

**Submission Accrington Action Area Plan
Schedule of Further Proposed Changes to Submission document
September 2011**

Further Proposed Change number	Reference in Publication AAAP (Policy / Paragraph)	Details of Change <i>Text in blue represents a proposed insertion Text in red represents a proposed deletion</i>
1.0 Introduction and background		
2.0 Strategic & Local Policy Context		
1	Page 17, Figure 2: Policy Document Structure	Delete the reference to 'Joint Lancashire Structure Plan' and 'Local Area Agreement' from the diagram. Insert references to the following in the 'Regional & Sub Regional Strategies' section: Pennine Lancashire MAA, Pennine Lancashire Integrated Economic Strategy, Pennine Lancashire Spatial Guide and Pennine Lancashire Housing Strategy. Also insert 'Commercial Stakeholders' under the 'Private Sector Partners' section.
2	Page 19, para 2.7	Deletion of the first sentence within the paragraph: The Joint Lancashire Structure Plan has now been replaced by the NW Regional Spatial Strategy (RSS) with the exception of policy guidance for gypsies and travellers. Replacement with the following text: Although the Government has indicated that Regional Spatial Strategies will be abolished, the AAP was prepared in the context of the RSS for the North West of England.
3	Page 19, para 2.10	Replacement of the following text as highlighted: The Sustainable Community Strategy for Hyndburn provides a vision for the future and describes what Hyndburn will be like in 2018. As a member of the Hyndburn Local Strategic Partnership [LSP] Public Services Board the work of the Borough will align itself in a way that helps deliver the

		vision. Three principles underpin the work of the Partnership:
4	Page 22, Figure 5: Spatial & Regenerational Context	Modify the plan to include the strategic housing site at Huncoat.
5	Page 23, para 2.21	Deletion of the following text: The development of this AAP has been in accordance with the SGI. [Note: The full Consultation Statement will be available with the final version of the AAP].
6	Page 23, para 2.24/2.25	Move the last sentence of para 2.24 (The vision of the draft MAA is to provide:) to the beginning of para 2.25
7	Page 25, para 2.34	Deletion and replacement of the following text from this paragraph as follows: This initiative has helped unlock the known latent entrepreneurial culture inherent within deprived areas of East Lancashire, stimulating and capturing this entrepreneurial potential. In Accrington Town Centre the an Enterprise Haven premises are currently planned to be based has been developed on the upper floor of the Market Hall in Accrington Town Centre.
8	Page 26, para 2.36	Deletion of the following text: The housing market renewal programme is based on 5 Area Development Framework Areas across Hyndburn. Three of these areas lie directly adjacent to the town centre, West Accrington and Church, Peel and Barnfield and Springfield and Scaitcliffe. Replacement with the following: Work on the development of high quality new homes on cleared sites along Blackburn Road is now well underway and although the benefits of the Housing Market Renewal Programme can clearly be seen, the Government has announced that the programme will be terminated.
9	Page 27, para 2.45	Delete this paragraph: 2.45 A key issue in the future development of the Borough is the adjacency of the Blackburn urban

		area, as over time this is becoming closer to the Hyndburn area through new development.
3.0 Characteristics and Key Issues		
10	Page 30, Figure 8: Landuse	Modify plan to update the position on the skills centre site on Eagle Street. This site is shown as vacant but it has been developed by Tesco.
11	Page 31, para 3.6	<p>Insertion of the following text:</p> <p>In terms of retail the multiple retailers are mostly located in the two retail parks off Eastgate and Hyndburn Road and within and around Broadway and the Arndale Shopping Centre. A superstore has also been developed next to Accrington Railway Station on Eagle Street on the former skills centre site.</p>
12	Page 37, para 3.44	<p>Insertion of the following text:</p> <p>Accrington Town Centre Conservation Area was designated in 1976 and extended in 1979 and now incorporates much of Accrington's civic centre. The Conservation Area is generally linear in form and is arranged around the east-west axes of Blackburn Road and Cannon and Warner Street. In 2008 work was undertaken by Paul Butler Associates for the Council on an assessment of the character and heritage of the Conservation Area, the development of a strategy and management plan.</p>
13	Page 41, para 3.62	<p>Replacement of the text as follows:</p> <p>3.62 The station is a shadow of its former self, the crude waiting and ticketing facilities providing the most rudimentary of gateways. Significantly there are plans for a better quality replacement; this should aim to complement the array of quality buildings in the Conservation Area along the east side of Eagle Street. Visitors arriving by rail to Accrington are now welcomed by a well designed "eco" railway station that was designed alongside the adjacent supermarket development. From the railway station, routes to the town centre along Blackburn Road are well sign posted. From the west, the approach to Accrington by rail is much poorer. The town presents only a clutter of back-land site, low rise industrial sheds and unsightly rear elevations.</p>

14	Page 46, figure 19	delete figure 19 and replace with map showing: AAP boundary; up to date flood zones 2 and 3 (May 2011); development sites; and routes of culverted main river watercourses and their 8 metre easements.
15	Page 47, para 3.75 & 3.76	<p>amend 3.75 and 3.76 as follows:</p> <p>3.75 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. Further flood modelling will be required to has been undertaken with the Environment Agency that identifies the likely frequency and impact of flooding within the town centre. Following the guidance in PPS 25 and the legislation set in the Flood & Water Management Act 2010, the planning authority will endeavour has sought to direct development to areas of least risk by applying the sequential approach and the exception test has been undertaken where necessary.</p> <p>3.76 Hyndburn Borough Council has undertaken ing a Phase 1 Strategic Flood Risk Assessment [SFRA] and a more detailed assessment of flood risk in the town centre are due to commission Consultants as and when required to complete further investigatory work. Developers will be required to carry out Site Specific Flood Risk Assessments (FRAs) a SFRA2 as part of any further development proposals, as required by PPS25. briefs, especially those set out in the quarters policies.—These should also include information on the exact location of culverts and easements in relation to the proposed development.</p>
16	Page 47, para 3.77	<p>Amend 3.77 as follows:</p> <p>3.77 Figure 19: Flooding and Watercourses demonstrates that the location of the AAP area has a risk of fluvial flooding from the River Hyndburn, Broad Oak Water, Pleck Brook and Woodnook water, with large portions of the area being identified as being within Flood Zone 3 and 2. The confluences of the two-rivers are 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 at risk of flooding or in proximity to culverts and their easements. also applying to those sites identified in the 7 quarters.</p>

17	Page 47, following 'Flooding' section	<p>Insertion of the following text after the flooding subsection:</p> <p>Former Mine Workings</p> <p>The Hyndburn area has previously experienced mining activities which have left an environmental legacy. This legacy has the potential to lead to public safety hazards unless there is awareness and any risks have been fully considered and appropriate treatment/mitigation measures have been incorporated into new developments. The area covered by the Accrington AAP may be affected by former coal mine workings at a shallow depth and there are recorded mine entries close to the plan boundary. New development proposals should take account of any risks associated with former coal mining activities within the area and, where necessary, incorporate suitable mitigation measures to address them.</p>
18	Page 49, para 3.79	<p>Deletion of the last bullet point:</p> <p>• The railway station current levels of rail use are well below the regional and national averages, which is very disappointing for a town centre location with a rail station. The proposed refurbishment of the railway station should assist in developing rail patronage and improving the accessibility of the town centre.</p> <p>Insertion of the following bullet:</p> <p>Accrington Railway Station has now been developed and a modern and attractive "eco" station provides an attractive and modern asset for the town centre. Since its opening, patronage has increased and accessibility to the town centre has been improved.</p>
4.0 Vision, Objectives and Proposals		
19	Page 59, para 4.5	<p>Deletion of the following word:</p> <p>4.5 Proposals for new business and workspace hubs will increase economic activity and business start up and entrepreneurialism in the town. A planned new sixth form and the recent investment in Accrington and Rossendale College will improve educational and training opportunities in the town.</p>

20	Page 62, para 4.14-4.15	<p>Replacement of the text in the following paragraph (para 4.14-4.15 merged):</p> <p>The town centre represents the largest cluster of retailing and services in the Borough. However is it under-performing at present with a number of weaknesses in its retail offer and choice of shops that must be addressed. Convenience floorspace [food] is under-represented, Although convenience floorspace was under-represented, the recent completion of the Tesco Supermarket on Eagle Street has helped to increase the range of convenience and comparison goods available to shoppers in the town centre. There is a lack of choice of outlets and the comparison [non-food] offer is becoming dominated by discount retailers. There is a higher number of vacancies than competing centres particularly around the prime pitch along Broadway and in places a poor shopping environment. All of these factors affect the number of people visiting the centre and its vibrancy and vitality.</p>
21	Page 62, para 4.19	<p>Replacement of the text in the following paragraph:</p> <p>The convenience sector within the town centre is under-represented, limited to a small Marks and Spencers and Iceland. There are a number of eEdge of centre stores including Tesco, Asda, Aldi and Netto Morrisons, the frequency of linked trips between these stores and the town centre is low. [It should be noted that Tesco have secured a planning consent for a 80,000 sq ft store at the skills centre site off Eagle Street but as yet has not been implemented]. As such a significant new convenience store in the town centre would assist in attracting trade and footfall into the centre benefiting other traders. This should be located as close to the main retail pitch around the Arndale as possible to ensure linked trips and efficient use of the multi-storey car park.</p>
22	Page 63, para 4.22	<p>Delete the text within the paragraph:</p> <p>4.22 The Market Hall has receive £1.6 million of public sector funding; part of this will help create a high quality retail environment within the Market Hall which is in great need of investment in the physical fabric and interior of the building.</p>

		<p>Replacement paragraph to be inserted:</p> <p>4.22 The Market Hall has recently completed an extensive refurbishment that has been undertaken in a way that preserves and enhances the value of the listed building. The refurbishment has not only created a high quality retail environment and improved the condition and appearance of the market stalls, but an enterprise hub has been developed on the upper floor alongside a café and exhibition area.</p>
23	Page 73, para 4.59	<p>Replacement of the text in the following paragraph:</p> <p>4.59 The College is has also playing played an important partner role in the Constructing the Future (CTF) project, launched by Elevate through the Housing Market Renewal programme. Through investment in Housing Market Renewal, the Elevate programme will have a significant impact on the construction industry in Pennine Lancashire with increased demand for skilled local labour, qualified contractors and suppliers.</p>
24	Page 74, para 4.62	<p>Delete the following text within the paragraph:</p> <p>4.62 To enhance educational facilities in the Borough through the Building Schools for the Future Programme. This will be delivered by the Building Schools for the Future programme 2008-10 and the primary capital programme which commenced in April 2009.</p>
5.0 Range of Uses, Employment Development and Housing		
25	Page 79, para 5.6	<p>Delete the following text within the paragraph:</p> <p>A need was identified for additional convenience floorspace.</p> <p>Replace with the following text:</p> <p>Although a need was identified for additional convenience floorspace, much of this has been absorbed by the development of a new supermarket on Eagle Street next to Accrington Railway Station.</p>

26	Page 79, Table	Update table titled "Policy Context for Chapter 5.
27	Page 80, para 5.11	<p>Delete the following text from paragraph 5.11:</p> <p>The convenience sector within the town centre is under-represented limited to a small Marks and Spencers and Iceland. Edge of centre stores included Asda, Aldi and Netto, but the frequency of linked trips between these stores and the town centre was thought to be low. As such, the development of the new store on the Eagle Street site could assist in attracting trade and footfall into the centre, benefiting other traders. This should be located as close to the main pitch around the Arndale as possible to ensure linked trips and efficient use of the multi-storey car park.</p> <p>Delete paragraph 5.12</p> <p>Planning consent has been granted for a new retail store [8599 square metres] with car parking and landscaping on the former skills centre site on Eagle Street which is defined as edge of centre.</p>
28	Page 81, Policy ATC2 and supporting text	<p>Amendments (additions and deletions) to the policy wording and supporting text as follows:</p> <p><i>(Policy Wording)</i></p> <p>POLICY ATC2 SHOPPING FRONTAGES AND THE USE OF FLOORS ABOVE SHOPS</p> <p>In order to protect and strengthen the retail offer in the town centre the Council will control the use of ground floor premises in shopping streets through the exercise of its planning powers to safeguard and enhance the vitality and viability of the town centre:</p> <ul style="list-style-type: none"> Primary Frontages: proposals for a change of use, including through redevelopment, from retail [Class A1] to other uses at ground floor level will not be permitted provided that the proposal would not result in a concentration if of non-A1 uses which would cumulatively (including any unimplemented planning permissions) amount to more than 20% of the length of the primary frontage within any one of the defined sections. A5 (Hot food take-aways) uses will not be permitted in the primary shopping area;

		<ul style="list-style-type: none"> • Secondary Frontages: proposals for a change of use, including through redevelopment, from retail [Class A1] to financial and professional services [Class A2] or restaurants and cafes [Class A3] to other uses at ground floor level will be permitted, provided that the proposal would not result in a concentration of non-A1 uses which would cumulatively (including any unimplemented planning permissions) amount to more than 40% of the length of the secondary frontage within any one of the defined sections and the amalgamation of floor plates does not exceed 400m²; & • Other Frontages: changes of use, including through redevelopment, of existing shops [Class A1] to other uses appropriate to a shopping frontage, such as: drinking establishments [Class A4], hot food take-away [Class A5], community service offices and meeting places, surgeries and consulting rooms, entertainment and recreation uses, police use and facilities for public administration will be considered on their merits. However what should be avoided is the concentration of similar uses whose cumulative impact would be to the detriment of either environmental quality, amenity, parking, the streets retailing function or would increase the risk of antisocial behaviour. <p>In addition to the above requirements, all applications will be considered in relation to their impact on town centre vitality and viability and shopping frontages in respect of:</p> <ul style="list-style-type: none"> • Clustering of similar non A1 uses; • Design and appearance of shop frontages and associated signage; • Impact on amenity and environmental quality; • Hours of operation; and • Car parking and servicing provision. <p>Applications will be considered against the policy and the policy will be rigorously applied. The Council will use its planning powers through the Development Management DPD to manage general aspects of development and Supplementary Planning Documents to provide detailed guidance to improve the design of shopfronts and the enhancement of the overall quality of the</p>
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		<p>streetscene.</p> <p>The change of use of upper floors above shops to residential, offices or other appropriate service or community uses, which maintain or enhance the character and vitality of the centre and broaden the range of services will be considered on their merits.</p> <p><i>Note: Policy ATC2 must be read in conjunction with Appendix 3:Active Shopping Frontages Plan. Where a defined shopping frontage crosses a road/street the road should not be counted in the calculation of the percentage of frontage occupied by non-shopping uses.</i></p> <p><u>(Supporting Text)</u></p> <p>The character and attractiveness of Accrington’s shopping streets are attributes which the Council and the community seek to maintain. The control of changes of use from A1 retail is necessary to protect the vitality and viability of the Primary Shopping Area.</p> <p>Primary frontages are focused on Broadway and Union Street. New retail facilities proposed will extend the Primary Shopping Area and provide additional primary frontages.</p> <p>Secondary frontages complement the main retail core and are appropriate locations for a range of services ancillary to retail uses, such as banks and building societies [A2 uses], restaurants and cafes [A3 uses], which meet customer needs, add to the centre’s diversity and vitality and provide activity outside shopping hours. However, the cumulative impact of non-retail uses in a shopping street can adversely affect customer footfall and overall attraction by creating inactive frontages and a change in character.</p> <p>Non A1 uses which are considered acceptable in the Primary and Secondary retail frontages are defined as uses within A2, A3, A4, B1(a)(offices), C1, D1, D2 of the Use Classes Order and sui generis uses considered appropriate in a town centre, including theatres, launderettes, taxi booking offices, tanning studios, and amusement arcades. A5 uses (hot food takeaways would only be appropriate in secondary and other frontages.</p>
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29	Page 84, Policy ATC3	<p>Delete the second bullet point from the policy:</p> <ul style="list-style-type: none"> ● Work with partners to achieve the heritage led regeneration plans for the Market Hall; [Proposal Site 3]
30	Page 84, para 5.30	<p>Change the paragraph as follows:</p> <p>In recognising its importance and its future potential as a retail and business attraction, the Council</p>

		has invested £1.6m in restoring the Market Hall. This sought to retain and enhance the character of the listed building through the provision of a more attractive shopping environment and utilising the upper floor as an enterprise hub.
31	Page 123, para 8.58	<p>Insert new text at end of paragraph:</p> <p>However, to replace a significant proportion of this loss in parking two new car parking sites are proposed the first within the Grange area and the second within the Skills Centre site as part of the development of a new supermarket. This allows customers to stay for an extended period to maximise the possibility of linked trips to the town centre and supermarket.</p>
6.0 Urban Design and Environmental Quality		
7.0 The Historic Environment		
32	Page 106, para 7.29	<p>Insert reference to Conservation Area Appraisal after first sentence:</p> <p>A Conservation Area Appraisal and Management Plan was undertaken in 2007 by Paul Butler Associates.</p>
8.0 Transport and Access		
33	Page 113, para 8.18	<p>Modify last sentence of paragraph:</p> <p>Although various alternative locations for a new bus station facility have been explored as part of the masterplanning process, planning permission has now been granted for the development of a new bus station on the Crawshaw Street site.</p>
9.0 Town Centre Management		
34	Policy ATC 21	<p>Delete last paragraph of Policy</p> <p>It is the intention to create an Accrington Town Centre Development Board [TCDB] which will look at the wider strategic view of the town centre and Hyndburn as a whole as part of the wider sub regional and regional economy. Whilst the TCRB will still be in operation, it is felt that establishing</p>

		a Strategic Development Board is crucial to the delivery of the AAP.
10.0 Infrastructure Provision and Flood Risk		
35	page 130	<p>Insert new policy and supporting text:</p> <p><i>(Policy Wording)</i></p> <p>ATC24: FLOOD RISK AND CULVERTED MAIN RIVER WATERCOURSES</p> <p>a) All planning applications for development of sites of 1 hectare or more in flood zone 1 and all proposals for new development located in flood zones 2 and 3 on sites identified in this plan and other sites which may come forward for development shall be accompanied by a site specific flood risk assessment (FRA) to be undertaken by the developer. The assessment should include measures to be taken to manage and mitigate the risk.</p> <p>b) All proposals for development on sites which include sections of culverted main river watercourses or its 8 metre easement must include details of the exact location of the culvert and its easement, the presence of which must be taken into account in the development of the site.</p> <p>Consideration should be given in the design and layout of sites to the opportunity to open up and naturalise the culverted river watercourse.</p> <p><i>(Supporting Text)</i></p> <p>Section 3.74 onwards identifies that areas of the town centre are at risk of flooding. The Council has demonstrated the sequential approach to site selection and where appropriate has carried out the Exception Test as required by PPS25. The Environment Agency has undertaken further modelling of flood risk in the town centre. This demonstrates that flood risk needs to be managed and mitigated in areas at high risk of flooding to ensure delivery of sites. Specific measures identified through the flood risk work to date are included in the policies for the relevant sites within the Spatial Quarters policies (AQ2 and AQ4). The requirement to undertake site specific flood risk</p>

		<p>assessments (FRA's) is a requirement of PPS25 as is the requirement to include such a policy in Local Development Documents. Developers should liaise with the Environment Agency and the local planning authority at an early stage in preparing the FRAs.</p> <p>It is recognised that the presence culverted main river watercourses and their 8 metre easements may present a constraint to development in certain parts of the town centre. Their location is shown at figure 19. The Environment Agency has indicated the sites are deliverable from a culverted main river watercourse perspective provided that they are designed to incorporate the culverts and/or 8 metre easements into the layout of the site.</p> <p>Where possible, design and layout of sites should consider the deculverting of the watercourses unless developers can demonstrate that this is not reasonably practicable. Deculverting may contribute towards meeting Water Framework Directive objectives for the area.</p>
11.0 Spatial Quarters		
36	Page 134-135, Figure 43: Accrington Town Centre Area Action Plan Proposals Map	The proposals map to be relabelled as "Illustrative Masterplan" with site 32 Cross Street removed and replaced by an extended Environmental Improvement Site H Grange Park.
37	Page 137, Para 11.1	<p>Amend the first sentence in the paragraph as follows:</p> <p>Figure 43 and Appendix 2 presents an illustrative Masterplan for the Town Centre and Appendix 2 contains the Accrington Town Centre Area Action Plan Proposals Map and its Quarters. Set out below are key changes proposed for each quarter. The rest of the chapter outlines more detailed proposals for each quarter through Quarter Base Planning Policies. Planning Policies of Part B of this AAP should be read alongside Quarter Base Policies of Part C of this AAP.</p>
38	Page 140, Figure 46: Blackburn Quarter	Update plan including further information such as site annotations and road names.
39	Page 141 Policy AQ1 Blackburn Road	Delete the following text:

	Quarter	<ul style="list-style-type: none"> [3] Refurbishment of the Market Hall and introduction of new uses. Enhancing the pavilions by new canopies, stall layouts and public realms. <p>Insertion of the following new text:</p> <p>[16] Restoration of the Victorian Arcade and introduction of new cafes, restaurants at ground floor and residential in upper floors to a create focal point linking Blackburn Road area to Warner Street and the Grange. Any proposals for refurbishment must include provision for safe access and egress during a flood event;</p>
40	Page 144, para 11.26	<p>Amend para 11.26 as follows:</p> <p>The Market Hall has recently been restored and re-furbished with the provision of modern market stalls and cafés on the ground floor and the development of an enterprise hub on the first floor which is supported by a business support centre. Both the indoor market and outdoor market need investment to secure their sustainability. It was identified through the masterplanning stage that the indoor market required investment in the structure and fittings as well as the conversion of the upper floor spaces. This could include a new café and managed workspace units. The Market Hall has subsequently received £1.6 million of funding from the Local Enterprise Growth Initiative [LEGI] and the renovations are near completion. The outdoor market could be improved to provide a more effective and attractive layout and design that would increase popularity and trading of the market. This should be based around:</p> <ul style="list-style-type: none"> • Creating a more active and animated frontage to the outdoor market. • Creating a more traditional market character • Opening up the attractive Market Hall elevation • Reconfiguring and structuring of stall layouts to support better trading; & • Improving the public realm around the market once the bus station has relocated, creating a flexible and attractive setting for Market activities.
41	Page 145 para 11.35 (Victorian Arcade)	<p>Insertion of new text as follows:</p> <p>It also provides an important route from the Blackburn Road area to the Grange and Warner Street. The ground floor units could provide a cluster of cafes and restaurants which could be jointly marketed as a destination in the town together with exhibition space for the Tiffany Glass</p>

		collection or local artists. This would also bolster the attractiveness of Warner Street. These eating places could focus on dishes that used local Lancashire produce and complement the role of the Market where you can buy such produce. Upper floors could be converted to residential uses. The Arcade is located in an area at high risk of flooding (zones 2 and 3) and above a culverted main river watercourse. Any proposals for refurbishment must be able to demonstrate that safe access and egress can be achieved during a flood event.
42	Page 146, Figure 47: Arndale Quarter	Update plan including further information such as site annotations and road names.
43	Page 147 Policy AQ2 Arndale Quarter	<p>Insertion of new text as follows:</p> <p>The Council will work with land and property owners and developers to secure the comprehensive development and upgrading of this area, including partial redevelopment to provide high quality development, which should include:</p> <ul style="list-style-type: none"> • [12] Relocation of the bus station to Crawshaw Street creating a new town centre gateway and a new 12 stand bus interchange; • [33] Redevelopment of former Kwik Save building for new retail development as part of bus station gateway to town and viaduct Gateway improvements; • [4] Extending and remodeling existing retail units by using upper floors and extending floorplates to create larger units and attracting major retailers into the town; • [4] Using the current oversized servicing yard of the Arndale for new retail extensions and a new unit facing Broadway improving this frontage; • [30] Potentially to expand retail development up to Eastgate by removal of poor condition properties on Whalley Road creating new attractive frontage to Eastgate and creating a better impression of the town at a key arrival point; • [J] Public realm improvements to Broadway to potentially provide partial canopies, increase landscaping and improve seating; & • [23] Removal or refurbishment of 2-16 Broadway and to be replaced with a high quality new retail building with larger retail units, with an attractive frontage and access onto Broadway and addressing the poor quality service yard to rear by screening/redevelopment.

		Any proposals for development of sites 4 and 23 must include provision for safe access and egress during a flood event. In the case of redevelopment of site 23, any proposals must include measures to mitigate and manage flood risk. Any proposals for Arndale Centre, including site 4 must be designed so that development does not increase loading onto the culverted main river watercourse and must include pre and post condition surveys of the culvert.
44	Page 149, after paragraph 11.47	<p>Insertion of new text as follows:</p> <p>The Arndale Quarter includes significant areas at high risk of flooding which should be taken into account in developing proposals for sites. Modelling shows that these sites are in hazard categories of danger for all (site 23) and danger for most (site 4). Provision of safe access and egress during a flood event and incorporation of flood management and mitigation measures are important requirements that should be taken on board from the outset. In addition, the River Hyndburn forms an enclosed culverted main river watercourse within the Quarter and impact on it must be taken into account in any development proposals. Development of any sites will need to meet requirements for site specific flood risk assessments (FRA's) in accordance with Policy ATC24.</p>
45	Page 151, Policy AQ3	<p>Delete text from Policy AQ3</p> <ul style="list-style-type: none"> [8] La-de-da's [former Liberal Club] converted to residential uses. <p>(completed)</p>
46	Page 153, para 11.53	<p>Change start of paragraph as follows:</p> <p>Due to its location, character and size of buildings it does lend itself to residential town centre living and there are a number of planning permissions for the change of use of buildings in this quarter for residential use. This market is currently being tested by the planned conversions of La-di-da's and the Baptist Church for such uses. In the longer term.....</p>
47	Page 154, Figure 49: The Grange Quarter	Plan to be updated to reflect the updated Illustrative Masterplan (change to site 32 from development site to an environmental improvement area. Further update to include further information such as site

		<p>annotations and road names.</p>
<p>48</p>	<p>Page 155, policy AQ4</p>	<p>Amendment to the policy as follows:</p> <p>The Council will work with land and property owners and developers to secure the comprehensive development and upgrading of this area, including partial redevelopment to provide high quality development, which should include:</p> <ul style="list-style-type: none"> • [19] The creation of a new landmark gateway development on the Spring Gardens/Manchester Road site for residential use; • [25 and 6] The restoration and refurbishment of the Magistrates Court [following relocation] and the former Fire Station complex to be promoted for mixed use development together with exploring the potential for new development on the existing vehicular depot site; • [17, 18 and 31 and 32] Redeveloping the area to the south & north of Grange Lane for a mix of housing, including flats, townhouses & mews; • [20] The creation of new managed workspace and workshop units; • [H] Creating a new park in the heart of the area around Broad Oak Water (including consideration of Deculverting Broad Oak Water); • [G] Creation of new pocket park at Cross Street; • [O] Creation of new courtyard public space to contribute to sequence of spaces from Oakhill Park to the town centre; • [P] Public realm improvements at the Toll House to contribute to improving town centre approach; <p>In order to address flood risk issues within the Grange Quarter:</p> <ul style="list-style-type: none"> • New development of site 17 will be restricted to the parts of the site within flood zones 1 and 2; • Proposals for development of sites 6, 19 and 25 must include measures to manage and mitigate flood risk, including the following requirements: <ul style="list-style-type: none"> - finished floor levels to be set no lower than 600mm above the 1 in 100 year flood level plus 20% for climate change (relevant to AOD); - identification of overland flood routes to ensure safe access and egress; - commitment to flood proofing;

		<ul style="list-style-type: none"> - evacuation plans; and - any other measures arising from the site specific flood risk assessment (FRA). <p>Areas of the Grange Quarter has previously experienced mining activities which have left an environmental legacy. Development proposals within this area should address and mitigate any ground stability issues including those arising from mining legacy.</p>
49	Page 157, para 11.66	<p>Amendment of the paragraph to include the insertion of the following text:</p> <p>Proposals for the area focus on retaining those buildings of townscape and historic value and redeveloping other sites for new uses, predominantly for town centre housing but also for new modern workspace and workshop units. Much of the Grange Quarter lies within areas at medium and high risk of flooding. In accordance with PPS25, the Exception test has been carried out in relation to sites 6, 19 and 25 and specific measures have been identified to manage and mitigate the risk of flooding. . This is particularly relevant where sites are being developed for residential purposes. This use considered as a “more vulnerable” use in flood zone 3a. Development any sites will need to meet requirements for site specific flood risk assessments (FRA’s) in accordance with Policy ATCX.</p> <p>Two major open spaces are proposed along Broad Oak Water and Cross Street to enhance the character of the area and provide for greater use and activity. Consideration should be given to the Deculverting of Broad Oak Water to assist in improving it under the Water Frameworks Directive.</p>
50	Page 158, Figure 50: Scaitcliffe Quarter	Update plan including further information such as site annotations and road names.
51	Page 159, Policy AQ5	<p>Delete first four bullet points:</p> <ul style="list-style-type: none"> • [1a] New convenience retail opportunity / residential development / leisure and business development. [Planning permission for a new supermarket has now been granted by HBC but is yet to be implemented].

		<ul style="list-style-type: none"> • [1b] Planning permission for a new train station has now been approved by HBC with new waiting and ticketing facility. • [2a] Residential development opportunity, a new apartment block of waterside apartments has now been completed • [2b] New Health Centre, recently completed and opened. <p>(All completed).</p>
52	Page 162, Figure 51: Hyndburn Road Quarter	Update plan including further information such as site annotations and road names.
53	Page 166, Figure 52: Eastgate Quarter	Update plan including further information such as site annotations and road names.
54	Page 167, policy AQ7	<p>Amend the policy to include the following additional sentence:</p> <p>POLICY AQ7 EASTGATE QUARTER</p> <p>The Council will work with land and property owners and developers to secure the comprehensive development and upgrading of this area, including partial redevelopment to provide high quality development, which should include:</p> <ul style="list-style-type: none"> • [24, 34 & 35] To redevelop the Eastgate Retail Park site and existing buildings along Eastgate in part with strong mixed-use [new office/retail block] frontages to Eastgate together with sensitively designed residential development with a mix of units and open space aligned to the rear of the mixed-use elements. Consideration should be given as part of any proposals to the opportunity to deculvert Pleck Brook as part of any development of sites 34 and 35; • [36] To redevelop the former Volvo Dealership site for residential development with a mix of units and open space; • [29] Development of a flagship gateway building for a commercial/business end use; • [I] New high quality town centre gateway at Abbey Street by reconfiguring the junction and public realm improvements; • [L] Improving the Burnley Road gateway by re-opening Burnley Road to vehicular traffic at

		<p>Whalley Road and simplifying junction;</p> <ul style="list-style-type: none"> • [V] Improving the gateway at Whalley Road by simplifying junction and creating new better quality frontages; • [M] Improving the environmental quality of Eastgate by creating a 'boulevard' through new tree planting, better pedestrian crossings and attractive new development creating a stronger frontage to this road; & • [T] Improving the route from the town centre up Avenue Parade to the Coppice by landscaping and better pedestrian crossings.
55	Page 169, para. 11.94	<p>Insertion of the following sentence at the end of the paragraph:</p> <p>The accessibility of this area to the M65 corridor and Manchester Road could make it attractive for modern office space to be developed though a flagship gateway building together with strong mixed use frontages along Eastgate and substantial sensitive residential development.</p> <p>Consideration should be given to the deculverting of Pleck Brook as part of the development of sites 34 and 35 to assist in improving it under the Water Frameworks Directive.</p>
12.0 Implementation and Monitoring		
13.0 Appendices		
56	Page 188-189, Appendix 1, Figure 43: Accrington Town Centre Area Action Plan Proposals Map	Proposals Map to be replaced which clarifies the extent of the proposed allocations (including key boundaries and constraints) and removes site 32 Cross Street as a housing allocation.
57	Page 190-191, Appendix 2, Figure 43: Accrington Town Centre Area Action Plan: Key Boundaries	The key boundaries map to be deleted as it duplicates the proposals map at page 134-135.