had contacted Six Form Colleges in the borough and Accrington & Rossendale College to request that they advertised the vacant Co-optee position for a young person. There had been no applications received via this advertisement, however, one application for the post had been received and would be considered later in the meeting.

172 Fly Tipping & Enforcement

Two reports were submitted to the Communities and Wellbeing Overview & Scrutiny Committee in relation to fly tipping, waste accumulation and enforcement. One report was submitted by the Cabinet Portfolio Holder for Environmental Health, Councillor Melissa Fisher, supported by the Environmental Health Manager – Environmental Protection and dealt with fly tipping and the accumulation of waste on private land and the second report was submitted by the Cabinet Portfolio Holder for Waste Services, Councillor Steward Eaves, who was supported by the Head of Environmental Services and dealt with fly tipping and the dumping of waste on public land.

The Committee was provided with statistical information from both departments and details on the enforcement policies used to remove fly tipped and accumulated waste, issue fixed penalty notices (FPNs) and prosecutions.

The Cabinet Portfolio Holder for Environmental Health, Councillor Fisher, referred Members to the report and responded to the questions submitted in advance by the Committee in respect of fly tipping, waste accumulation and enforcement on private land:

1. Is the Fixed Penalty Notice amount fixed by statute or is there flexibility to vary this?
The limits for UK environmental crime fixed penalty notice (FPN) payments are set by a combination of national legislation and local authorities. Legislation provides the framework by setting the maximum and minimum amounts that can be charged for specific offences, while local authorities choose to set their own penalty amounts within the legislative limits.
2. What happens if a fine is not paid or the resident cannot afford to pay the fine?
Environmental Protection hasn't issued any FPNs this year however, the legal process would need to be followed for non-payment.
3. Does the amount of fly tipping correlate with the location of HMOs or has there been an increase in fly tipping around HMOs?
Some research had been done as evidence for Article 4, however, whilst officers could see if addresses were HMOs, they did not routinely overlay the information with Dirty Back Yards (DBY)/fly tipping locations. There had been no correlation between fly tipping and HMOs identified.
4. How quickly is the Council able to remove waste which is considered a risk to public health such as asbestos?
Environmental Protection investigate waste fly tipped on private land or waste within dirty back yards (DBY). They visit to assess the waste, establish owner/occupier details, serve Notices on owners to remove waste (within a time limit of least 7 days), visit to check if the waste has been removed and arrange for its removal if not. This could be a further 7-10 days and the cost would need to be recouped from the owner/occupier.
5. Is there enough staff to support the need for enforcement action?
Yes

The Cabinet Portfolio Holder for Waste Services, Councillor Stewart Eaves, referred Members to the report and responded to the questions submitted in advance by the Committee in respect of fly tipping, waste accumulation and enforcement on private land:

1. Is the Fixed Penalty Notice amount fixed by statute or is there flexibility to vary this?
In the legislation there is a range set for fines for fly tipping which is between £400 and £1000. Historically the Council has used the lower end of this range, however, Cabinet is exploring increasing the fine for fly tipping to nearer the top of the range as more of a deterrent.
2. What happens if a fine is not paid or the resident cannot afford to pay the fine?
If the Fixed Penalty Notice is not paid then this outstanding debt to the Council goes to the Council's Debt Recovery Team. They contact the person who has been fined to agree payment. This can be a one-off payment or via instalments. Should the person not co-operate with the debt recovery team then usually the debt goes to County Court judgement.
3. Does the amount of fly tipping correlate with the location of HMOs or has there been an increase in fly tipping around HMOs?
There is no evidence to collaborate this statement.
4. How quickly is the Council able to remove waste which is considered a risk to public health such as asbestos?
The Council would usually remove waste which may be a risk to public health quite quickly within a day or two. For general fly tipping this is usually done over the next 5 to 10 days when the refuse crews are in the area.
5. Is there enough staff to support the need for enforcement action?
There are currently two staff within Waste Services undertaking enforcement work on public land relating to side waste, fly tipping, commercial waste, abandoned

vehicles, littering and graffiti. If there were more enforcement staff they would undertake a greater volume of work.

The Chair provided Members of the Committee with an opportunity to ask questions and provide comments as follows:

- Were there enough enforcement staff to manage cases of fly tipping?
- In relation to fly tipping on private land, why was there a case still outstanding after a year?
- Skip Days – what type of items could be disposed of in the skips?
- How is the success of Skip Days measured?
- Could information on HMOs be shared between both Departments?
- Why had there been little enforcement action taken place by Environmental Protection during the last two years.
- What costs could be attached to property owners if they continued to do nothing about removing waste?
- What success has Environmental Protection had in recouping money after removing specialist waste, such as asbestos?
- Is fly tipping usually carried out by the same people?
- Are there any plans in place to hire more enforcement staff to increase service productivity?
- Are there any plans to erect CCTV in the Belthorn area as a preventative measure to reduce the amount of fly tipping taking place there?
- A request to provide financial data (the total amount of fines, the total amount of income and the total amount outstanding).

Responses to the above were given as:

- Both Departments reported that although they considered the number of enforcement staff was adequate, additional personnel would increase the effectiveness of the services.
- The Committee was informed that the unresolved fly tipping case was a complex one and challenging. One of the reasons that it had not been resolved promptly, was because of the difficulties and the time consuming nature of trying to locate the owners of the property. Councillor Fisher reported that a full response to this question would be circulated to Members after the meeting.
- Skip Days had been successful but they did not take bulky items or recyclable waste. A request for evidence of its success would be emailed to Councillors, after the meeting.
- Information on HMOs was shared between Departments and had been for the provision of the Article 4 Direction.
- Members were informed of the difficulties of identifying those responsible for fly tipping including hazardous waste, and as such it was a challenge on the Council's resources and, particularly time-consuming, in preparing cases for prosecution. However, the Council would often be successful in recouping costs if they were required to remove waste.
- Enforcement processes included serving a range of Notices, although the Council would try to speak and work with the public before taking any action.
- Both Departments provided an outline of their enforcement processes.
- The Committee was informed that the financial data requested in respect of the number of fines issued, those paid and those still outstanding would be circulated to the Committee, after the meeting.
- CCTV had already been considered for use to deter fly tipping in places such as Belthorn but the Committee was advised that its implementation would take time.

Members of the Committee referred to the challenges of finding evidence to prosecute for fly tipping and was advised that other enforcement agencies, such as the Police, regularly sought permission from residents to use their domestic doorbell cameras as evidence. The Committee suggested that this was something that the Council could also consider. Councillor Fisher pointed out that people were not always co-operative but acknowledged the proposal.

The Chair permitted Councillor Shabir Fazal, a non-Member of the Committee, to speak at the meeting. Councillor Fazal expressed concern at the amount of fly tipping in the borough and encouraged the Council to ensure robust measures were in place to deter people from doing it.

Councillor Loraine Cox requested that thanks be given to the Environmental Protection and Waste Services Teams for their hard work in tackling the challenges of fly tipping.

Resolved

- (1) That the Environmental Health Manager – Environmental Protection, circulates a full explanation of the reason why an unresolved fly tipping case was still outstanding;**
- (2) That the Waste Services Manager provides the Committee with information about the success of recent Skip Days; and,**
- (3) That the Environmental Health Manager – Environmental Protection and the Waste Services Manager provides the Committee with financial data to show the amount of fines issued, the amount paid and the amount outstanding in the last 12 months; and**
- (4) That Council Officers working in the Environmental Protection and Waste Services Departments be thanked for their hard work and efforts to ensure that the borough is kept clean of fly tipping and waste.**

173 Crime & Disorder and the Community Safety Partnership

The Cabinet Portfolio Holder for Community Safety, Councillor Clare Pritchard, submitted a report to update the Communities and Wellbeing Overview & Scrutiny Committee on the Community Safety Partnership. Councillor Pritchard was accompanied by the Community Safety Manager who supported her in the presentation to Committee.

Councillor Pritchard referred Members to the report and the three attached appendices, as below:

Appendix 1 – Hyndburn & Pennine CSP Structures 2024-25

Appendix 2 – Hyndburn District Profile 2025

Appendix 3 – Lancashire Strategic Assessment 2025-28

Members had submitted several questions, in advance of the meeting, to the Officer and Cabinet Portfolio Holder and responses were provided as below:

Why are the Ribble Valley and Pendle Borough Council's not represented on the Community Safety Partnership?

Pendle are an unofficial partner and do attend the Pennine partnership meetings. Ribble Valley are not part of the partnering due to resource.

Statistics show that women are at their most vulnerable to abuse when pregnant. The Hospital Emergency Department has a process of dealing with maternity cases of concern so that issues of violence, domestic abuse, domestic homicide etc. are picked up and dealt with through a multiagency approach. How do maternity vulnerabilities fit into the CSP priorities?

This is a public health priority as stats are rising. HARV are an integral part of the CSP and work closely with our Public Health Colleagues and Victim Support in devising vulnerability markers to prevent this abuse and provide wraparound support throughout the entire pregnancy. Hyndburn CSP attend the Lancs-wide DA forum where this rising issue is tabled for action and hold a local DA multi-agency partnership to expedite actions from the forum.

A Public Spaces Protection Order has been proposed for Accrington town centre, could you detail what the PSPO will cover and the consequences if it is breached. Do they have enough Police resources to deal with the outcomes?

PSPOs can be used to restrict a broad range of activities. Under Section 59 of the 2014 Act, local authorities must be satisfied on reasonable grounds, as listed in the Act.

The public determine this activity based upon survey results.

Breach of a PSPO is a criminal offence. The penalty for breach of a PSPO can be a fixed penalty notice of £100. A person committing an offence will have 14 days to pay the penalty. However, if someone persistently breaches an order they could receive more formal action such as a Community Protection Warning/Notice or a Respect Order (nee ASBO). Failure to comply with the order if prosecuted is an offence carrying a maximum fine of £1000.

There will be no reliance on the Police to determine a breach. The Council and the entire CSP partnership can report breaches including members of the public and businesses via the radio network we have amongst retailers within the town centre of Accrington.

Could there be an extension of the PSPO to other town centres?

Yes

The Neighbourhood Boards are considering community safety in the town centre and, with funding allocated through the Levelling Up fund for this, could you suggest ways in which funding could be used and which services would need to feed into this?

To have a dedicated team addressing anti-social behaviour within the town centre and for additional services for youths and family event spaces.

Councillor Pritchard added that there had been concern about the prolific shoplifting taking place in the town centre but that action was being taken to address this.

The Chair referred to the radio network project and asked how long the scheme had been working and if it had been a success.

Councillor Pritchard reported that the scheme had been operating for many years and informed the meeting that larger businesses often used the scheme more than smaller businesses but agreed that there could be greater promotion of the project to increase use of the scheme.

Members of the Committee expressed concern about the levels of anti-social behaviour in Accrington Town Centre.

Councillor Pritchard pointed out that the Police Inspector for Accrington had recognized the problem of anti-social behaviour in Accrington Town Centre and intended to focus on this issue.

Members referred to the local multi-agency operations, Op Centurion and the Bin the Banger project. They acknowledged the additional £2m secured by OPCC to enable Hyndburn to benefit from additional foot patrols to target ASB in key areas and asked about the effectiveness of these operations. The Committee was informed that anti-social behaviour in the town centre had been recognized as an issue and that extra funding would be advantageous in addressing this. They were also provided with information on how abandoned vehicles were dealt with.

Councillor McKenna reported on the issues of anti-social behaviour and drug dealing happening in her ward, Barnfield, and informed the meeting how she had built up a good working relationship with the neighbourhood PCSOs in addressing these issues.

Councillor Pritchard informed the Committee of the projects in place to deal with anti-social behaviour around the borough and agreed that the PCSOs did do a good job. She also explained how Youth Services contributed to this. The Community Safety Manager outlined the effectiveness of the Youth Panel and gave details of how it worked.

Councillor Fazal asked if anything was being done about issues of hate crime in the town centre. He also referred to the importance of sporting events and activities for young people in the prevention of anti-social behaviour.

Councillor Pritchard responded that there had been conversations with the Office of the Police & Crime Commissioner to discuss how to deal with rising tensions. She reported that the intention was to deal with issues immediately, sending out a message of this behaviour not being acceptable.

Resolved - **That the Community Safety Manager be thanked for the work she has done and for the report to be noted.**

174 Exclusion of the Public

Resolved - **That, in accordance with Section 100A(4) Local Government Act 1972, the public be excluded from the meeting during the following item, when it was likely, in view of the nature of the proceedings that there would otherwise be disclosure of exempt information within the Paragraph at Schedule 12A of the Act specified at the following item.**

175 Co-optee Nomination

Exempt Information under the Local Government Act 1972, Schedule 12A, Paragraph 1 – Information relating to an individual

The Committee was requested to consider and make a recommendation to Full Council on the application submitted for the vacant co-optee position on the Communities and Wellbeing Overview & Scrutiny Committee.

Resolved - **That the Communities and Wellbeing Overview & Scrutiny Committee recommend that Full Council approve the application for the vacant co-optee position.**

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed

SPECIAL SCRUTINY COMMITTEE

Tuesday, 14th October, 2025

Present:	Councillor Kate Walsh (in the Chair), Councillors Josh Allen, Bernard Dawson MBE, Zak Khan, Clare Yates and Mohammed Younis Co-optees: Shahed Mahmood
In Attendance:	Councillor Clare Pritchard and Councillor Munsif Dad Steve Riley – Executive Director, Environment Kirsten Burnett – Head of Policy and Organisational Development
Apologies	Councillors Heather Anderson, Mike Booth and Clare McKenna

176 Apologies for Absence and Substitutions

Apologies for absence were submitted on behalf of Councillors Booth and Anderson.

Councillor Dawson acted as substitute representative for Councillor Booth.

177 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations made at the meeting.

178 Minutes of the last Meeting

The Minutes of the Special Overview & Scrutiny Committee held on 16th July 2025 were submitted for approval as a correct record.

Resolved **- That the Minutes be received and approved as a correct record.**

179 Chair's Update

The Chair informed the meeting that the vacant co-optee post had been advertised on social media but there had been no applications received. As such, she advised that it would be ineffective to try to fill the vacancy at this time as the process of appointment was time consuming and would potentially mean that any appointed co-optee would only be able to attend one further meeting before the period of the post was due to finish, by the end of the municipal year 2025-26.

180 Plan for Neighbourhood Funding

The Leader of the Council, Councillor Munsif Dad, updated the Committee on the Plan for Neighbourhoods funding awarded to Accrington and the work of the Neighbourhoods Board. He referred to the opportunities that the funding provided for the future, with a 10 year vision and 4 year investment plan.

He introduced Sami Smithson, the newly appointed Independent Chair of the Board and indicated that the Board was working hard to identify its priorities. He thanked all involved and indicated that he was looking forward to seeing how the Board developed proposals.

In addition, he informed the Committee that a further £1.5m had been received by Hyndburn via its new Impact Fund.

The Head of Policy and Organisational Development referred to previous proposed Government funding under the then Long Term Plan for Towns which had been administered by the Towns Board. She indicated that this had now been replaced. She reported that:

- The 'Long-Term Plan for Towns fund' had been replaced by the 'Plan for Neighbourhoods fund'. Plans for Neighbourhoods guidance still applied to Accrington.
- The Pride in Place Strategy and Programme was recently announced by Government and extended this investment to additional areas.
- There had been a further allocation of £1.5m to Hyndburn via the Impact Fund. This was separate from the £20m fund and was not administered by the Neighbourhoods Board.
- The £20 m funding would be managed through the Council, as the accountable body, working with the Neighbourhood Board and the local community.
- Pride in Place Strategy and Programme extends investment to additional areas. The delivery of payment was due to start in April 2026 and would be split 25% capital and 75% revenue.
- Capacity funding was available for governance and planning and £50k had been spent in 2024 by the previous Towns Board. Additional funds were now funding a part time Democratic Services Officer to serve the Board and some senior management advisory input. She also referred to their intentions to allocate funding to a Project Director role, that would give specialist support to take the project forward.
- Funding had been received of around £20m over a 10 year period, which would be released from April 2026. The funding would be used to regenerate communities, strengthen social infrastructure and empower local decision-making. A regeneration plan would need to be submitted to Government covering the first four years of the programme would need to be approved by Government before funding was redeemed. She informed the meeting that a masterplan was already in place for Accrington and the Board had identified some indicative project ideas.
- Board Membership would consist of an independent Chair, and four mandated Board members: the MP, a representative of the Police and Crime Commissioner, a local district Councillor and a LCC Councillor. There were also a number of other Board members in place or being recruited, with a view to representation from a range of sectors including youth, health and education sectors, community, voluntary and faith sector, environmental and commercial and business.
- The plan put forward would be submitted to Cabinet for endorsement.

The Independent Chair of the Board, Sami Smithson, referred to the importance of ensuring the draft plan was the best they could achieve and to the necessity of appointing the right skill sets to the Board.

Members requested that membership of the Board was made up of people across a diverse range of people, including young people, representatives of small businesses and even from different political parties. This should be done to ensure that there was no bias in decision making.

The Leader of the Council informed the Committee of the stipulations in the adverts for the posts and pointed out that 19 applications had been received. Sami Smithson reported that although there was not a cap on the number of people making up the Board, they intended to appoint people from various community backgrounds and different aspects of life.

Several questions were submitted to Committee members prior to the meeting and responses were provided as follows:

1. Why does the geographical boundary split some wards?

The geographical boundary for Accrington's Plan for Neighbourhoods is based on built-up area boundaries (BUA). The BUA are boundaries used by government bodies and policymakers to inform decisions related to housing, economic development, and urban planning. The Accrington BUA crosses 10 Hyndburn wards (Altham, Barnfield, Baxenden, Central, Church, Huncoat, Milnshaw, Peel, Spring Hill and St Andrews), ranging from a small estate in Altham to the whole of the Peel ward.

2. An additional funding stream of £1.5 m, called 'the Pride in Place Strategy and Programme, has recently been announced. Which areas does the funding apply to?

This funding is allocated at local authority level so can be spent anywhere in Hyndburn. It is separate from the Plan for Neighbourhoods Funding (which is also now being referred to as Pride in Place phase 1 funding).

3. Can the additional funding be used to meet any shortfalls from LUF funding and what restrictions are in place for the use of the funding?

For clarity, I understand that this question relates to the £1.5M Impact Fund, rather than the Plan for Neighbourhoods fund which is the subject of the report. The Impact Fund is capital funding and must be spent by March 2027. The Council is currently pulling together potential capital projects for further consideration. While there may be overlaps with other capital projects, including those funded from the LUF fund or – going forward – the Plan for Neighbourhoods Funding – this is a separate pot of money.

Members asked if:

- the Plans for Neighbourhoods Fund and the extra £1.5 m funding could also be used on the Market Chambers and the Dome or if this was heritage funding.
- what consultation was taking place on the draft plan
- suggested that the Project Director role was given to an external person rather than someone connected with the Council.
- asked what would happen if there was a change in political power and reference was made to a change in vision potentially wasting the time and money already invested.

The Leader of the Council pointed out that the £1.5 m funding could be used for projects across Hyndburn.

The Head of Policy and Organisational Development outlined some progress on the Market Chambers 'Dome' project and future plans for a delivery stage bid to National Lottery Heritage Fund for works on the building. She briefly outlined the extent, demand and risks of the project.

Sami Smithson stated that she believed considerations should be given to appointing the Project Director role externally. She explained that the draft plan would be consulted on before being submitted to Cabinet, in line with government deadlines.

The Leader of the Council referred to the issue of any possible change of political power in the future and indicated that the Chair of the Board had been appointed for a four year period and any plans to change this would require a good reason. In addition, the Head of Policy and Organisational Development pointed out that funding was provided over a 10 year period rather than as a one-off payment and was secured for Accrington and no other areas.

Resolved:

- 1) **That the Board share the draft plan with Members of the Special Overview & Scrutiny Committee before being submitted to Cabinet;**
- 2) **That the Board give priority to appointing an external person as the Project Director;**
- 3) **That the Board provide updates on the Dome and the Market Chambers at future meetings of the Special Overview & Scrutiny Committees; and**
- 4) **That the Board gave assurance that a code of conduct would be in place for members of the Neighbourhood Boards.**

181 Town Centre Levelling Up Project Progress

The Cabinet Portfolio Holder for Transformation and Town Centres, Councillor Clare Pritchard, submitted a report to provide the Committee with an update on the Council's Levelling Up funded (LUF) town centre projects. She provided an overview of the report.

The Chair of the Committee established key dates of the project including the start date and who had been the Cabinet Portfolio holder responsible at the time.

Members of the Committee submitted the following questions and comments:

- When were Burton's Chambers and the Market Hall were due to open.
- Had there been negotiations with the new operator of the Market Hall to ensure that all stalls would be filled on the opening day.
- The market traders would be spending a further winter on stalls outside in the square, were the market traders happy with that?
- Were there plans to keep the stairs in the Market Hall?
- Was funding allocated for contingency work, being taken from this year's Council budget or from next year's Council budget?
- What action was the Council taking to reduce the chance of any further shortfalls next year?

- What communication methods were the Council using to ensure that the public were kept informed of progress with Levelling Up projects?
- Information was requested about the tender process and the award criteria.
- What provisions are in place if an Operator went out of business?
- In respect of traders returning to the Market Hall, had there been an increase in the price of leases and what incentives were there for traders to return to the Market Hall?
- There was a request to define the extent and influence of the Market Hall Operator in the contract before it was signed and that a market strategy was created.

The Cabinet Portfolio Holder responded that:

- Whilst it was unlikely there could be further delays during the Winter, it was anticipated that Burton's Chambers and the Market Hall would be opening at the same time in late Summer 2026.
- She reported that the lease for the new operator for the Market Hall had not yet been signed so discussions were ongoing and the Council hoped all market stalls would be filled on the opening day.
- There had been some changes in the market traders on the town square but most were the same. She reported that the Market Manager and his team of porters were in constant contact with the traders and pointed out that some traders had enjoyed working outside.
- The stairs in the Market Hall would remain in place but the plans allowed for them to be refurbished with new finishes.
- The contingency fund would be taken out of existing Council reserves but would only be authorised for emergency purposes.
- Krol Corlett had been appointed through a rigorous tender process and the criteria for selection had included social values.
- The Committee was referred to the website created specifically to keep the public updated with matters in Accrington Town centre – <https://accringtontownsquare.com>
- The £450k figure highlighted was a budget the Council had set aside to ensure it had sufficient funding to cover any of the legal required operator's Management Agreement costs during the first 2 years of Burton's Chambers operations where they could not be met by the income generated. The funding had already been allocated from the Council's reserves.
- She explained that a report would be presented to the next Cabinet meeting requesting agreement to allocate funding from the Council's reserves to meet the project budget pressures since the bid was submitted and the project team's recommendation to create a client contingency.
- In respect of traders returning to the Market Hall, she reported that the Council intended to remain competitive but that, ultimately, it was the responsibility of the Market Hall Operator. She confirmed that the cabins in the square would not remain on the square after the Market Hall had re-opened.
- She reported that social media would be used to attract young people to the Market Hall

The Executive Director, Environment explained the tender process and pointed out that it had been an open and transparent competitive flexible tendering process. He referred to the importance of social value being part of the criteria in awarding the

contract and that wherever possible, the contractor allowed local companies and young people to be involved in any tender opportunities. He also informed the meeting that contingency plans were being considered for the operators not continuing or going out of business.

The Cabinet Portfolio Holder pointed out that there had been misinformation on social media about projects taking place in Accrington Town Square and requested that Members of the Committee ensured that all information made public was factual.

Resolved - **That Member comments and the report be noted.**

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed

RESOURCES OVERVIEW AND SCRUTINY COMMITTEE

Tuesday, 11th November, 2025

Present: Councillor Noordad Aziz (in the Chair),
Councillors Paul Cox (Vice Chair), Heather Anderson, David Heap,
Judith Addison, Steven Smithson and Bernard Dawson MBE
Co-optees: Tim O'Kane and Christine Heys

In Attendance: Councillor Dad, Leader of the Council, David Welsby (Chief Executive),
Stuart Sambrook (Policy Manager)
Councillor Alexander, Cabinet Portfolio Holder for Resources and Martin
Dyson (executive Director, Resources)

Apologies: Councillors Andrew Clegg, Mike Booth and Richard Downie

195 Apologies for absence, Substitutions, Declarations of Interest and Dispensations

Apologies for absence were submitted on behalf of Councilor Booth and Councillor Clegg and Richard Downie.

Cllr Dawson acted as substitute representative for Cllr Clegg.

There were no interests or dispensations declared at the meeting.

196 Minutes of Last Meeting

The Minutes of the last meeting, held on 23rd July 2025, were submitted for approval as a correct record.

Resolved - **That, the minutes of the Resources Overview & Scrutiny Committee held on 23rd July 2025, be accepted as a correct record.**

197 Issues Arising from Overview & Scrutiny Reports

The Chair provided the Committee with an update on the items considered at the previous meeting. These included items on Performance Review, Household Support Fund and the Leisure Services Annual Review.

198 Local Government Reorganisation

The Leader of the Council, Councillor Munsif Dad, presented a report to update the Committee on preparations to submit a proposal for Local Government Re-organisation to Government. He gave details of the business case that had been prepared to support the creation of three unitary authorities in Lancashire. A one-page executive summary of this case was attached to the report and a copy of the full business case had been circulated to Committee Members, prior to the meeting. Also, in attendance at the meeting was the Chief Executive, David Welsby, and the Policy Manager, Stuart Sambrook, to respond to the questions of the Committee.

The Leader of the Council explained that the aim for Local Government Re-organisation was to improve service and financial efficiency. He reported that Hyndburn had chosen to propose the three unitary model to Government and pointed out that this model was the most suitable and met all Government tests without compromise. Other models weakened the case for any reform. He indicated that the issue was also due to be discussed by Full Council before a decision was taken by Cabinet on the 19th November 2025. All proposals had to be submitted to Government no later than 28th November 2025.

Questions in Advance

Members had submitted questions in advance which requested further information on timelines, consultation of the matter, the financial impact of the cost of Adult social care, clarity around an Elected Mayor and civic Mayors, Shadow Authority elections and electoral divisions and the number of Council representatives proposed for the new Unitaries.

The Committee was provided with a timeline and key dates for the Local Government Re-organisation and informed that a full consultation with the public would be carried out. It was pointed out that Adult Social Care was the biggest expenditure in Unitary Councils and one of the factors influencing Council reform. Of the different reform model options the evidence provided in the business cases favoured the 3-model option. In respect of the introduction of a Lancashire elected Mayor, the Committee was informed that this was a possibility and that there could be Mayoral elections in 2028. The continuation of Civic Mayors was currently unknown but this would be decided before the introduction of a new Shadow Authority. In respect of elections and electoral divisions, the Committee was informed that it was likely that wards would be based on County wards, although nothing had yet been confirmed.

Further Discussion

Members of the Committee submitted further questions and comments on Local Government Re-organisation including:

- During the September consultation, which business stakeholders participated and requested data and numbers.
- Was consideration given to coastal authorities and natural borders when considering the formation of new Unitary Authorities.
- Elected Members for the new Unitary Authorities would, potentially, have a greater number of electorates to represent. There was concern that representatives could find their workloads unmanageable and asked for consideration to be given to this factor.
- Will the Local Elections in May 2026 still take place?
- What will happen to Council reserves and to the debts carried by some Authorities?
- What will happen to the Hyndburn Leisure Trust?
- Would Parish and Area Councils need to be resurrected due to the potential size of the new Authority?
- What will the new Authorities be called?
- What happens if Hyndburn Borough Council can't decide which option they want?
- Will meetings of Hyndburn Borough Council and the Shadow Authority be separate?
- How would an Elected Mayor work?
- Social care issues – the greatest cost on Councils, staff recruitment issues and funding for it. How will this be dealt with?
- What will happen to staff of the current local authorities when the new Authorities are formed?

- Does the Council have the capacity to deal with any additional workload to establish a Shadow Authority?
- Would financial reports still be produced by each individual Council and will the Council need to be more careful with the funding of projects?

Responses:

An analysis of the consultation, carried out in September, had not yet been completed but the information would be broken down and circulated to Members for information.

It was explained that the Secretary of State required proposals to be submitted from each authority in Lancashire. However, none of the model options had full support but the 3 and 4 models were predominantly the most popular.

The issue that elected Members may have to represent a greater number of electorates and the manageability of potential workloads was considered and noted.

The Local Elections may possibly be deferred as they had been during the re-organisations that had taken place with other Local Authorities. The Decision was with the Secretary of State which would be known in early 2026.

Hyndburn Leisure Trust was an independent organization and there were currently no plans to change this.

The financial position of all authorities would be merged and any debt would be disaggregated. Reserves would remain where they are. The Chief Executive informed the Committee that financial restrictions would be introduced later as new regulations were brought in.

The names of the new authorities would be determined by the Secretary of State and it was likely that this would be simplistic names.

The Leader of the Council explained that Hyndburn Borough Council intended to propose the 3-model option and that each Lancashire Authority would submit their own proposal. There would be a public consultation in February and from this information the Secretary of State would make the final decision.

The Chief Executive explained that Hyndburn Borough Council would meet to make decisions associated with the Council whilst the Shadow Authority would meet to make the decisions of the new Authority. He explained that the two Authorities would work side by side until the transition had taken place.

A Lancashire Elected Mayor would be funded by the Government and oversee the whole of Lancashire. An elected Lancashire Mayor would replicate those of Liverpool and Manchester.

The Leader of the Council explained that the provision of social care was a major factor in forming the new Authorities and that it was important to ensure that the model options proposed covered a sufficient population of at least 500,000 to ensure that services could be delivered financially and efficiently. Anything under a population of 500,000 and it would be difficult to deliver, which was why Hyndburn would be proposing the 3-model option.

The Chief Executive reported that the general position on staffing was that everyone had the right to TUPE and that it applied to everyone.

The Chief Executive explained that a Joint Committee had been set up, with representatives from each authority. This Committee's role was to align services through ensuring each Council provided up to date lists of assets, personnel information and other relevant data. He pointed out that this may involve additional work for staff but that the Council's budget planning would include capacity for this, should it be required.

For each unitary formed, there would only be one financial report and each individual project would be given careful financial consideration before commencing to ensure that the funding and project could be delivered during the reforms.

The Chair thanked Members for their contributions to the discussion on Local Government Re-organisation that had centred around issues such as finances, staffing, public consultation, ward representation and boundaries, the continuation of projects currently underway, elections and the possibility of an Elected Mayor.

Resolved (1) That the Resources Overview & Scrutiny Committee recommended that Cabinet noted their support for:

- a) The Council's proposal for a three unitary authority model for Local Government re-organisation in Lancashire; and
- b) The postponement of the 2026 Local Elections for Hyndburn;

(2) That it also be noted, that the Leader of the Council thanked the Chief Executive, the Policy Manager and the Executive Director, Resources, for their hard work in preparing the report and representing the Council at regional meetings; and

(3) That the Policy Manager provides details of a breakdown of the consultation, carried out in September, in respect of the numbers of those who responded, data relating to business and other stakeholders and other relevant data and circulates this analysis to Committee Members.

199 External Consultancy & Agency Fees

The Cabinet Portfolio Holder for Resources, Councillor Vanessa Alexander, submitted a report to inform Members of the Committee on the level of external consultancy fees and costs for both revenue and capital expenditure for 2024/25 and for the first six months of 2025/26. The Executive Director, Resources, was also in attendance to support the presentation.

The Executive Director, Resources, explained that recruitment agencies were used for staff cover if there was a need for additional staff to cover seasonal or temporary work as well as if there was a need to deliver short term projects which required expertise that the Council didn't have. He reported that the report only referred to revenue costs and detailed: costs per service area, company names against the cost and reasons for the recruitment. The Committee was informed of the total cost for 2024-25 of £925,653k and for the first six months of 2025-26 of £702,187.

In respect of the need to use recruitment agencies, he explained that they would be used when there had been unsuccessful attempts to recruit permanent staff, there was a need for specialist expertise for short-term projects and to meet seasonal or temporary demand. He indicated that the Council had found it difficult to appoint key personnel due to competition for people in these posts and informed the meeting that there was also a shortage of qualified people and that the salaries being offered were not competitive enough. However, he informed the meeting that the authority was managing and, although there was a need for a review of the Council's job evaluation system, this would not be feasible due to Local Government Reorganisation.

The Cabinet Portfolio Holder for Resources, Councillor Vanessa Alexander informed the Committee of the difficulty of appointing staff in some areas of the Council. She pointed out that there was a gap between experienced staff who had worked for the authority for years and young new starters in the authority.

Members submitted questions in advance of the meeting as follows:

The Cabinet Portfolio Holder for Resources, Councillor Alexander and the Executive Director, Resources responded to the questions as follows:

1. Has the Council negotiated with an agency in respect of the supply of staff, to ensure reduced rates?

Response - There was NOT one favoured agency, Matrix is often used by other larger authorities, but there was not currently a deal in place with any agency at Hyndburn as the selection for professional roles is based upon a 'best fit and experience' level with interviews generally taking place.

2. The report contains a breakdown of figures for revenue expenditure but not for Capital expenditure, is it possible for the figures to be provided for the Capital Expenditure for external consultancy fees?

Response -Capital expenditure figures were provided verbally as follows:

Capital expenditure for external consultancy fees was provided for the 2024/25 & 2025/26 to date.

2024/25 - £1.057m including £31k spent on DFG and £32k on Wilson's Playing Fields, £949k LUF scheme.

2025/26 - first six months £518k is currently £178k LUF, £323k on Huncoat Garden Village, £10k on DFG and £5k on Wilsons Development.

3. Are there any fees included in the payment for Universal Valuation 10 – Wilsons (details provided). If so, how much?

Response - Fees included £16,410 (contracting fees) and 1.7% invoice value. – Fees include VAT

4. How much of the payment for Wilson Field Leisure Centre Construction Valuation 11 and Fees (details provided) is related to fees?

Response -Fees included £16,000 project management and covering Alliance Leisure to deliver and mange a lot of the scheme. – 1.35% invoice value – Fees include VAT

5. How are these payments analysed within the Council's internal accounting system?

Response - The Executive Director, Resources reported that all payments were cost coded and each service area had a cost centre in relation to service need. All costs are broken down into service area with more detailed codes within this to identify if this was cost/fees etc.

Members commented and enquired about the following issues:

- It was important to attract appropriately qualified and experienced staff into roles.
- Shortages of qualified staff in some areas such as Finance and Planning meant that the Council was having to pay inflated rates to recruit staff from agencies.

Other issues raised in the meeting

1. Reference was made to legal proceedings against the Council and costs. Members requested a list of fees for legal proceedings.

Response - The Executive Director, Resources, reported that he would provide a list of legal fees in respect of legal proceedings brought against the Council.

2. Reference was made to the expenditure of over £100k on HMOs spent during 2024-25. An explanation was requested in respect of this payment.

The Executive Director, Resources reported that the Council had undertaken work regarding the increased uptake of HMO's in the borough and that this had become a budget pressure in Housing Benefit payments and therefore works were being undertaken to introduce more regulation and restrictions in this area. A piece of work was being undertaken to ensure that benefits were being claimed accurately, and grant money was being used to offset costs.

3. Members also referred to the cost of implementing Article 4 in relation to consultancy fees and ensuring that the report was accurate. Questions were also raised about why the whole borough had not been included in the Article 4 Direction.

Work was continuing on the Article 4 Direction to prevent further unregulated HMOs and so that the Council would have more control.

4. Reference was made to costs associated with Asylum Seekers, as set out in the report, and further clarification was sought on why these costs had arisen.

In respect of the cost listed against Asylum Seekers, it was reported that these costs were offset through Government funding and were being used for integration and housing.

5. Members agreed It was important to try and bring the right skill sets into the Council.

6. Had the Council applied for grants to assist the Planning Department.

Government money was also received in 2023/24 to help Planning authorities to get back on their feet after Covid, however, although there was still a backlog, the bulk of this was covered by planning fees. He pointed out that the Planning Department was also struggling to recruit suitably qualified and experienced staff.

7. Who signed off agency fees?

It was explained that Heads of Service / Service Managers signed off their own agency fees although any areas where this may lead to a budget pressure, would be reported through management team and a request for additional resources would be considered.

Resolved

- 1) That the report be noted; and
- 2) That the Executive Director, Resources, circulates a list of legal fees, in respect of legal proceedings brought against the Council, to Members of the Committee.

200 Exclusion Of the Public

Resolved

- That, in accordance with Section 100A(4) Local Government Act 1972, the public be excluded from the meeting during the following item, when it was likely, in view of the nature of the proceedings that there would otherwise be disclosure of exempt information within the Paragraph at Schedule 12A of the Act specified at the following item.

201 Co-optee Vacancy

Exempt Information under the Local Government Act 1972, Schedule 12A, Paragraph 1 – Information relating to an individual

The Committee was requested to consider and make a recommendation to Full Council on the application submitted for the vacant co-optee position on the Communities and Wellbeing Overview & Scrutiny Committee.

Resolved

- That the Communities and Wellbeing Overview & Scrutiny Committee recommend that Full Council approve the application for the vacant co-optee position.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed

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PLANNING COMMITTEE

Wednesday, 12th November, 2025

Present: Councillor Dave Parkins (in the Chair), Councillors Bernard Dawson MBE (Vice Chair), Joyce Plummer, Judith Addison, Scott Brerton, Stephen Button, Stewart Eaves, Munsif Dad BEM JP and Kimberley Whitehead

Apologies: Councillors Loraine Cox and Josh Allen

202 Apologies for Absence, Substitutions, Declarations of Interest and Dispensations

Apologies were given by Councillors Josh Allen and Loraine Cox.

Councillor Munsif Dad BEM JP substituted for Councillor Noordad Aziz. Councillor Kimberley Whitehead substituted for Councillor Ethan Rawcliffe.

203 Minutes of the Last Meeting

The Minutes of the last Planning Committee held on the 15th of October 2025 were submitted for approval as a correct record.

Resolved – That the minutes be received and approved as a correct record.

204 Town and Country Planning Act 1990- Planning Applications for Determination

205 WITHDRAWN - 11/25/0167 - Church Bridge Works, Mill Street, Church, BB5 4EL

The Application was **WITHDRAWN** by the Applicant and was not discussed in the meeting.

206 11/25/0343 - 7 Bluebell Way, Huncoat, Lancashire BB5 6TD

Mr Adam Birkett, Chief Planning and Transportation Officer, presented the report to the committee. Detailing the proposed change of use of the existing dwelling to a residence providing care for one child.

Mr Birkett informed the committee that the property was a corner plot at the junction of Bluebell Way and Sedum Gardens.

The property featured four bedrooms (one with ensuite facilities), a kitchen, dining room, living room and a lounge. Including an integral garage and an external car parking space for one vehicle.

Mr Birkett advised that there had been previous applications brought to committee for a change of use to a care home for a mother and baby (or for 2 children) 11/23/0068 which was refused.

Similarly, an application for a Lawful Development Certificate (Proposed) for a change of a residential dwelling (C3a) to a household comprising of a resident Mother and Baby or up to two children 11/23/0069 was refused.

16 Objections had been received as detailed in the report on page 19 and 20.

Lancashire County Councils Children's Services also objected to the application as noted in the report on page 20.

Mr Birkett advised the committee that the application conflicts with Policy 1 and 2 of the Children's Residential & Supported Accommodations Supplementary Planning Guidance (SPG) (Children's Home SPG).

The application was also contrary to Policy GC1 of the Hyndburn Development Management DPD by removing a market dwelling. Policy ENV7 of the Hyndburn Core Strategy in conjunction with the Development Management Development Plan Document Policy DM29 also require developments to protect the amenity of neighbouring residents. Mr Birkett noted that the proposed development when considered cumulatively alongside existing children's care facilities in the neighbourhood would be injurious to the residential character of the area.

Members discussed the information in the report and unanimously agreed that the application was not suitable in its current location. Referencing the close location of existing children's homes in the area and the lack of need for this particular type of care facility.

Resolved – The application was refused for the reasons detailed in the officer report.

N.B. – Jacqueline Rawstron – Spoke against the application.

- Agrees with the information in the officer report.
- Noted the appeal to the previously refused application 11/23/0068 and its dismissal by the planning inspectorate.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed

AUDIT COMMITTEE

Monday, 8th December, 2025

Present: Councillor Bernard Dawson MBE (in the Chair), Councillors Danny Cassidy, Noordad Aziz (Vice Chair) and Mike Booth

Apologies Councillor Peter Edwards

244 Apologies for Absence, Declarations of Interest, Dispensations and Substitutions

Apologies for Absence were given by Councillor Peter Edwards.

245 Minutes of the Last Meeting

The Minutes of the last Audit Committee held on the 22nd of September 2025 were submitted for approval as a correct record.

Resolved – That the minutes be received and approved as a correct record.

246 Risk Management Monitoring Report

Mrs Susan Gardner, Policy and Scrutiny Officer, presented the report to the committee.

Mrs Gardner informed the committee of the outcome of the Strategic, Generic and Operational risk register review and highlighted the changes that had been made to the risk register as per pages 9 to 14 of the agenda.

There are a total of 107 risks:

17 Generic Risks – 0 high, 5 medium and 12 low
70 Operational Risks – 0 high, 23 medium and 47 low
23 Strategic Risks – 4 high, 9 medium and 10 low

2 Major changes had been made to the Strategic risk register.

Risk 2052 had been added to the Strategic register as a Medium risk.
Risk 1027 had been amended from Medium to High.

2 Major changes had been made to the Operational risk register and 1 Minor change.

Risk 2051 had been added to the Operational risk register as a Low risk.
Risk 2053 had been added to the Operational risk register as a Medium risk.
Risk 2032's date had been amended.

1 Major change had been made to the Generic risk register.

Risk 2016 had been reduced from a High risk to a Medium risk.

In total there were 4 risks rated as High and all were Strategic risks as follows:

Strategic Risk 1027 – 'Substantial reduction in grant from Government' Page 8 of 12
Strategic Risk 2001 – 'Failing to recruit and retain suitably qualified staff'
Strategic Risk 2035 – 'Failure to deliver on Council's Climate Declaration pledge and achieve Council operations Carbon Zero by 2030'
Strategic Risk 2045 – 'Uncertainty around funding for weekly food waste collection'.

Members Discussed the presented risks and asked for more detail on some of the changes in the report.

Risk 2045 was highlighted by members and clarification was asked of Mr Martin Dyson, Executive Director (Resources), as to the grant due to be received by the MHCLG. Mr Dyson advised that there is uncertainty about the amount due to be received as this is included in the ongoing Fair Funding Review.

Risk 1027 was also raised by members of the committee with Mr Dyson advising that the council should know more in the next few weeks about the funding due to be received.

Resolved – The Audit Committee noted the content of the report and the changes to the risk register. The committee also noted the Risk Management Policy and Framework.

247 Audit Plan Progress Update

Ms Angela Kelly, Senior Auditor, presented the Progress report to the committee. Informing the committee that the update was regarding reports issued between the period of September 2025 and November 2025.

The target in place is to complete 98% of the Audit Plan by the end of the financial year. The current projected out turn position for 2025/2026 is 96.33%.

The following Audits were carried out for the September to November 2025 period:

Procurement Arrangements – Comprehensive Assurance
No issues reported.

Risk Management Policy & Framework – Substantial Assurance
2 Recommendations were made as detailed on page 34 of the agenda.

Creditors – Comprehensive Assurance
No issues reported.

Household Support Fund 7 – Comprehensive Assurance
No issues reported.

Resolved – The committee noted the information.

248 Follow Ups Update

Ms Angela Kelly, Senior Auditor, presented an update to the committee of the previously agreed action plans for completed audit reports for the period of September 2025 and November 2025.

The 3 areas reviewed were:

Homelessness – 3 actions.

Ms Kelly advised the committee that 2 of the actions had been implemented but the final action marked as implemented for the renewal of Locatapro was still outstanding due to officer absence resulting in no update by the meting deadline.

Environmental Protection – 2 actions.

The addendum report is underway and due to be completed by March 2026 and so is partially completed, however a meeting of all Local Authorities has not taken place this year and so this action is still outstanding.

Rent Reviews – 2 actions.

A short-term action has been partially implemented by manually creating quarterly reports. With a new software system being investigated by the Finance Team, implementing the recommended action.

Page 40 of the agenda highlighted the areas which were reviewed and their corresponding actions.

Resolved – The committee noted the report for information.

249 Economic Crime & Corporate Transparency Act 2023

Ms Angela Kelly, Senior Auditor, presented to the committee the Economic Crime & Corporate Transparency Act 2023 document which became applicable on the 1st of September 2025.

Ms Kelly explained that Section 199 of the Economic Crime and Corporate Transparency Act 2023 creates a new offence that will hold Hyndburn Borough Council to account for fraud committed by their employees, agents, subsidiaries, or other associated persons who provide services for or on behalf of the Council. Where the fraud was committed with the intention of benefiting the Council or its clients.

Under the Act, Hyndburn Borough Council may be criminally liable if it did not have reasonable fraud prevention procedures in place

Ms Kelly advised that the overall risk to Hyndburn Borough Council of a fraud which falls within the remit of this legislation is believed to be relatively low, as the fraud must have the basis to directly benefit the Council or its clients and not just the perpetrator of the fraud which is the most common result of most frauds.

However, the Council must have a policy in place which sets out the Council's position to the Legislation and how it deals with it.

Ms Kelly informed the committee that refresher training will be provided on Fraud, Corruption and Bribery including the new Economic Crime and Corporate Transparency Act 2023 for staff in due course.

Resolved - The committee noted the report.

250 Draft Auditors Annual Report - External Audit Update

Mr Daniel Watson, Partner at Forvis Mazars, advised the committee that they anticipate issuing a disclaimed audit opinion on the 2024/25 financial statements due to there being insufficient time available to complete all the work required to issue an unqualified opinion on the 2024/25 financial statements ahead of the national deadline at the end of February 2026.

Value for Money arrangements work is ongoing with 3 key areas to report on: Financial Sustainability, Governance and Improving Economy, efficiency and effectiveness. This is detailed on pages 72 to 82 of the agenda.

No significant weaknesses have been reported for any of the above criteria.

Mr Watson advised that the final report will be brought to the 16th of February 2026 Committee.

Members of the committee were pleased to see that no significant weaknesses had been identified as in previous years and were happy to see the progress made by the finance team. Mr Martin Dyson, Executive Director (Resources), echoed this message and thanked Mr Watson and his staff for their work.

The committee also questioned Mr Watson on the impact Local Government Reorganisation is likely to have on the council's accounts. Specifically what impact any changes in funding may have on the council's statements. Mr Watson advised that as long as the council has a plan in place to cover any resulting gaps in funding and complies with the guidance issued that this should not impact the opinion made by the external auditors. However, Mr Watson caveated this with the advise that this was a purely theoretical scenario and in practice the impact would depend on the details.

Resolved – The committee noted the report.

N.B. – A briefing note was circulated to members of the committee in advance of the meeting breaking down the external auditors report to provide members with a better understanding the work being completed.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed

PLANNING COMMITTEE

Wednesday, 17th December, 2025

Present: Councillor Noordad Aziz (in the Chair), Councillors Joyce Plummer, Clare Pritchard, Kath Pratt, Judith Addison, Scott Brerton, Stewart Eaves, Josh Allen, Munsif Dad BEM JP, Zak Khan, Kate Walsh and Kimberley Whitehead

Apologies: Councillors Dave Parkins, Bernard Dawson MBE, Mike Booth, Loraine Cox, Ethan Rawcliffe and Stephen Button

258 Appointment of Chair

Councillor Noordad Aziz was nominated and voted in by majority vote to Chair the 17th of December 2025 Planning Committee Meeting.

259 Apologies for Absence, Substitutions, Declarations of Interest and Dispensations

Apologies for Absence were given by Councillors Dave Parkins, Bernard Dawson, Stephen Button, Mike Booth, Ethan Rawcliffe and Loraine Cox.

Substitutions were made for the following members of the committee.

Councillor Dave Parkins was substituted by Councillor Kimberley Whitehead.

Councillor Bernard Dawson was substituted by Councillor Kate Walsh.

Councillor Stephen Button was substituted by Councillor Munsif Dad BEM JP.

Councillor Loraine Cox was substituted by Councillor Zak Khan.

No formal declarations of interest or dispensations were declared.

However, Councillors Dad, Khan and Whitehead informed the committee that they had previously attended meetings regarding the unauthorised development, but this did not make them pre-disposed to any particular decision and were entering the meeting with an open mind.

Similarly, Councillors Aziz, Brerton and Walsh informed the committee that they had attended events at the unauthorised development in the past, but this did not make them pre-disposed to any decision and were entering the meeting with an open mind.

260 Minutes of the Last Meeting

The Minutes of the last Planning Committee held on the 12th of November 2025 were submitted for approval as a correct record.

Resolved – That the minutes be received as a correct record.

261 Enforcement Update

Mr Joshua Parkinson, Planning Manager (Development Manager), presented the Enforcement Update to the committee.

Mr Parkinson noted that there were 455 live cases in the system from 2015 to 2025. Since the 1st of April 2025 there had been 154 new complaints, several complex in nature and involving a combination of technical breaches.

The Planning Enforcement Plan, beginning page 9 of the agenda, will come into effect on the 1st of January 2026 and will replace the 'Planning Enforcement Code of Practice'.

Mr Parkinson explained to the committee that the plan outlines the council's approach to investigating reports of alleged unauthorized development and in which circumstance enforcement action may be taken.

Details were given to the committee regarding the 3 Enforcement Notice appeals which were upheld by the Planning Inspectorate on page 6 of the agenda and the 2 outstanding appeals.

Mr Parkinson advised that the service would review how workloads and outcomes are monitored going forward and develop new Key Performance Indicators which would be reported in future updates.

The committee discussed the report and asked for clarification from officers on the cases highlighted in the report.

Resolved – The information was noted by the Committee.

262 Exclusion of the Public

263 Enforcement action against unauthorised development

Mr Adam Birkett, Chief Planning and Transportation Officer, sought a decision of the committee in respect of a planning enforcement issue.

Details of the consideration of this matter are recorded in a confidential schedule to these minutes.

Resolved – To approve the resolution as set out in the confidential schedule to these minutes.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed