

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|---|--|--------------------------|---|--|
| 1 | DM_Sub3.1 - Responses to Rep_ID 278 (Persimmon), 307 (HBF) and 323 (RPS Planning) | Policy GC2: Infrastructure, Planning Obligations & CIL | p11 para 2b | Delete criteria 2b from the Policy text which states that proposals will be expected to provide <i>'any specific requirements set out in Supplementary Planning Documents'</i> | In response to representations to the Publication version DM DPD (see DM_Sub3.1) |
| 2 | DM_Sub3.1 - Response to Rep_ID 308 (HBF) | Policy GC2: Infrastructure, Planning Obligations & CIL | p11 para 3 | Add <i>'required and'</i> in second sentence of paragraph 3 of the Policy text to read <i>'These will only be sought where <u>required and</u> appropriate mitigation or compensation measures cannot be secured through the use of planning conditions.'</i> | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 3 | DM_Sub3.2a – Change Ref HBC_23 | Policy GC2: Infrastructure, Planning Obligations & CIL | p12 policy context table | Add reference to LCC 'Infrastructure and Planning' report as a key document of relevance/guidance in the Policy context and relationships table. Also add new paragraph at the end of the supporting text setting out its purpose stating that <i>'Lancashire County Council (LCC) is the infrastructure provider concerned with matters of education, transport, and drainage and flood risk. LCC has produced a report 'Infrastructure and Planning' that provides an overview of how LCC will engage with and inform the outcomes of the planning process on each of these matters. Annexes set out the detailed methodology and approaches for assessing the potential impacts of proposed housing developments on education, and all developments on matters of transport and drainage and flood risk'</i> | The report describes how LCC will engage with and inform outcomes of the planning process as an infrastructure provider – addition therefore provides further clarity to applicants on how this aspect of development will be dealt with. The report was provided to HBC after Submission of the DM DPD. |
| 4 | EX 03 – response | Chapter: The | p18 | Replace reference to 'town' and 'district' centres | Set out on p2 of the |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|---|------------------------------------|--------------------------|---|---|
| | to question 2 | Economy and Town Centres | para 3.2 (bullet 4) | to 'Town Centres' and 'Local Centres' to read ' <i>Development of strong Town Centres and Local Centres</i> ' | Councils response to the Inspector's Initial Issues and Questions |
| 5 | DM_Sub3.1 - Response to Rep_ID 324 (RPS Planning) | Policy DM1: Employment Development | p19 Para 1a | Add additional text (underlined) to the end of paragraph 1a to read ' <i>it is within the defined urban area <u>or in line with paragraph 7 (Rural Employment)</u></i> '. | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 6 | DM_Sub3.1 - Response to Rep_ID 324 (RPS Planning) | Policy DM1: Employment Development | p19 Para 1i | Add additional text ' <i>unless this can be demonstrated to be unviable</i> ' at the end of paragraph 1i. Criteria to read ' <i>large scale (above 1ha in size) development proposals provide for a mix of development types as a means of reducing the need to travel and ensuring that the wider development needs of the Borough are met, <u>unless this can be demonstrated to be unviable</u></i> '. | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 7 | DM_Sub3.1 - Response to Rep_ID 327 (Planning Prospects Ltd) | Policy DM1: Employment Development | P19 Para 2 | Delete '(subject to provision of Core Strategy Policy E2 b) and c))' from paragraph 2 of the Policy text. | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 8 | EX 11 – response to question 14 | Policy DM1: Employment Development | P19 Para 2 | Add '(B1 use classes)' to end of paragraph 2 of the Policy text. Last sentence to read ' <i>At least 25% of the original gross internal floor space should be redeveloped for new employment development (B1 use classes)</i> '. | Set out in the Council's response to the Inspectors MIQs (Question 14) |
| 9 | DM_Sub3.1 – Response to Rep_ID 328 | Policy DM1: Employment Development | P19 Para 3 | Add ' <i>and market demand</i> ' and ' <i>or unattractive in market terms</i> ' into paragraph 3 of the Policy text. Paragraph 3 to read ' <i>Exception to the above will</i> | In response to representation to the Publication version DM |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|--|------------------------------------|--------------------------|---|---|
| | (Planning Prospects Ltd) | | | <i>be permitted where a viability <u>and market demand</u> exercise demonstrates that the continuing use of 25% of the floorspace for employment purposes is unviable <u>or unattractive in market terms</u>. The viability exercise must reflect the full economic cycle and consider the different types of appropriate B1 employment space'.</i> | DPD (see DM_Sub3.1) |
| 10 | DM_Sub3.1 – Response to Rep_ID 343 (Cushman and Wakefield) | Policy DM1: Employment Development | P19 Para 4 | Add additional text (underlined) to the end of paragraph 4 to read ' <i>Applications for the change of use of existing employment sites will be expected to consider any impacts on traffic generation and will be assessed in line with Policy DM32: Sustainable Transport, Traffic and Highway Safety <u>and other relevant policies in the plan</u></i> '. | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 11 | DM_Sub3.1 - Response to Rep_ID 324 (RPS Planning) | Policy DM1: Employment Development | p20 Paras 5-6 | Replace paragraphs 5 and 6 relating to Office Development entirely with the following text. ' <i>Office development should be located within Town and Local centres first, then sites within 300m of the edge of the defined centre, then other locations with good access to high quality public transport. Proposals should be of a scale compatible with the character of that centre. Where proposals are located in out of centre locations applicants should demonstrate that:</i> <ul style="list-style-type: none"> <i>a. The sequential test has been fully met; and</i> <i>b. The proposal is part of enabling a mixed use development in an accessible location (including strategic allocations); or</i> | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|--|-------------------------------------|---------------------------|---|--|
| | | | | <i>c. The proposal forms an ancillary part of a large scale mixed use development and is located on an established industrial estate or business park.</i> | |
| 12 | DM_Sub3.2a – List of further Council Proposed Changes HBC_21 | Policy DM1: Employment Development | P21 Para 3.9 | Delete footnote 12 which states that “ <i>Town Centre</i> ” in Policy DM1 refers to Accrington, Great Harwood and Rishton (as referenced in Policy BD1 of the Core Strategy). ‘ <i>District Centres</i> ’ refers to all other designated centres’ | Set out in DM_Sub3.2a – HBC_21 |
| 13 | EX 03 – response to question 2 | Policy DM3: Town Centre Development | P24 Policy title | Change title of policy to ‘ <i>Development of main town centre uses</i> ’ | Set out on p1 of the Councils response to the Inspector’s Initial Issues and Questions |
| 14 | EX 03 – response to question 2 | Policy DM3: Town Centre Development | P24 Policy sub-title | Change first sub-title ‘ <i>In Town Centre Locations</i> ’ to ‘ <i>In Town/Local Centre Locations</i> ’. | Set out on p2 of the Councils response to the Inspector’s Initial Issues and Questions |
| 15 | DM_Sub3.2 – List of Council Proposed Changes HBC_1 | Policy DM3: Town Centre Development | P24-5 Paragraph numbering | Correct paragraph numbering in the Policy text sequentially. Policy text to cover paragraphs 1-9 | Set out in DM_Sub3.2 – HBC_1 |
| 16 | EX 03 – response to question 2 | Policy DM3: Town Centre Development | P24 Throughout policy | Replace all references to ‘ <i>town centre</i> ’ with ‘ <u>Town Centre</u> ’ and replace all references to ‘ <i>district centre</i> ’ with ‘ <u>Local Centre</u> ’ | Set out on p2 of the Councils response to the Inspector’s Initial Issues and Questions |
| 17 | EX 03 – response to question 2 | Policy DM3: Town Centre Development | P24 Policy sub-title | Change second sub-title ‘ <i>Outside of Town Centre Locations</i> ’ to ‘ <u>Edge/Outside of Town/Local Centre Locations</u> ’. | Set out on p2 of the Councils response to the Inspector’s Initial Issues |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|---|-------------------------------------|--------------------------|---|---|
| | | | | | and Questions |
| 18 | DM_Sub3.1 - Response to Rep_ID 353 (NJL Consulting) | Policy DM3: Town Centre Development | P24 Para 1a | Add 'or' between 'available' and 'suitable' and delete 'and viable' so that policy text reads ' <i>demonstrate that no sequentially preferable site is available, or suitable, through a proportionate but thorough assessment of more central sites</i> ' | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 19 | EX 11 – response to question 18 | Policy DM3: Town Centre Development | P24 Footnote 19 | Add additional text (underlined) to the end of footnote 19 to read ' <i>gross floorspace, including extensions and mezzanine floors <u>and change in the form of retailing</u></i> ' | Set out in the Council's response to the Inspectors MIQs (Question 18) |
| 20 | EX 11 – response to question 18 | Policy DM3: Town Centre Development | P24 Footnote 22 | Bring the text set out in footnote 22 stating that ' <i>the appropriate retail impact threshold to apply will be determined based upon the catchment area of a specific proposal. The lowest threshold of any Town or Local Centre located within the catchment area of a proposal will be applied</i> ' into the Policy Text itself (after paragraph 5). | Set out in the Council's response to the Inspectors MIQs (Question 18) |
| 21 | DM_Sub3.2 – List of Council Proposed Changes HBC_2 | Policy DM3: Town Centre Development | P25 Para 1 | Insert additional text (underlined) at the start of paragraph 1 on p25 (renumbered paragraph 6) to read ' <i>For proposals below the national <u>threshold of 2,500sqm</u> the Council will apply the following exceptions to application of the retail impact thresholds set out above.</i> ' | Set out in DM_Sub3.2 – HBC_2 |
| 22 | EX 03 – response to question 2 | Policy DM3: Town Centre Development | P25 Para 8 | Add additional text (underlined) to the end of the first sentence of paragraph 8 to read ' <i>The development of shops and other local services under 250sqm gross floorspace will be permitted provided that <u>other aspects of the policy are satisfied and:</u></i> ' | Set out on p2 of the Council's response to the Inspector's Initial Issues and Questions |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|---|-------------------------------------|-------------------------------------|--|--|
| 23 | EX 03 – response to question 2 | Policy DM3: Town Centre Development | P25 Para 8a | Replace ‘local centre’ with ‘neighbourhood centre’ so that Policy text reads ‘it would help contribute towards the competitiveness and vitality’ | Set out on p2 of the Councils response to the Inspector’s Initial Issues and Questions |
| 24 | DM_Sub3.1 - Response to Rep_ID 350 (NJL Consulting) | Policy DM3: Town Centre Development | P26 Para 3.21 | Add additional text (underlined) to the second sentence of paragraph 3.21 to read ‘ <i>Grouping of shops and services in centres <u>and other established commercial locations</u> brings numerous benefits and is considered more sustainable...</i> ’ | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 25 | DM_Sub3.1 - Response to Rep_ID 329 (Planning Prospects Ltd) | Policy DM3: Town Centre Development | P27 Para 3.26, bullet point 1 | Add additional text (underlined) to the first bullet point of paragraph 3.26 to read ‘... <i>the Council may agree to exclude that centre from any impact assessment (<u>this will apply equally to forms of retailing already present within a centre or specialist niche forms of retailing currently unrepresented</u>). This approach ...</i> ’ | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 26 | DM_Sub3.2 – List of Council Proposed Changes HBC_3 | Policy DM3: Town Centre Development | P27 Para 3.26, bullet point 1 | Add additional text (underlined) to the end of the first bullet point of paragraph 3.26 to read ‘ <i>This approach is intended to reflect the established principle that ‘like affects like’ in terms of retail impact assessments and is primarily aimed at reducing the need to model impact of large retail proposals on smaller/lower order centres. <u>It is also intended to ensure a proportionate approach is taken in line with NPPF and PPG</u>.</i> ’ | Set out in DM_Sub3.2 – HBC_3 |
| 27 | EX 11 – response to question 19 | Policy DM3: Town Centre Development | P27 Para 3.26, bullet point 2 | Add additional text (underlined) to the end of bullet point 2 to read ‘... <i>where it can justify having particular concerns of a proposal due to</i> | Set out in the Council’s response to the Inspectors MIQs (Question 19) |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|---------------------------------|--------------------------------|--------------------------|---|--|
| | | | | <i>the size and nature of the proposed scheme. <u>This would only be requested in circumstances where the health of a specific centre has deteriorated significantly</u>.</i> | |
| 28 | EX 03 – response to question 2 | Policy DM4: Retail Frontages | P29 Throughout policy | Replace all references to ‘town centre’ with ‘ <u>Town Centre</u> ’ and replace all references to ‘district centre’ with ‘ <u>Local Centre</u> ’ | Set out on p2 of the Councils response to the Inspector’s Initial Issues and Questions |
| 29 | EX 03 – response to question 2 | Policy DM5: Hot Food Takeaways | P31 Throughout policy | Replace all references to ‘town centre’ with ‘ <u>Town Centre</u> ’ and replace all references to ‘district centre’ with ‘ <u>Local Centre</u> ’ | Set out on p2 of the Councils response to the Inspector’s Initial Issues and Questions |
| 30 | EX 03 – response to question 6 | Policy DM5: Hot Food Takeaways | P31 Para 1b and 1g | Delete the following text from paragraph 1b of the Policy text: ‘ <i>and it would not give rise to an over concentration of hot food takeaways within the area</i> ’. Add text (underlined) to the end of paragraph 1g of the Policy text to read ‘ <i>the development would not give rise to unacceptable adverse impacts on local amenity, privacy or highway safety <u>through over-concentration of hot food takeaways</u></i> ’. | Set out on p6 of the Councils response to the Inspector’s Initial Issues and Questions |
| 31 | EX 11 – response to question 19 | Policy DM5: Hot Food Takeaways | P32 Para 3.37 | Add additional paragraph of justification text after paragraph 3.37 to read ‘ <i>Factors to be weighed up by a decision maker in assessing whether an application is acceptable, or whether it is considered to constitute an ‘over-concentration’ of hot food takeaways includes:</i> ’ <ul style="list-style-type: none"> • <i>The number of other hot food takeaways in the immediate area;</i> | Set out on p7 of the Councils response to the Inspector’s Initial Issues and Questions |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|--|---|--|--|---|
| | | | | <ul style="list-style-type: none"> • <i>Other shops serving the local community, taking into account their number, location, type and importance to the specific location for meeting local needs;</i> • <i>The nature of adjoining/nearby uses (residential, retail, pubs);</i> • <i>Any potential benefits to the wider community of the proposal; and</i> • <i>Impact on local amenity in line with criteria 1g of Policy DM5.'</i> | |
| 32 | DM_Sub3.2a – List of further Council Proposed Changes HBC_22 | Policy DM6: Delivering Schools and Early Learning | P36 Policy context and relationships table | Add reference into the list of key documents of relevance / guidance to ' <i>Infrastructure and Planning, LCC (2016)</i> ' document | Set out in DM_Sub3.2a – HBC_22 |
| 33 | DM_Sub3.1 - Response to Rep_ID 261 (The Theatres Trust) | Policy DM7: Cultural and Community Facilities | P38 Para 1c and new paragraph | Add additional text (underlined) to Policy text criteria 1c to read ' <i><u>there is no longer a community need or the use is no longer economically viable and it can be demonstrated ...</u></i> '. In addition add a new paragraph before existing paragraph 3 stating that ' <i>The temporary use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they will help activate and revitalise town centre locations</i> '. | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 34 | DM_Sub3.1 - Response to Rep_ID 338 (JWPC Ltd) | Policy DM7: Cultural and Community Facilities | P38 Footnote 32 | Add additional text (underlined) to footnote 32 to read ' <i><u>Cultural and community facilities for the purposes of this policy are those that provide for the health, social, educational, spiritual,</u></i> | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|--|--|--------------------------|--|--|
| | | | | <i>recreational and cultural needs of the community, <u>excluding public houses which are covered separately under Policy DM8.</u></i> | |
| 35 | DM_Sub3.1 - Response to Rep_ID 343 (Cushman & Wakefield) | Policy DM10: New Residential Development | P47 Para 1d | Add additional text (underlined) into criteria 1d of the Policy text to read ' <i>the scheme will not have an unacceptable adverse impact on neighbouring development (<u>including existing businesses</u>) by virtue of it being over-bearing or oppressive, overlooking, or resulting in an unacceptable loss of light <u>or amenity</u> (see Policy DM29: Environmental Amenity)</i> ' | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 36 | EX 03 – response to question 2 | Policy DM10: New Residential Development | P47 Para 1h | Replace reference to 'town centre' with ' <u>Town Centre</u> ' and replace 'district centre' with ' <u>Local Centre</u> ' | Set out on p2 of the Councils response to the Inspector's Initial Issues and Questions |
| 37 | DM_Sub3.1 - Response to Rep_ID 344 (Cushman & Wakefield) | Policy DM10: New Residential Development | P47 Para 1h | Delete 'or' and add additional text (underlined) into criteria 1h of the Policy text to read ' <i>where it is located in a Town or Local Centre, that there will be no unacceptable adverse impacts on amenity (from noise, odour, <u>traffic movements or light</u>)</i> '. | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 38 | DM_Sub3.1 - Response to Rep_ID 280 (Persimmon Homes) and 309 (The HBF) | Policy DM10: New Residential Development | P48 Para 5.7 | Add additional text (underlined) to the penultimate sentence of paragraph 5.7 to read ' <i>BfL12 embodies detailed urban design principles <u>and will be used as an assessment of quality in new applications. However Policy DM10 does not require that all principles will be enforced on all schemes. Where it is not feasible to adopt all such principles in a specific scheme</u></i> ' | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|---|--|--------------------------|---|--|
| | | | | <u><i>the applicant should set out their reasoning and justification in their Design and Access Statement</i></u> | |
| 39 | DM_Sub3.1 - Response to Rep_ID 344 (Cushman & Wakefield); and EX 13 – response to question 27 | Policy DM10: New Residential Development | P49 After para 5.9 | Insert new paragraph to read ' <i>Where a proposal requires mitigation measures to ensure that specific aspects of Policy DM10 are addressed (for example to ensure that an acceptable residential amenity can be achieved) the applicant will be responsible for developing how this will be met</i> | In response to representation to the Publication version DM DPD (see DM_Sub3.1) Also set out in the Council's response to the Inspectors MIQs (Question 27) |
| 40 | DM_Sub3.1 - Response to Rep_ID 330 (Planning Prospects Ltd) | Policy DM11: Open Space Provision in New Residential Development | P50 Para 1f | Add additional text (underlined) to criteria 1f of the Policy Text to read ' <i>where public open space is provided on-site <u>and is not adopted by the Council</u> the developer will be expected to fund its maintenance for a period of at least 20 years, or put in place a sustainable scheme of management</i> | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 41 | DM_Sub3.2a – List of further Council Proposed Changes HBC_27 | Policy DM11: Open Space Provision in New Residential Development | P50 Footnote 52 | Add additional text (underlined) to footnote 52 to read ' <i>In the absence of local standards (<u>which the Council will consider further in the Site Allocations DPD</u>) the Council will employ national standards of provision ...</i> | Set out in DM_Sub3.2a – HBC_27 |
| 42 | DM_Sub3.1 - Response to Rep_ID 330 (Planning Prospects Ltd) | Policy DM11: Open Space Provision in New Residential Development | P51 Para 5.16 | Edit the final sentence of paragraph 5.16 (which currently reads ' <i>The Council will adhere to a policy of no net gain of its open space maintenance liabilities through the course of the Plan period</i> ') to read ' <i>At present it is the</i> | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|---|--|--------------------------|---|--|
| | | | | <i>Council's policy to not take on any additional maintenance liabilities through the course of the Plan period.'</i> | |
| 43 | DM_Sub3.1 - Response to Rep_ID 285 (Persimmon Homes) | Policy DM12: Affordable Housing | P55 Para 2 | Remove paragraph 2 of the Policy text and add as a new final paragraph in the justification text to Policy DM12. Edit paragraph text to read ' <i>Landowners and developers are expected to consider potential development costs, including the required planning obligations, prior to negotiating the sale or purchase of land. Development costs should therefore include consideration for the provision of affordable housing, whether provided on site, off site or via a commuted sum, in line with Policy DM12'</i> | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 44 | DM_Sub3.1 - Response to Rep_ID 287 (Persimmon Homes) and 340 (JWPC Ltd) DM_Sub3.2 - List of Council Proposed Changes HBC_4 | Policy DM13 | P55 Policy Title | Amend policy title from ' <i>Housing with Care for Older People and People with Disabilities'</i> to ' <i>Development of Housing within Residential Gardens'</i> | In response to representations to the Publication version DM DPD (see DM_Sub3.1) Set out in DM_Sub3.2 – HBC_4 |
| 45 | DM_Sub3.1 - Response to Rep_ID 341 (JWPC Ltd) | Policy DM13: Development of Housing within Residential Gardens | P55 Para 1b | Modify criteria 1bi and 1bii into criteria 1b and 1c to allow either/or to apply. Policy text to read: ' <i>b. where a new dwelling is proposed on the footprint of an existing building the new dwelling would not be larger than the building that it</i> | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|--|-------------------------------------|--------------------------|---|--|
| | | | | <i>would replace and the resultant dwellings would each have adequate garden and car-parking areas; or; c. the development would not cause harm to the character and appearance of the locality'</i> | |
| 46 | EX 03 – response to question 9 | Policy DM16: Housing Standards | P61 Para 3 | In line with the approach adopted for Access standards (set out in Paragraph 2 of the Policy text), amend Paragraph 3 stating that ' <i>in applying optional space standards for housing the Council will adopt a flexible approach where necessary</i> '. | Set out on p10/11 of the Councils response to the Inspector's Initial Issues and Questions |
| 47 | DM_Sub3.1 - Response to Rep_ID 291 (Persimmon Homes) | DM17: Trees, Woodland and Hedgerows | P66 Para 6 | Delete paragraph 6 from the Policy text (duplicate of paragraph 5) | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 48 | DM_Sub3.1 - Response to Rep_ID 290 (Persimmon Homes) | DM17: Trees, Woodland and Hedgerows | P67 Para 6.8 | Add additional text (underlined) to the start of paragraph 6.8 to read: ' <u><i>The Council will only consider the loss of a tree covered by a Tree Preservation Order as justifiable where the tree is considered to be imminently dangerous (highly likely to fail within 5 years), or its loss is significantly outweighed by the benefits of a proposed scheme and there are no viable development alternatives. Where proposals involve the loss of trees, Policy DM19 may be of relevance ...</i></u> ' | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 49 | DM_Sub3.1 - Response to | DM17: Trees, Woodland and | P67 Para 6.8 | Split second and third sentences of paragraph 6.8 into a new paragraph and add additional text | In response to representation to the |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|--|---|--|--|--|
| | Rep_ID 292 (Persimmon Homes) | Hedgerows | | (underlined) to read: ' <i>Compensatory planting – ratio of 3 to 1 may not be sufficient compensation for losses of veteran, mature or culturally important trees. <u>The size and standard of required replacement plant will vary on a case by case basis. In highly visible areas the Council would expect larger nursery stock to be planted, possibly containerised. In less visible areas smaller stock could be used.</u> The Council's Trees and Woodlands Officer will be consulted on appropriate levels of planting in these instances'</i> | Publication version DM DPD (see DM_Sub3.1) |
| 50 | DM_Sub3.2 - List of Council Proposed Changes HBC_6 | DM18: Protection and Enhancement of the Natural Environment | P68 Para 2d P70 Para 6.11 | Para 2d: Replace ' <i>Local Wildlife Site (Biological Heritage Site)</i> ' with ' <i>District Wildlife Site</i> ' to read: ' <i>a District Wildlife Site or Local Nature Reserve with biodiversity value ...</i> ' Para 6.11: Replace ' <i>Local Wildlife Sites (in Lancashire referred to as Biological Heritage Sites)</i> ' with ' <i>District Wildlife Sites</i> ' | Set out in DM_Sub3.2 – HBC_6 |
| 51 | DM_Sub3.2 - List of Council Proposed Changes HBC_7 | DM18: Protection and Enhancement of the Natural Environment | P69 Footnote 80 | Replace footnote with ' <i>These include swifts, starlings, house sparrows, house martins, bats and barn/tawny owls. For up to date information on species of conservation concern consult Defra and the Joint Nature Conservation Committee</i> ' | Set out in DM_Sub3.2 – HBC_7 |
| 52 | DM_Sub3.2 - List of Council Proposed Changes HBC_8 | DM18: Protection and Enhancement of the Natural Environment | P70 Para 6.11 | Delete footnote 81 from paragraph text and replace with ' <i>also known as Harper Clough and Smalley Delph Quarries</i> '. | Set out in DM_Sub3.2 – HBC_8 |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|--|---|---|--|---|
| | | Environment | | Add additional text (underlined) into paragraph 6.11 to read: ' <u>... areas of Oswaldtwistle Moor where hummocky moraine is present. In 2017 Natural England will designate the West Pennine Moors SSSI for its upland habitat, rare plants and breeding birds, extending to cover around 276ha of moorland in Hyndburn. Across the Borough ...</u> ' | |
| 53 | DM_Sub3.1 - Response to Rep_ID 274 (Ribble Valley Borough Council) | DM18: Protection and Enhancement of the Natural Environment | P71 Para 6.17 | Add additional text (underlined) into paragraph 6.17 of the justification text to read: ' <u>... taken into account in decision making. The LERN networks, as identified on the Policy maps, are schematic and do not always directly reflect features on the ground. Features particularly important to the fragmentation of these networks include trees, hedges, river banks, watercourses, water bodies and important habitats. Further advice may be sought from LERN ...</u> ' | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 54 | DM_Sub3.2a – List of further Council Proposed Changes HBC_19 | Policy DM20: Flood Risk Management and Water Resources | P50 Footnote 85 | Replace second sentence of footnote 85 with ' <u>The Environment Agency provides an online Flood Map for Planning (FMfP) app at https://flood-map-for-planning.service.gov.uk/</u> ' | Set out in DM_Sub3.2a – HBC_19 |
| 55 | DM_Sub3.2a – List of further Council Proposed Changes HBC_22 | Policy DM20: Flood Risk Management and Water Resources | P75 Policy context and relationships table | Add reference into the list of key documents of relevance / guidance to ' <u>Infrastructure and Planning, LCC (2016)</u> ' document | Set out in DM_Sub3.2a – HBC_22 |
| 56 | DM_Sub3.2 - List | Policy DM20: | P77 | Delete final sentence of paragraph 6.33 which | Set out in DM_Sub3.2 – |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|----------------------|---|--|------------------------------|--|---|
| | of Council Proposed Changes HBC_9 | Flood Risk Management and Water Resources | Para 6.33 | states that ' <i>Sites allocated through the forthcoming Site Allocations DPD will not require assessments unless specifically stated</i> '. | HBC_9 |
| 57 | DM_Sub3.1 - Response to Rep_ID 293 (Persimmon Homes) | Policy DM20: Flood Risk Management and Water Resources | P77 Para 6.34, bullet 3 | Add additional text (underlined) into bullet point 3 of paragraph 6.34 to read: ' <i>evidence that the development is appropriately flood resilient and resistant <u>(for its lifetime)</u>, including safe access and escape routes ...</i> ' | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 58 | DM_Sub3.1 - Response to Rep_ID 294 (Persimmon Homes) | Policy DM20: Flood Risk Management and Water Resources | P77 Para 6.36 | Delete paragraph text entirely | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 59 (Main mod) | DM_Sub3.2a - List of further Council Proposed Changes HBC_28 | Policy DM22: Heritage Assets | P81 Para 2 and Para 4 | <p>Add additional text (underlined) into criteria 2b and 2e of Policy paragraph 2 text to read: '<i>a. ...; b. <u>features which contribute positively to the building's or area's character and appearance; c ...; d ...; e. retention of individual features of interest such as <u>architectural features</u>, walls, sandstone kerbs and railings; and f. ...</u></i>'</p> <p>Amend paragraph 4 of the Policy text through deleting text (strike-through) and adding new text (underlined) to read:</p> <p><i>'4. <u>Locally Listed Buildings – the Council will apply a presumption in favour of the retention of locally designated assets and seek to retain buildings included on its local</u></i></p> | Set out in DM_Sub3.2a – HBC_28 |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|---------------|--|---|--------------------------|--|--------------------------------|
| | | | | <i>list of buildings of architectural/historic interest, wherever possible by The Council <u>will encourage</u> their sympathetic maintenance and enhancement. Alterations or extensions to locally listed buildings will be expected to achieve a high standard of design. Where a development proposes <u>planning permission is to be granted for the loss of a locally listed asset, salvage and/or reuse of key features of the building should be investigated</u> <u>proposed as a remedial action</u>. Proposals will need to be accompanied by a heritage statement and a record be deposited with the local Historic Environment Record'</i> | |
| 60 (Main mod) | DM_Sub3.2a - List of further Council Proposed Changes HBC_29 | DM23 | P85 Policy Title | Add additional text (underlined) into policy title to read: ' <i>Demolition of <u>Unlisted Buildings and Structures in Conservation Areas</u></i> ' | Set out in DM_Sub3.2a – HBC_29 |
| 61 (Main mod) | DM_Sub3.2a - List of further Council Proposed Changes HBC_29 | DM23: Demolition of Unlisted Buildings and Structures in Conservation Areas | P85 Para 1 | Replace entire first paragraph of Policy text (including criteria 1a-1c) with the following text: <i>'Planning permission to demolish a building in a conservation area which makes a positive contribution to the character or appearance of the area will only be granted where it can be clearly demonstrated that it is in accordance with paragraph 133 of the NPPF'</i> | Set out in DM_Sub3.2a – HBC_29 |
| 62 | DM_Sub3.1 - | DM23: Demolition | P85 | Delete ' <i>in exceptional circumstances</i> ' from | In response to |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|------------------|--|---|--------------------------|---|--|
| | Response to Rep_ID 333 (Planning Prospects Ltd) | of Unlisted Buildings and Structures in Conservation Areas | Para 2 | paragraph 2 of the Policy text. | representation to the Publication version DM DPD (see DM_Sub3.1) |
| 63 | EX 14 – response to question 41 | DM23: Demolition of Unlisted Buildings and Structures in Conservation Areas | P85 Para 2 | Replace ' <i>would bring</i> ' with ' <i>is necessary to achieve</i> ' in paragraph 2 of the Policy text to read: ' <i>The fact that a development is necessary to achieve substantial benefits to the local community may be weighed in the balance against arguments in favour of the preservation of the building</i> ' | Set out in the Council's response to the Inspectors MIQs (Question 41) |
| 64 (Main mod) | DM_Sub3.2a - List of further Council Proposed Changes HBC_29 | DM23: Demolition of Unlisted Buildings and Structures in Conservation Areas | P85 Para 3 | Add additional text (underlined) to the end of paragraph 3 of the Policy text to read: ' <i>Any permitted demolition will not be allowed to proceed until the Council is satisfied that the proposals will be implemented and a Historic Environment Record to an appropriate standard has been completed.</i> ' | Set out in DM_Sub3.2a – HBC_29 |
| 65 (Main mod) | DM_Sub3.2a - List of further Council Proposed Changes HBC_29 | DM23: Demolition of Unlisted Buildings and Structures in Conservation Areas | P85 Para 6.54 | Delete 'non listed' from paragraph 6.54 of the justification text and add additional text (underlined) to read: ' <i>Within Conservation Areas there will normally be a presumption against the total or substantial demolition of buildings or structures that make a positive contribution to the character or appearance of the area.</i> ' | Set out in DM_Sub3.2a – HBC_29 |
| 66 | DM_Sub3.1 - | DM23: Demolition | P86 | Delete ' <i>in exceptional cases</i> ' from the start of | In response to |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|--|--|---------------------------|---|--|
| | Response to Rep_ID 333 (Planning Prospects Ltd) | of Unlisted Buildings and Structures in Conservation Areas | Para 6.55 | paragraph 6.55 of the justification text. Add additional sentence (underlined) at the end of the first sentence so that paragraph reads: <i>'...when an application for demolition is considered. <u>The significance of a building will be taken into account in any decision.</u> The application will ...'</i> | representation to the Publication version DM DPD (see DM_Sub3.1) |
| 67 | DM_Sub3.1 - Response to Rep_ID 326 (Canal and River Trust) and 345 (Cushman and Wakefield) | DM29: Environmental Amenity | P105 Para 1 | Add criteria 1b-d into paragraph 1 of the Policy text after 1aiii to read: <i>'b. does not result in the unacceptable loss of outlook; c. benefits from adequate levels of daylight and sunlight; and d. does not create an unacceptable level of noise, vibration, artificial light, odour, fumes of dust pollution during construction and over the life of the development'</i> | In response to representations to the Publication version DM DPD (see DM_Sub3.1) |
| 68 | DM_Sub3.1 - Response to Rep_ID 298 (Persimmon Homes) | DM31: Waste Management in all new development | P112 Para 3 | Delete paragraph text entirely | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 69 | DM_Sub3.2a - List of further Council Proposed Changes HBC_25 | DM31: Waste Management in all new development | P113 After paragraph 7.55 | Insert new paragraph to read: <i>'New developments will be expected to provide suitable waste management facilities in line with Policy DM31 and Guidance Note 7. The scheme should also be designed to ensure that refuse vehicles are able to efficiently and safely access</i> | Set out in DM_Sub3.2a – HBC_25 |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|----------------------|---|--|---|---|---|
| | | | | <i>the site. Where road construction is too narrow or the road is not formally adopted by Lancashire County Council, then the Council may refuse to provide on-site refuse collections and collect from the nearest, safe, adopted highway instead. Further details are provided in Guidance Note 7'</i> | |
| 70 (Main mod) | DM_Sub3.2a - List of further Council Proposed Changes HBC_26 | DM31: Waste Management in all new development | P113 | Insert footnote in new paragraph at end of first sentence '<i>... in line with Policy DM31 and Guidance Note 7</i>'. Footnote to read '<i>the Council will be introducing a new waste management system in 2018 and so some details in GN7 may be updated – the Council will publish any details of future changes on its website</i>' | Set out in DM_Sub3.2a – HBC_26 |
| 71 | DM_Sub3.2a – List of further Council Proposed Changes HBC_22 | Policy DM32: Sustainable Transport, Traffic and Highway Safety | P118 Policy context and relationships table | Add reference into the list of key documents of relevance / guidance to ' <i>Infrastructure and Planning, LCC (2016)</i> ' document | Set out in DM_Sub3.2a – HBC_22 |
| 72 | DM_Sub3.1 - Response to Rep_ID 300 (Persimmon Homes) | Policy DM33: Sustainable Transport Infrastructure | P122 Para 1 | Amend ' <i>will</i> ' to ' <i>may</i> ' (underlined) in paragraph 1 of the Policy text to read: ' <i>Where development is not located with access to sustainable transport infrastructure, developers <u>may</u> be expected to undertake, or fund, appropriate infrastructure works and/or implement practical measures that will cost effectively mitigate the impact of the development and improve accessibility'</i> | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 73 | DM_Sub3.1 - | Policy DM33: | P121 | Amend abbreviations of ' <i>CRT</i> ' to ' <i>The Trust</i> ' and | In response to |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|-----------|--|---|---|---|---|
| | Response to Rep_ID 326 (Canal and River Trust) | Sustainable Transport Infrastructure | Para 4 | insert additional criteria d (underlined) to read: <i>'1. The Council will work closely with the Canal and River Trust (the Trust) to ensure that impacts on the canal, supporting infrastructure and user safety are minimised where proposals are:</i> <i>a. within the Trust's consultation buffer zone; and, where there may be</i> <i>b. impacts on the structural integrity of the canal and/or its infrastructure;</i> <i>c. impacts on the operation and access of the waterways and towpaths; <u>or</u></i> <i>d. <u>likely to impact on any inland waterway (whether natural or artificial) or reservoir, canal feeder channel, watercourse, let-off or culvert owned or managed by the Trust.</u></i> | representation to the Publication version DM DPD (see DM_Sub3.1) |
| 74 | DM_Sub3.1 - Response to Rep_ID 301 (Persimmon Homes) | Policy DM33: Sustainable Transport Infrastructure | P121 Footnote 112 | Add additional text (underlined) onto footnote 112 to read: <i>'In line with the street user hierarchy set out in Policy DM32. <u>'Appropriate' means in accordance with paragraph 204 of the NPPF: i.e. necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development'</u></i> | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 75 | DM_Sub3.2a – List of further Council Proposed Changes HBC_22 | Policy DM33: Sustainable Transport Infrastructure | P122 Policy context and relationships table | Add reference into the list of key documents of relevance / guidance to <i>'Infrastructure and Planning, LCC (2016)'</i> document | Set out in DM_Sub3.2a – HBC_22 |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
(Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|----------------------|---|--|--------------------------|---|--|
| 76 | DM_Sub3.1 - Response to Rep_ID 326 (Canal and River Trust) | Policy DM33: Sustainable Transport Infrastructure | P123 Para 8.10 | Amend references to 'CRT' to ' <i>the Trust</i> ' | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 77 (Main Mod) | DM_Sub3.2a – List of further Council Proposed Changes HBC_24 | Guidance Notes | P139 | Delete text from the end of introductory paragraph that states '<i>, i.e. the GNs carry an equal weight in any decision making process as the relevant Policy itself</i> | Set out in DM_Sub3.2a – HBC_24 |
| 78 | DM_Sub3.1 - Response to Rep_ID 303 (Persimmon Homes) | Guidance Note GN2: Affordable Housing | P149 Para 7.1 | Delete middle sentence of paragraph 7.1 that states ' <i>homes should be built to the latest Homes and Communities Design and Quality standards and meet the design briefs of Registered Providers and Council planning policies</i> ' | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |
| 79 | EX 03 – response to question 2 | Guidance Note GN8: Car parking, access standards and transport assessment/travel plan thresholds | P178 | Replace reference to ' <i>district</i> ' centre location under baseline maximum parking standards for A5 use with ' <i>local</i> ' to read ' <i>1 space per 12 sq.m unless in a town/local centre location</i> ' | Set out on p2 of the Councils response to the Inspector's Initial Issues and Questions |
| 80 | DM_Sub3.1 - Response to Rep_ID 304 (Persimmon Homes) | Guidance Note GN8: Car parking, access standards and transport assessment/travel plan thresholds | P180 Domestic Garages | Add additional text (underlined) to read ' <i>These should be a minimum size of 3.0m x 6.0m. This will enable bicycles to be parked to the rear of the garage. <u>Where alternative bike storage provision is provided the Council will be more flexible in applying the minimum size threshold.</u> Where no garage is provided alternative covered lockable provision should be made on</i> | In response to representation to the Publication version DM DPD (see DM_Sub3.1) |

Hyndburn DM DPD EIP - Schedule of all proposed modifications in policy / document order – 3 May 2017
 (Main modifications identified in bold)

| Mod. Ref. | Source of mod. | DM DPD Subject Ref | DM DPD (Reg19) Page Ref. | Mod. Proposed | Reason for proposed mod. |
|----------------------|---|--|--------------------------|---|---------------------------------------|
| | | | | <i>or within 100 metres of the property’.</i> | |
| 81 (Main Mod) | DM_Sub3.2a – List of further Council Proposed Changes HBC_20 | Guidance Note GN10: Distances between development and trees | P191 | The Council is proposing various changes to GN10, including a new table structure and changes in terms used in distance calculations. Due to the format of the GN it is not possible to verbatim add the modifications here; these can be viewed through submission document DM_Sub1.1a. | Set out in DM_Sub3.2a – HBC_20 |
| 82 | DM_Sub3.2 – List of Council Proposed Changes HBC_18 | Policy Maps | P195 | The Biological Heritage Sites (BHS) map layer on the Policy Maps should be separated into separate BHS and District Wildlife Sites layers with reference to amendments made to Policy DM18. | Set out in DM_Sub3.2 – HBC_18 |