

Post-Submission Additional Modifications to the Hyndburn Borough Council Development Management DPD Publication version
16 June 2017

Key to the Post-Submission Additional Modifications (35 in total):

- Text in *italics* describes the Additional Modification
- Proposed additional text is shown as underlined. Proposed deleted text is shown as ~~struck through~~. Please note that these Additional Modifications are not open for comment and are provided for information purposes only. Where unchanged text is included, it is to aid clarity only
- Text shown as **bold** indicates that the text is a heading or a policy (as opposed to supporting text which is not in bold)
- A separate schedule lists the Post-Submission Main Modifications for information, which are open for comment during the statutory consultation period

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
2-AM	11	Policy GC2: Infrastructure, Planning Obligations & CIL para 3	<i>Add additional text to the second sentence of paragraph 3 of Policy GC2 to read:</i> 3. The DM DPD contains a number of policies requesting S106 contributions. These will only be sought where <u>required and appropriate mitigation or compensation measures cannot be secured through the use of planning conditions. The Council will ...</u>	To clarify application of the policy (that not all contributions would be sought in every case) In response to Rep 308 (Home Builders Federation)
4-AM	18	Chapter3 : The Economy and Town Centres, Chapter 5: Housing Guidance Notes	<i>Amend references to 'town' and 'district' centres throughout the DM Policies to 'Town Centres' and 'Local Centres'. References are made in the following Policies, Guidance Notes and supporting text:</i> Combines modifications 14, 16, 28, 29, 36 and 79 from the schedule of all proposed modifications submitted to the Inspector (Examination Document reference EX 25)	To ensure that terminology used in the DPD remains consistent with the hierarchy of centres set out in the Core Strategy In line with Council's reasoning set out in response to IIQ-2 (Examination Document reference EX 03)
5-AM	19	Policy DM1: Employment Development	<i>Add additional text to the end of paragraph 1a of Policy DM1 to read:</i> 1. Employment development will be supported provided:	To clarify application of the policy and provide a direct link/reference to other

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
		Para 1a	a. 'it is within the defined urban area <u>or in line with paragraph 7 (Rural Employment)</u>;	relevant paragraph In response to Rep 324 (RPS Planning)
7-AM	19	Policy DM1: Employment Development Para 2	<i>Delete text from the first sentence of paragraph 2 of Policy DM1 to read:</i> 2. Employment sites of 'adequate' quality that are considered appropriate for alternative uses¹⁰ (subject to provision of Core Strategy Policy E2 b) and c) will be required to incorporate employment space as part of a mixed use redevelopment ...	To ensure that Policy DM1 remains consistent with Core Strategy Policy E2. In response to Rep 327 (Planning Prospects Ltd)
10-AM	19	Policy DM1: Employment Development Para 4	<i>Add additional text to the end of paragraph 4 of Policy DM1 to read:</i> 4. '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 and other relevant policies in the plan'.	To improve the clarity of the policy In response to Rep 343 (Cushman & Wakefield)
12-AM	21	Policy DM1: Employment Development Para 3.9	<i>Delete footnote 12 in the supporting text to Policy DM1:</i> ¹² 'Town Centre' in Policy DM1 refers to Accrington, Great Harwood and Rishton (as referenced in Policy BD1 of the Core Strategy). 'District Centres' refers to all other designated centres	Footnote in incorrect place and in any case refers inaccurately to Town and District Centres in line with the Council's reasoning set out in response to IIQ-2 (Examination Document reference EX 03).
15-AM	24-5	Policy DM3: Town Centre Development	<i>Correct paragraph numbering in the Policy text of Policy DM3 sequentially. Policy text to cover paragraphs 1-9</i>	To correct formatting error

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason																		
		Para numbering																				
20-AM	24	Policy DM3: Town Centre Development Footnote 22	<p><i>Move the text set out in footnote 22 into paragraph 5 of Policy DM3 after the table to read:</i></p> <table border="1"> <thead> <tr> <th>Town/Local Centre²²</th> <th>Convenience (sq.m)</th> <th>Comparison (sq.m)</th> </tr> </thead> <tbody> <tr> <td>Accrington</td> <td>500</td> <td>1,000</td> </tr> <tr> <td>Great Harwood</td> <td>250</td> <td>250</td> </tr> <tr> <td>Rishton</td> <td>250</td> <td>250</td> </tr> <tr> <td>Oswaldtwistle</td> <td>250</td> <td>500</td> </tr> <tr> <td>Clayton-le-Moors</td> <td>250</td> <td>250</td> </tr> </tbody> </table> <p><u>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.</u></p> <p>²²the 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 district centre located within the catchment area of a proposal will be applied</p>	Town/Local Centre ²²	Convenience (sq.m)	Comparison (sq.m)	Accrington	500	1,000	Great Harwood	250	250	Rishton	250	250	Oswaldtwistle	250	500	Clayton-le-Moors	250	250	<p>To improve the clarity of the policy and its application</p> <p>In line with the Council's reasoning set out in response to MIQ-18 (Examination Document reference EX 11)</p>
Town/Local Centre ²²	Convenience (sq.m)	Comparison (sq.m)																				
Accrington	500	1,000																				
Great Harwood	250	250																				
Rishton	250	250																				
Oswaldtwistle	250	500																				
Clayton-le-Moors	250	250																				
22-AM	25	Policy DM3: Town Centre Development Para 8	<p><i>Add additional text to the end of the first sentence of paragraph 8 of Policy DM3 to read:</i></p> <p>8. 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></p>	<p>To improve the clarity of the policy</p> <p>In line with the Council's reasoning set out in response to IIQ-2 (Examination Document reference EX 03)</p>																		
23-AM	25	Policy DM3: Town Centre	<p><i>Amend paragraph 8a of Policy DM3 to read:</i></p>	<p>To clarify terminology of the remaining tiers of the</p>																		

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason		
		Development Para 8a	a. it would help contribute towards the competitiveness and vitality of a Local pParade or local <u>Neighbourhood Centre</u> ²³	retail hierarchy to be determined through the Site Allocations DPD In line with the Council's reasoning set out in response to IIQ-2 (Examination Document reference EX 03)		
32-AM	36	Policy DM6: Delivering Schools and Early Learning Policy context & relationships table	<i>Add additional text into the final row of the Policy context and relationships table for Policy DM6 to read:</i> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #cccccc; width: 25%;">Key documents of relevance / guidance</td> <td> <ul style="list-style-type: none"> • Planning Practice Guidance • Policy Statement – Planning for Schools Development (Communities and Local Government, 2011); • Strategy for the Provision of School Places and Schools' Capital Investment 2015-2018 (Lancashire County Council) • <u>Infrastructure and Planning, LCC (2016)</u>; </td> </tr> </table>	Key documents of relevance / guidance	<ul style="list-style-type: none"> • Planning Practice Guidance • Policy Statement – Planning for Schools Development (Communities and Local Government, 2011); • Strategy for the Provision of School Places and Schools' Capital Investment 2015-2018 (Lancashire County Council) • <u>Infrastructure and Planning, LCC (2016)</u>; 	To provide further contextual information and clarity for applicants on how Lancashire County Council (LCC) as an infrastructure provider will engage with development proposals
Key documents of relevance / guidance	<ul style="list-style-type: none"> • Planning Practice Guidance • Policy Statement – Planning for Schools Development (Communities and Local Government, 2011); • Strategy for the Provision of School Places and Schools' Capital Investment 2015-2018 (Lancashire County Council) • <u>Infrastructure and Planning, LCC (2016)</u>; 					
34-AM	38	Policy DM7: Cultural and Community Facilities Footnote 32	<i>Add additional text to footnote 42 of Policy DM7 to read:</i> ³² Cultural and community facilities for the purposes of this policy are those that provide for the health, social, educational, spiritual, recreational and cultural needs of the community, <u>excluding public houses which are covered separately under Policy DM8.</u>	To improve the clarity and context of the policy In response to Rep 338 (JWPC Ltd)		

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
89-AM	40	Policy DM8: Public Houses Para 4.21	<i>Amend supporting text of paragraph 4.21 to read:</i> 4.21. In Recent <u>recent years</u> changes to permitted development rights ⁴⁷ mean demonstrate that there is now a <u>both the recognition and concern that the Government has over the future of Public Houses. Whilst initially a much greater degree of flexibility in the change of use of pubs to other A uses or temporary flexible uses was permitted through the GPDO 2015, the Neighbourhood Planning Act has subsequently removed these rights. This provides flexibility for those pubs struggling in their present form, retaining the vibrancy and use of the site as a local commercial/community facility, and ensuring that it could be returned back to pub use more easily in the future if there was a change in the local market.</u> (Policy DM8 sets the criteria against which an application for change of use or demolition of a public house outside of the permitted development rights regime will be assessed.	To ensure the supporting text is consistent with the changes introduced through the Neighbourhood Planning Act 2017
40-AM	50	Policy DM11: Open Space Provision in New Residential Development Para 1f	<i>Add additional text into criteria 1f of Policy DM11 to read:</i> 1. Residential developments of 10 or more dwellings must make adequate provision for public open space. This should be provided on site or through payments in lieu⁵⁰ for the improvement of near-by open space in accordance with the following principles <ol style="list-style-type: none"> a. The provision ... b. The open space ... c. Natural features ... d. Where sensitive ... e. Landscaping works ... f. <u>Where public open space is provided on-site and is not adopted by the Council 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</u> 	To improve the clarity of the policy Response to Rep 330 (Planning Prospects Ltd)
41-AM	50	Policy DM11:	<i>Add additional text to footnote 52 of Policy DM11 to read:</i>	To help clarify the policy

Post-Submission Additional Modifications to the Hyndburn Borough Council Development Management DPD Publication version
16 June 2017

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
		Open Space Provision in New Residential Development Footnote 52	⁵² 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. Natural England's Accessible Natural Greenspace Standard (ANGSt) will also be used to assess the accessibility of open space in the Borough.	approach and the Council's intentions
42-AM	51	Policy DM11: Open Space Provision in New Residential Development Para 5.16	<i>Amend the final sentence of supporting text paragraph 5.16 of Policy DM11 to read:</i> 5.17 The future management of open space is as important, if not more so, than the provision itself. The Council will expect an appropriate management scheme to be agreed as part of any planning permission, either through a planning condition or planning obligation (s.106 agreement). This may take the form of the developer themselves undertaking the maintenance, or a third party management company. <u>At present it is the Council's will adhere to a policy to not take on any additional of no net gain of its open space maintenance liabilities through the course of the Plan period</u>	To improve the clarity of the policy Response to Rep 330 (Planning Prospects Ltd)
43-AM	55	Policy DM12: Affordable Housing Para 2	<i>Delete paragraph 2 of Policy DM12, edit and move into a new final paragraph of the supporting text:</i> 2. Landowners and developers are expected to fully consider the overall costs of development, including the required planning obligations prior to negotiating the sale or purchase of land. The overall cost of the development should include the provision of affordable housing, whether provided on site, off site or via a commuted sum. 5.24 <u>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.</u>	To improve the consistency and soundness of the policy Response to Rep 285 (Persimmon Homes)

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
47-AM	66	DM17: Trees, Woodland and Hedgerows Para 6	<p>Delete duplicate paragraph 6 from the Policy text (duplicate of paragraph 5) which reads:</p> <p>6. Trees within a Conservation Area that are 75mm diameter or above at 1.5m above ground level, and trees protected by tree preservation orders will be given much greater consideration when considering planning consent. Any planning proposal must seek to retain these trees unless there are sound arboricultural reasons (as justified within the AIA) for their removal.</p>	<p>To correct typographical error</p> <p>Response to Rep 291 (Persimmon Homes)</p>
50-AM 82-AM	68	DM18: Protection and Enhancement of the Natural Environment Para 2d P70 Para 6.11 Policy Maps	<p>Amend terminology in Para 2d of Policy DM18 and paragraph 6.11 of the supporting text to read:</p> <p>3. Development proposals likely to have an adverse effect on:</p> <ul style="list-style-type: none"> a. The conservation objectives ... b. The special features ... c. Habitats and species ... d. A Local Wildlife Site (Biological Heritage Site) District Wildlife Site or Local Nature Reserve with biodiversity value of local importance will only be permitted if mitigation and enhancement measures can be provided to achieve a significant net gain in biodiversity; e. A watercourse ... <p>6.11 ... Across the Borough there is also a rich collection of regionally important sites of ecological value known as Biological Heritage Sites (BHSs), together with many Local Wildlife District Wildlife Sites in Lancashire referred to as Biological Heritage Sites and Local Nature Reserves.</p> <p>Amend Policy Maps to split Biological Heritage Sites (BHS) layer into separate BHS and District Wildlife Sites</p>	<p>To clarify terminology in line with the Lancashire Environmental Record Network</p>

Post-Submission Additional Modifications to the Hyndburn Borough Council Development Management DPD Publication version
16 June 2017

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
51-AM	69	DM18: Protection and Enhancement of the Natural Environment Footnote 80	<i>Replace footnote 80 of Policy DM18 to read:</i> ⁸⁰ As defined by Defra. 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	To provide further clarity to applicants
52-AM	70	DM18: Protection and Enhancement of the Natural Environment Para 6.11	<i>Delete footnote 81 and add additional text into paragraph 6.11 of the supporting text to Policy DM18 to read:</i> 6.11 Designation of locations of highest biodiversity and geological value in the Borough are ratified through the Lancashire Biodiversity partnership. There are currently three sites of national importance in Hyndburn, recognised for their geological interest: the former quarry SSSI at Star Delph and Close Brow Quarry ⁸⁴ ; an outcrop at Turn Hill, Whalley; and areas of Oswaldtwistle Moor where hummocky moraine is present. <u>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.</u> Across the Borough there is also a rich collection of regionally important sites of ecological value known as Biological Heritage Sites (BHSs), together with many District Wildlife Sites and Local Nature Reserves. ⁸⁴ Proposals continue for consideration of the West Pennine Moors to be designated as a SSSI also known as Harper Clough and Smalley Delph Quarries	To provide clarity in the policy with regards to the latest position on SSSI's
53-AM	71	DM18: Protection and Enhancement of the Natural Environment	<i>Add text to supporting paragraph 6.17 of Policy DM18 to read:</i> 6.17 Each network has been derived from a combination of 'core areas', 'corridors' and 'stepping stones'. These networks perform important links in the local green infrastructure network, and will therefore be taken into account in decision making. <u>The LERN networks, as identified on the Policy maps, are</u>	To clarify how the policy will be applied Response to Rep 274 (Ribble Valley Borough Council)

Post-Submission Additional Modifications to the Hyndburn Borough Council Development Management DPD Publication version
16 June 2017

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
		Para 6.17	<u>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.</u> Further advice may be sought from LERN on an application basis, and in line with the 'Lancashire Ecological Network Approach and Analysis' guidance document, as appropriate.	
54-AM	74	Policy DM20: Flood Risk Management and Water Resources Footnote 85	<i>Amend text of footnote 85 to Policy DM20 to read:</i> ⁸⁵ Maps identifying Flood Zones in Hyndburn are published by the Environment Agency (EA) and updated regularly so they are not included on the DM DPD Policy Maps. The latest flood zone mapping is available to view on the Environment Agency's website at http://apps.environment-agency.gov.uk/wiyby/37837.aspx. The EA provides an online Flood Map for Planning (FMfP) app at https://flood-map-for-planning.service.gov.uk/	To update the policy in line with EA guidance
55-AM	75	Policy DM20: Flood Risk Management and Water Resources Policy context & relationships table	<i>Add additional text into the final row of the Policy context and relationships table for Policy DM32 to read:</i>	To provide further contextual information and clarity for applicants on how Lancashire County Council (LCC) as an infrastructure provider will engage with development proposals

Post-Submission Additional Modifications to the Hyndburn Borough Council Development Management DPD Publication version
16 June 2017

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
			<div style="display: flex;"> <div style="background-color: #cccccc; padding: 5px; width: 20%;">Key documents of relevance / guidance</div> <div style="padding: 5px; margin-left: 10px;"> <ul style="list-style-type: none"> Planning Practice Guidance; Written Ministerial Statement (HCWS161), 2014; Non-statutory technical standards for sustainable drainage systems, Defra, 2015; Lead Local Flood Authority Pre-Application Standing Advice, LCC, 2015; Hyndburn Strategic Flood Risk Assessment (Level 1), 2010; Ribble Catchment Flood Management Plan, 2009 Flood risk assessments: climate change allowances, Environment Agency, 2016 Lancashire and Blackpool Local Flood Risk Management Strategy 2014-2017 <u>Infrastructure and Planning, LCC (2016)</u>; </div> </div>	
56-AM	77	Policy DM20: Flood Risk Management and Water Resources Para 6.33	<p><i>Delete final sentence of supporting text paragraph 6.33 of Policy DM20 to read:</i></p> <p>6.33 All proposals for development in Flood Zone 2 and 3 must be accompanied by a site specific flood risk assessment in accordance with the specific criteria laid out in the NPPF. The nature and extent of the assessment will vary depending on the applicability of SFRA and EA and LLFA standing advice. The Council will work closely with the EA, LLFA and United Utilities in considering any applications within Flood Zones 2 or 3 in accordance with standing advice and relevant guidance and standards. Sites allocated through the forthcoming Site Allocations DPD will not require assessments unless specifically stated.</p>	To clarify application and scope of the policy
57-AM	77	Policy DM20: Flood Risk	<p><i>Add text into bullet point 3 of supporting text paragraph 6.34 of Policy DM20 to read:</i></p>	To ensure policy is consistent with national

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
		Management and Water Resources Para 6.34, bullet 3	6.34 Flood Risk Assessments should include the following information as a minimum: <ul style="list-style-type: none"> • Clear plans ... • Commentary and data ... • Evidence that the development is appropriately flood resilient and resistant <u>(for its lifetime)</u>, including safe access and escape routes where required. It should show that any residual risk can be safely managed through emergency planning. • Give priority to ... 	policy
58-AM	77	Policy DM20: Flood Risk Management and Water Resources Para 6.36	<i>Delete paragraph 6.36 of the supporting text to Policy DM20:</i> 6.36 The SUDS hierarchy to be applied in line with NPPG is set out in Policy DM20. It should be; into the ground (infiltration); to a surface water body; to a surface water sewer; highway drain, or another drainage system; or to a combined sewer. <i>Amend the start of paragraph 6.37 of the supporting text to read:</i> 6.37 This <u>The SUDS hierarchy set out in paragraph 3 of DM20</u> will include a variety of the following options ...	Text considered unnecessary as it simply repeats other aspects of policy, amended text to clarify context after deletion Response to Rep 294 (Persimmon Homes)
59-AM	81	Policy DM22: Heritage Assets Para 2 and Para 4	<i>Add additional wording into criteria b and e of paragraph 2 of Policy DM22 to read:</i> 1. Conservation Areas – development proposals and alterations to buildings within or affecting the setting of Conservation Areas will be expected to preserve or enhance their special character and appearance and setting. The Council will expect proposals to demonstrate how they have regard to the following: a. the setting, scale, density and other characteristics of the	To clarify the scope of the policy and to strengthen the policy approach in relation to Locally listed buildings

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
			<p>conservation area;</p> <p>b. features which contribute positively to the <u>building's or area's</u> character and appearance;</p> <p>c. historic street patterns, boundaries, roofscape, open spaces and views;</p> <p>d. how the local pallet of materials reinforce local distinctiveness;</p> <p>e. retention of individual features of interest such as <u>architectural features</u>, walls, sandstone kerbs and railings; and</p> <p>f. retention and enhancement of open spaces</p> <p><i>Amend paragraph 4 of Policy DM22 to read:</i></p> <p>5. 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 list of buildings of architectural/historic interest, wherever possible by The Council will encouraging their sympathetic maintenance and enhancement. Alterations or extensions to locally listed buildings will be expected to achieve a high standard of design. <u>Where a development proposes 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 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</p>	
86-AM	81	Policy DM22: Heritage Assets Para 2	<i>Amend reference to Policy DM23 at end of paragraph 2 of Policy DM22 in line with new policy title set out in modification 60-MM</i>	Consistency of referencing
85-AM	81	Policy DM22: Heritage Assets	<i>Amend 'of' to 'or' in three places in paragraph 3 of Policy DM22 to read:</i>	To correct typographical errors

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
		Para 3	<p>3. Listed Buildings and their settings will be preserved and enhanced. The Council will expect any proposals for works to listed buildings including alterations, extensions, change of use of or new development within the curtilage and/or its setting to have regard to:</p> <ul style="list-style-type: none"> a. the significance of the heritage asset including specific features of the asset of architectural and historic interest; b. the setting of the asset and the contribution it makes to the wider area; c. the extent to which the proposed works would result in public benefits; and d. the economic viability of or function of the heritage asset (either at present or where evidence is provided in terms of the future). <p>Demolition of or any harm to the significance of a listed building and its setting will only be justified where the public benefits of the proposal clearly outweighs the harm and can clearly be demonstrated that the tests set out in national policy can be met. Any such proposals will need to be accompanied by a heritage statement and a record be deposited with the local Historic Environment Record.</p>	
71-AM	118	Policy DM32: Sustainable Transport, Traffic and Highway Safety Policy context & relationships table	<i>Add additional text into the final row of the Policy context and relationships table for Policy DM32 to read:</i>	To provide further contextual information and clarity for applicants on how Lancashire County Council (LCC) as an infrastructure provider will engage with development proposals

Post-Submission Additional Modifications to the Hyndburn Borough Council Development Management DPD Publication version
16 June 2017

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
			<div style="display: flex;"> <div style="background-color: #cccccc; padding: 5px; width: 150px;">Key documents of relevance / guidance</div> <ul style="list-style-type: none"> Planning Practice Guidance DfT Draft Cycling and Walking Investment Strategy (2016) Lancashire County Council Transport Plan 2011-2021 (LTP3); East Lancashire Highways and Transport Masterplan; <u>Infrastructure and Planning, LCC (2016)</u>; Manual for Streets & Manual for Streets 2; Development Management Guidance Note 8 </div>	
72-AM	121	Policy DM33: Sustainable Transport Infrastructure Para 1	<p><i>Amend text of paragraph 1 of Policy DM33 to read:</i></p> <p>1. Where development is not located with access to sustainable transport infrastructure, developers will <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.</p>	<p>To improve clarity and flexibility in the policy</p> <p>Response to Rep 300 (Persimmon Homes)</p>
75-AM	122	Policy DM33: Sustainable Transport Infrastructure Policy context & relationships table	<p><i>Add additional text into the final row of the Policy context and relationships table for Policy DM33 to read:</i></p> <div style="display: flex;"> <div style="background-color: #cccccc; padding: 5px; width: 150px;">Key documents of relevance / guidance</div> <ul style="list-style-type: none"> Planning Practice Guidance East Lancashire Strategic Cycle Network Investment Plan, 2014; Lancashire Cycling and Walking Strategy (draft 2016) <u>Infrastructure and Planning, LCC (2016)</u>; </div>	<p>To provide further contextual information and clarity for applicants on how Lancashire County Council (LCC) as an infrastructure provider will engage with development proposals</p>

Post-Submission Additional Modifications to the Hyndburn Borough Council Development Management DPD Publication version
16 June 2017

Mod. Ref.	Page No	Policy / Paragraph	Proposed Additional Modification	Reason
76-AM	123	Policy DM33: Sustainable Transport Infrastructure Para 8.10	<i>Amend references in paragraph 8.23 of supporting text to Policy DM33 to read:</i> 8.23 The Canal and River Trust (CRT <u>the Trust</u>) is a statutory consultee with responsibility for the management of navigable inland waterways of England and Wales, including the associated infrastructure such as towpaths, locks and tunnels. The Council and developers should therefore work closely with the CRT <u>Trust</u> in relation to any proposed application located within the CRT <u>Canal and River Trust</u> consultation buffer zone (highlighted on the DM DPD Policy Maps), consulting at the earliest possible opportunity.	Response to Rep 326 (Canal and River Trust)
88-AM		Various	Amend all references from 'Plan Viability Study' to 'Economic Viability Study'	To use correct terminology in published study