**Submission Accrington Area Action Plan**  
**Schedule of Changes from Publication document**  
**Updated June 2011**

<table>
<thead>
<tr>
<th>Page + Paragraph</th>
<th>Detail of Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front cover</td>
<td>Remove ‘Publication edition March 2010’ replace with Submission December 2010</td>
</tr>
</tbody>
</table>
| Pg 15            | Para 1.19 (second sentence) updated on the when the Publication consultation started and finished. The text changed from:  

“This process has involved carrying out a certain amount of re-organising of information and further stages of public consultation in accordance with DPD regulations. An informal consultation on the Draft AAP was held through June/July 2009 and included public consultation events in the town centre and Accrington College. The responses to the consultation together with recommendations of a Sustainability Appraisal [SA] review have been incorporated into this Publication Edition of the AAP.”  

to  

“This process has involved carrying out a certain amount of re-organising of information and further stages of public consultation in accordance with DPD regulations. An informal consultation on the Draft AAP was held through June/July 2009. A six week public consultation period on the publication edition ran from August -September 2010.” |
| Pg 16,17,19,27   | Remove references to RSS.  

*This has not been actioned due to an oversight; the status of the Regional Spatial Strategy has however changed and this will be considered in the Schedule of Proposed Changes which is to be compiled.* |
| Pg 22 Fig 5      | The plan and the key at figure 5 updated with the removal of the East Lancashire Proposed Race Course Development. |
| Pg 30,24 Fig 8   | Landuse plan to be dated 2008.  

*The plan was incorrectly referenced at page 21 – corrected to page 30.* |
| Pg 39, 40        | Change AAP boundary on fig 15 & 16 in the region of Ormerod Street – refer to the Publication and Submission editions for the plans prior and post change. |
| Pg 47            | Paragraph 3.75 and 3.76 merged into paragraph 3.75. The last sentence updated to include reference to Flood &
Water Management Act 2010, changed from:

“Following the guidance in PPS 25, Development & Flood Risk, the planning authority will endeavour to direct development to areas of least risk by applying the sequential approach.”

to

“Following the guidance in PPS 25 and the legislation set in the Flood & Water Management Act 2010, the planning authority will endeavour to direct development to areas of least risk by applying the sequential approach.”

Para 3.77 renumbered 3.76 with the following additional sentence added to the end of the paragraph:

“Developers will be required to carry out a SFRA2 as part of any further development briefs, especially those set out in the quarters policies.”

The following new text added at paragraph 3.77 (see change at page 130 below):

“Figure 19: Flooding and Watercourses demonstrates that the location of the AAP area has a risk of fluvial flooding from the River Hyndburn and Woodnook water, with large portions of the area being identified as being within Flood Zone 3 and 2. The confluence of the two rivers is also located in the town centre on Church St. The area within the AAP is also subject to risk of flooding from non-fluvial causes. This relates to capacity issues and possible blockages of culverts.

Full consultation will be sought from the Environment Agency at pre-application stage on any development within the town centre, also applying to those sites identified in the 7 quarters.”

This change (addition of the following text) has not been actioned:

‘Provides far better, more comprehensive management of flood risk for peoples home and business, helps safeguard community groups from unaffordable rises in surface water drainage charges and protects water supplies to the consumes.

The Council will review and add in the Schedule of Proposed Changes if necessary.
<table>
<thead>
<tr>
<th>Page</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>81</td>
<td>&quot;A5 takeaways are not allowed in the primary shopping area&quot;&lt;br&gt;&lt;small&gt;This change (addition of the text) has not been actioned – the Council will review and add in the Schedule of Proposed Changes if necessary.&lt;/small&gt;</td>
</tr>
<tr>
<td>91</td>
<td>Additional text inserted into table at the National Policy row: “PPS5: Planning for the Historic Environment&quot;</td>
</tr>
<tr>
<td>102</td>
<td>Additional text inserted into table in the Other Sources row: “Lancashire Historic Town Survey”</td>
</tr>
<tr>
<td>102 replace with page129 para 10.2</td>
<td>Additional sentence added to the end of the paragraph: &quot;For coal mining issues please refer to policy ENV6 of the Core Strategy&quot;.&lt;br&gt;&lt;small&gt;The additional text was incorrectly referenced at page 102 – corrected to page 129.&lt;/small&gt;</td>
</tr>
</tbody>
</table>
| 130  | The following policy and supporting text at para 10.7-10.9 deleted:<br><br>“Policy ATC23<br><br>Flood Risk Assessment [FRA] will be required for major development proposals within Flood Zone 2 and 3. The FRA should be commensurate with the degree of flood risk posed to and by the proposed development and meet the requirements of PPS 25 and the Hyndburn BC SFRA.<br><br>10.7 New development will need to avoid increasing flood risk. Parts of the town centre are within flood Zone 3 and Flood Zone 2 on the Environment Agency floodmap. Flood risk is an issue within the town centre. There are no formal flood defences maintained by the Environment Agency within the masterplan area.<br><br>10.8 Several culverted watercourses are within the town centre including the River Hyndburn, Woodnook Water, Pleck Brook and Broad Oak Water. These are all designated as main river watercourses, whereby written consent is required by the Environment Agency for any proposed works or structures in, under, over or within 8 metres of the top of the bank/edge of the retaining wall of a main river watercourse.<br><br>10.9 Further flood modelling will be required to identify the likely frequency and impact of flooding within the town centre. Following the guidance in PPS 25, the planning authority will endeavour to direct development to areas of least risk by applying the sequential approach. The Council have just completed work on the Phase 1 Strategic..."
Flood Risk Assessment [SFRA] that details further information on flood risk."

The remaining supporting text moved to para 3.77 (see change at page 47 above):

“Figure 19: Flooding and Watercourses demonstrates that the location of the AAP area has a risk of fluvial flooding from the River Hyndburn and Woodnook water, with large portions of the area being identified as being within Flood Zone 3 and 2. The confluence of the two rivers is also located in the town centre on Church St. The area within the AAP is also subject to risk of flooding from non-fluvial causes. This relates to capacity issues and possible blockages of culverts.”

Pg 131

Additional text added to para 10.8 (previously para 10.12 in the Publication Edition), second sentence: “and SUDS”.

Pg 161, Para 11.77

Para 11.77 updated with the text changed from:

“The most significant development opportunity site in the town centre, the former skills site is currently unoccupied and its mostly dead frontage along Eagle Street and Scaitcliffe Street does little to animate this part of town. Planning permission has recently been granted for a new supermarket. Providing a compatible use and strong linkage between the Globe Centre, Scaitcliffe Lodge and town centre will be very important to the areas wider regeneration. The articulation of key elevations should enhance the character of the adjacent conservation area and a positive pedestrian environment and crossings provided.”

to

“A new TESCO superstore opened in November 2010 on the former skills centre site.”

Pg 174 para 12.4

Remove ‘draft’ from ‘sustainable community strategy’

A number of further changes were made to this section of the document that were not reflected in the Schedule of Change [from the Publication document]. These changes will be included within the Schedule of Proposed Changes.

Pg 183

The following additional text was added under the sub-heading ‘Risk Analysis and Mitigation’ (page 179 in Submission version):

“12.28 The AAP sets out an ambitious agenda for
change within Accrington town centre. The agenda does raise significant challenges for future delivery:

• There are a large number of proposals to be brought forward during the life of the plan
• The proposals are on different timescales, but most timescales suggest development will not commence for several years, and in some cases may not commence for over 5-10 years
• The property market continues to be in a depressed state following the banking crisis of 2008 and this is affecting project viability and availability of development finance
• This is likely to be exacerbated by the many public sector cuts which will reduce the availability of regeneration grants and impede local authority investment
• Land ownership within the town centre is fragmented, the only exception to this being the Arndale Centre

12.29 There are however various factors which mean that there are opportunities to manage delivery of change in the town centre:

• There are a number of opportunities for ‘quick wins’ some of which have already been implemented
• HBC will be flexible, allowing the process of regeneration to evolve overtime and to respond to changing circumstances
• HBC will be transparent so as to engage stakeholders in the process and to promote accountability”

A table was also inserted which can be found on page 177 of the Submission edition.

| Pg 210 – rest of doc | Page numbers need amending (numbers were not sequential in the Publication edition). |
| Pg 200 | Additional column called ‘Phasing’ added to table on implementation (page 177 in Submission version). |
| Pg 199 & 200 | Duplication of Appendix 4-8 removed. |
| Pg 208 | The following terms have been inserted into the table at Appendix 7: |

**Biodiversity Action Plan**

This is an internationally recognised program addressing threatened species and habitats and is
designed to protect and restore biological systems. Priority habitats, species and action plans are outlined at national level in the UK BAP and at sub-regional framework in the Lancashire BAP.

**Green Infrastructure**

This is the region’s life support system - the network of natural environmental components and green and blue spaces that lies within and between the north west’s cities, towns and villages which provides multiple social, economic and environmental benefits.

**Site of Local Natural Biological Importance**

A site with habitat value of significance at the district level

**Sustainable Drainage System**

Sometimes knows as Sustainable Urban drainage systems (SUDS) as designed to reduce the potential impact of new and existing developments with respects to surface water drainage discharges.

**Wildlife Corridor**

A natural or man-made linear feature which provides interconnection between sites with habitat value and opportunities for species movement.

**European Landscape Convention**

The European Landscape Convention (EC.) is the first international convention to focus specifically on landscape, and is dedicated exclusively to the protection, management and planning of all landscapes in Europe.

**Flood & Water Management Act 2010**

Provides far better, more comprehensive management of flood risk for peoples home and business, helps safeguard community groups from unaffordable rises in surface water drainage charges and protects water supplies to the consumes.