

## Pendle Local Plan Part 1: Core Strategy – Examination

### Schedule of Additional Modifications: 29/05/2015

Deleted text is marked with strikethrough e.g. ~~Core Strategy~~

New text is marked with underline e.g. Core Strategy

This schedule presents the Additional Modifications proposed by the Council as a result of the Examination.

Modification Number	Page	Paragraph/ Policy	Mod type (M/A)	Change	Reason for change
AM001	0	Front Cover	A	"2011-2030"	Response to the Inspector's further questions (C/004), adding clarity with regard to the time horizon for the plan.
<b>Chapter 1 – Preface</b>					
<b>Chapter 2 - About the Core Strategy</b>					
AM002	5	2.1	A	Amend paragraph 2.1 to read: "...and growth in Pendle <del>over the next 15 years</del> <u>for the period 2011 to 2030.</u> "	Response to the Inspector's further questions (C/004), adding clarity with regard to the time horizon for the plan.
AM003	7	2.6	A	Amend paragraph 2.6 to read: "...which will guide development and growth in Pendle <del>over the next 15 years</del> from 2011 to 2030, by setting out:"	Response to the Inspector's further questions (C/004), adding clarity with regard to the time horizon for the plan.
AM026 (Supersedes MM067)	8		A	Amend the fourth paragraph of the yellow box to read: " <del>At this time there are no plans to review the general extent of the Green Belt in Pendle. However, in the preparation of</del> <u>Although the Core Strategy has identified exceptional circumstances<sup>(8)</sup> have been identified for the release of Green Belt land to allow for the allocation of provide a Strategic Employment Site (Policy WRK3) the general extent of the Lancashire Green Belt is to be maintained. A detailed review of Green Belt boundaries around settlements in Pendle will be carried out as part of the preparation of the Pendle Local Plan (Part 2): Site Allocations &amp; Development Policies.</u>  Footnotes: <sup>(8)</sup> National Planning Policy Framework (paragraph 83)."	Address a matter raised in Hearing Session 1 requesting an additional reference to the need for a future review of the Green Belt (referred to in Policy ENV1, paragraph 8.46).

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<b>Chapter 3 - Our Spatial Issues: Pendle Today</b>					
AM004	15	3.1	A	Amend paragraph 3.1 to read: “...Pendle <del>represents</del> highlights the...”	Typographical error
AM005	18	3.15	A	Amend paragraph 3.15 to read: “...in places <del>extreme</del> high wealth and <del>extreme</del> poverty sit...”	Inconsistent wording
AM006	18	3.19	A	Amend paragraph 3.19 to read: “On <u>the</u> western edge...”	Typographical error
AM007	19	3.28	A	Amend paragraph 3.28 to read: “...steadily over a number of years. <del>The total fertility rate of 2.21 in 2011 is one of the highest in Lancashire, well above the regional and national averages of 1.93 children per woman.</del> <sup>(30)</sup> ”	Repetition of information in paragraph 3.51
AM008	24	3.60	A	Amend paragraph 3.60 to read: “...significantly <del>lowre</del> lower...”	Typographical error
AM009	25	3.67	A	Amend paragraph 3.67 to read: “However, like the rest of the borough, <u>the</u> town is a...”	Typographical error
AM010	26	3.69	A	Amend paragraph 3.69 to read: “Of the <del>31,5000</del> 31,500 employees...”	Typographical error
AM011	26	3.69	A	Amend paragraph 3.69 to read: “...and national (80.6%) figures. <del>This is considerably higher than the national average of 77.%. ”</del> ”	Repetition / inconsistency in use of national figures.
AM027 (Supersedes MM012)	29	3.90	A	Amend paragraph 3.90 to read: “ <del>The quality of the areas built heritage is also widely recognised, with over 14% of the borough included within one of 23 Conservation Areas. In addition there are 314 Listed Buildings and 11 Scheduled Ancient monuments in Pendle. Although many of the mill chimneys that once punctuated the skyline are now gone, and the skies above our towns are consequently much clearer, fine examples of the areas rich industrial heritage abound, and 76 of the 177 textile mills that remain are largely intact. Historic buildings and places form the backdrop to our daily lives, and in Pendle they provide interest and enjoyment for both residents and visitors alike. The historic environment has shaped our identity and careful conservation of the area’s built heritage protects our most visible link with the past. Pendle has a rich and diverse history, ranging from the Iron Age to the industrial age. This variety makes a significant contribution to the special identity, character and distinctiveness of the borough. It provides a sense of place, enriching the quality of life of its residents, making a significant contribution to the local economy through leisure and tourism, and acting as a focus for heritage-led regeneration. The quality and variety of Pendle’s historic environment is widely recognised, with 11 scheduled monuments and over 300 listed buildings. The value of their surroundings is also acknowledged, with over 14% of the borough included within one of its 23 conservation areas. Towns, villages, hamlets and scattered farmsteads lie within distinctive and often dramatic landscapes. The town centre in Colne sits astride a prominent ridge, in Trawden Forest farms and hamlets are set within a historic landscape of</del> ”	Response to a comment made by English Heritage, providing additional detail relating to Pendle's historic environment, to help demonstrate that full consideration has been given to the relevant issues.

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				<p><u>stone vaccary walls, whilst towards Pendle Hill exposed villages and farms cling to the hillside. The three larger towns of Nelson, Colne and Barnoldswick each have a strong and distinctive urban landscape with key landmark buildings. There is also great variety and contrast between the villages and hamlets of the borough. Newchurch-in-Pendle is set on the open slopes of Pendle Hill, whereas Wycolter sits within a narrow valley. But, a constant and unifying feature is the distinctive use of local stone and slate, and the simple and robust forms of the vernacular building styles.</u></p> <p><u>In addition to the Medieval parish churches in Colne, Barnoldswick and Bracewell, the oldest buildings in the borough reflect the area's origins in the rural pre-industrial farming settlements of the 16th, 17th and 18th centuries. Pendle has a large number of high quality stone houses dating from this period, a result not only of the wealth and social status of the gentry families and yeoman farmers of the time, but also of the local supply of good building stone. Today the attractive environment of such areas as Pendleside, Trawden Forest and West Craven is a major draw for tourists, but the relative decline of traditional farming activity means that there are pressures to convert and alter barns and other farm buildings for new uses, particularly residential.</u></p> <p><u>From the 17th century onwards many of these early farming settlements diversified into textile production, with cottages being adapted to accommodate looms. From the late 18th century textile manufacture moved into purpose built mills with their distinctive north-light weaving sheds, initially water-powered such as at Higherford Mill, then from the mid-19<sup>th</sup> century steam-powered. From these early origins the textile industry in Pendle grew to become one of the most significant centres for cotton weaving in the world.</u></p> <p><u>The arrival of the Leeds &amp; Liverpool Canal in the 1790's provided greater impetus for industrial growth. It also has its own distinctive heritage of locks, bridges and warehouses. Although many of the mill chimneys that once punctuated the skyline are now gone, fine examples of the area's rich industrial legacy remain, although increasingly fragile and subject to pressures for alteration and redevelopment."</u></p>	
AM012	29	3.94	A	<p>Amend paragraph 3.94 to read:  <del>"...to be protected. A daily inter-city coach service operates between Colne and London Victoria Coach Station."</del></p>	Repetition of information in paragraph 3.93.
AM029 (Supersedes MM069)	30	3.99	A	<p>Amend paragraph 3.99 to read:          "This brief snapshot illustrates that it is essential for Pendle to work in partnership with neighbouring authorities to address economic, social and environmental issues, which are the three pillars of sustainable development. A number of evidence base studies have been prepared in partnership with our neighbours, looking at issues as diverse as housing, gypsy and traveller accommodation requirements, renewable and low carbon energy, <u>playing pitches, ecological networks</u> and other</p>	Address issue raised in Hearing Session 3 to include a reference to the natural environment, biodiversity and ecology in relation to cross boundary issues.

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				infrastructure requirements.”	
AM022	32	3.108	A	Amend bullet point 15 of paragraph 3.108 to read: <ul style="list-style-type: none"> <li>“Protect and enhance our valuable natural and <del>built heritage</del> <u>historic environment</u>.”</li> </ul>	Response to a comment made by English Heritage to better reflect the wording in the Framework (¶126-141).
<b>Chapter 4 - Our Spatial Vision: Pendle Tomorrow</b>					
<b>Chapter 5 - Our Strategic Objectives: What We Need To Do</b>					
AM023	35	SO10	A	“Ensure that new development respects our natural and <del>man-made heritage</del> <u>historic environments</u> , by seeking to protect, maintain and enhance those sites and habitats (including their wider settings) which are valued for the positive contribution they make to the character of our landscape, townscape or biodiversity”	Response to a comment made by English Heritage to better reflect the wording in the Framework (¶126-141).
<b>Chapter 6 - The Key Diagram</b>					
<b>Chapter 7- Our Spatial Strategy: Where and How We Will Deliver</b>					
AM013	42	Policy SDP1, 1st Paragraph	A	Amend 1 <sup>st</sup> paragraph of Policy SDP1 to read: “...with <del>policies</del> <u>policies</u> in neighbourhood...”	Typographical error
AM079	47	Policy SDP2	A	Amend Indicator SD03 to read: “Amount of new development completed on PDL in the following locations (in ha): - Borough –wide ( <u>Core Strategy</u> ), - Conservation Areas ( <u>SPD</u> ), - Bradley AAP area ( <u>DPD</u> ).  Amend Indicator HS04 to read: “Number of <del>news</del> dwellings”	To make clear that the indicator will be used to assess the performance of planning policy in different documents and locations. Typographical error.
AM030 (Supersedes MM036)	50	Policy SDP3	A	Amend the first sentence of Policy SDP3 to read: “ <del>In order to achieve sustainable housing growth over the plan period, the</del> <u>The</u> location of new housing, including the allocation of sites in the Pendle Local Plan Part 2: Site Allocations and Development Policies, should be guided by the percentages in Table SDP3a”	Response to the Inspector’s additional further questions (C/012), providing a clearer and more concise policy.
AM031 (Supersedes MM037)	53	Policy SDP4	A	Amend the first sentence of Policy SDP4 to read: “ <del>In order to achieve sustainable economic growth over the plan period, the</del> <u>The</u> location of new employment land, including the allocation of sites in the Pendle Local Plan Part 2: Site Allocations and Development Policies, should be guided by the percentages in Table SDP4a.”	Response to the Inspector’s additional further questions (C/012), providing a clearer and more concise policy.
<b>Chapter 8 - Our Foundations for a Sustainable Future: Improving the Environment We Live In</b>					
AM033	63	8.13	A	Insert the following footnote: “ <u>Department for Environment, Food and Rural Affairs (DEFRA) (2010) Making Space for Nature,</u>	Response to a request from the Lancashire Wildlife Trust.

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				<u>London, DEFRA”</u>	
AM034	63	8.13	A	<p>Insert a new paragraph after 8.13 to read:</p> <p><u>“In 2013 the Lancashire Local Nature Partnership (LNP) commissioned the Lancashire Wildlife Trust (LWT) and the Lancashire Environment Record Network (LERN) to jointly develop an ecological network for the county. This work centred on the existing hierarchy of designated biodiversity and geodiversity sites, together with mapping and modelling of the intervening networks for three priority habitat groupings: i) Woodland; ii) Grassland; and iii) Wetland and Heath. The resulting ecological network is made up of a collection of habitat areas which are connected by movement corridors through the intervening habitat matrix.”</u></p>	To update the position with regard to the establishment of a Lancashire Ecological Network.
AM035	63	8.15	A	<p>Amend paragraph 8.15 to read:</p> <p><del>“In addition there are 18 UK Biodiversity Action Plan (BAP) key habitats known to be present in Pendle. These cover a mixture of habitat types including:</del></p> <ul style="list-style-type: none"> <li><del>• Grassland;</del></li> <li><del>• Boundary;</del></li> <li><del>• Heathland;</del></li> <li><del>• Woodland;</del></li> <li><del>• Inland rock;</del></li> <li><del>• Wetland and;</del></li> <li><del>• Freshwater</del></li> </ul> <p><u>The Pendle Biodiversity Audit (Table 4.1) indicates that at least 39 priority species (Table 4.2) and 18 priority habitats are known to be present in Pendle. (Footnote: These species and habitats are identified in the UK Biodiversity Action Plan (BAP) which, although succeeded by the UK Post-2010 Biodiversity Framework in 2012, still provides the basis for the statutory lists of priority habitats and species required by the EU Habitats Directive / Section 41 of the Natural Environment and Rural Communities (NERC) Act.)”</u></p>	To update the position with regard to the presence of priority species and habitats in Pendle.
AM036 (Supersedes M014)	66	8.33/8.34	A	<p>Amend paragraphs 8.33 and 8.34 to read:</p> <p>“It is important to protect the best of our built-heritage. Once lost, a heritage asset cannot be replaced and its loss may have cultural, environmental, economic and social implications. A large part of Pendle’s built environment was formed during the industrial revolution but significant elements date back much further.</p> <p><del>Those locations of greatest historical value are designated as conservation areas, whereas individual buildings ranging from medieval churches to textile mills, vernacular houses and farm buildings are listed and graded according to their historic importance or architectural merits. Protection is also afforded to other heritage assets such as Scheduled Monuments, Historic Parks and Gardens, archaeological remains and the settings of landscapes, places and features. and which reflect the</del></p>	Response to a comment from English Heritage, providing additional details on Pendle's Historic Environment to help demonstrate that full consideration is given to the issues.

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				<p><u>quality and character of the borough are designated as conservation areas. Pendle currently has 23 conservation areas which cover some 14% of the borough. These areas vary widely in character and have many different qualities. This is indicative of the variety to be found in Pendle's landscapes and buildings, which range from the scattered pre-industrial farming settlements of the 16th, 17th and 18th centuries (for example those found at Whitehough, Wycoller, Greenfield, Scholefield &amp; Coldweather, Sabden Fold, Edge End and Southfield) to the more familiar urban legacy of Victorian terraced housing and textile mills (seen to good effect at Whitefield and Lomeshaye Hamlet). Many conservation areas derive much of their character from the interplay of the built form and the varied topography found in Pendle, which often imparts a dramatic spatial quality. Examples are Colne town centre (Albert Road) where the striking Victorian skyline is viewed astride a prominent ridge. As a contrast, the wide open moorland spaces of Trawden Forest contain a unique historic landscape of field boundaries and farmsteads relating to medieval vaccary farms and later copyhold farms.</u></p> <p><u>In addition to conservation areas, individual buildings ranging from medieval churches to textile mills, vernacular houses and farm buildings are listed and graded according to their historic importance or architectural merits. Protection is also afforded to other heritage assets such as Scheduled Monuments, Historic Parks and Gardens, archaeological remains and the settings of landscapes, places and features.</u></p> <p>The Framework (paragraph 126) requires local planning authorities to set out a positive strategy taking into account:</p> <ul style="list-style-type: none"> <li>• <del>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</del></li> <li>• <del>The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</del></li> <li>• <del>The desirability of new development making a positive contribution to local character and distinctiveness; and</del></li> <li>• <del>Opportunities to draw on the contribution made by the historic environment to the character of a place."</del></li> </ul>	
AM037	66	8.35	A	<p>Amend paragraph 8.35 to read:</p> <p><u>"To ensure that the biodiversity and geological assets of the borough are protected and enhanced it is important that new development respects the status of different landscapes, ecological sites, key species and habitats. Where a development proposal has the potential to adversely affect a designated site the use of different criteria, proportionate to the site's position within the hierarchy of protected sites, will be used to help assess the level of harm that is likely to be caused and to determine whether such harm is acceptable."</u></p>	Consequential amendment arising from MM082.

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AM038	66	8.36	A	Amend paragraph 8.36 to read: “It will be important to build on the work carried out on behalf of the LNP to further understand the <u>ecological networks that are present within and connected to the borough.</u> ”	Consequential amendment arising from AM034.
AM014	68	8.49	A	Reword paragraph 8.49 to read: “Policies <del>LIV4</del> <u>LIV5</u> and <del>WRK5</del> <u>WRK6</u> ...”	Incorrect policy references
AM077 (Supersedes MM015)	68/ 69	8.51	A	Amend paragraph 8.51 to read: “A number of schemes, programmes and strategies will be used as part of an overall strategy to protect and enhance the historic environment. The Council and its partner organisations will seek to: <ul style="list-style-type: none"> <li>• <del>Require applicants to submit a statement which outlines how their proposal affects heritage assets.</del></li> <li>• <del>Prepare and review, on a regular basis, Conservation Area Character Appraisals and Management Plans.</del></li> <li>• <del>Develop conservation area grant schemes such as the Whitefield Townscape Heritage Initiative and Conservation Area Partnership Scheme in conjunction with English Heritage, the Heritage Lottery Fund and other funding providers.</del></li> <li>• <del>Prepare a Local List to highlight locally important heritage assets.</del></li> <li>• <del>Maintain a record of heritage assets which are considered to be at risk and devising strategies to protect these.</del></li> <li>• <del>Use of Article 4 directions in conservation areas to further control against inappropriate development in these areas.</del></li> <li>• <del>Designate new conservation areas where this is merited.</del></li> <li>• <del>Provide pre-application and general advice to owners of historic buildings or other heritage assets.</del></li> </ul> <u>Policy ENV1 sets out the strategy to conserve and enhance the borough’s historic environment and includes a series of actions that the Council will take to achieve this. The policy highlights the key elements that make a significant contribution to the local character and distinctiveness of Pendle. It also sets out the principal requirements for new development proposals and how these should be managed in relation to the historic environment.</u> ”	Response to a comment from English Heritage, providing additional details on Pendle's Historic Environment to help demonstrate that full consideration is given to the issues.
AM039	69	Policy ENV1	A	Amend the first paragraph of Policy ENV1 to read: “Development should make a positive contribution to the protection, enhancement, conservation and interpretation of our natural <del>environment</del> and <del>built heritage</del> <u>historic environments.</u> ”	Response to a comment from English Heritage, regarding the need to better reflect wording in national policy.
AM040 (Supersedes MM040)	70	Policy ENV1	A	Reword the tenth paragraph of Policy ENV1 to read: “ <del>The Forest of Bowland Area of Outstanding Natural Beauty (AONB) will be protected and enhanced for its natural beauty.</del> Development proposals <u>in the Forest of Bowland Area of Outstanding Natural Beauty (AONB)</u> will be considered on a needs basis, should be in scale with, and have respect for their surroundings, and be in line with the AONB Management Plan objectives. Proposals in the AONB should have regard to the Forest of Bowland AONB SPG, or its replacement.”	In response to the Inspector’s additional further questions (C/012), to avoid repetition of national policy and provide a more concise policy.

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AM041 (Supersedes MM041)	70	Policy ENV1	A	Delete twelfth paragraph of Policy ENV1: <del>"Inappropriate development in the Green Belt will not be permitted. Only in very special circumstances, where any harm is clearly outweighed by other considerations, should development be allowed in the Green Belt. The Framework sets out those exceptions where development is not considered to be inappropriate."</del>	In response to the Inspector's additional further questions (C/012), to avoid repetition of national policy and provide a more concise policy.
AM042	70	Policy ENV1	A	Delete Footnote 95: <del>"This policy applies to the following types of open space as set out in the Open Space Audit or its replacement: Parks, Woodland, Natural Greenspaces, Green Corridors, Outdoor Sports, Amenity Greenspaces, Play Areas, Equipped Areas for Play, Allotments, Cemeteries, Civic Spaces. Policy SUP2 Health and Well Being covers aspects relating to built sport and recreation facilities."</del>	Open space is defined in the Glossary (Appendix C), the NPPF and the Planning Act, and does not need to be repeated.
AM043 (Supersedes MM073)	71	Policy ENV1	A	Insert the following target and indicator into the Monitoring and Delivery section of Policy ENV1: <u>"Targets: No net loss of s41 Priority Habitat and an increase in the overall extent of land supporting s41 Priority Habitats and Species."</u>  Indicators: <u>EN05a: Net change in area of land supporting s41 Priority Habitats and Species."</u>	Address an issue raised in Hearing Session 3 highlighting the opportunity to include an additional target/ trigger/ indicator in the Monitoring and Delivery section addressing biodiversity gains.
AM044 (Supersedes MM017)	73	8.55	A	Amend paragraph 8.55 to read: <del>"It also requires that authorities set out a positive strategy for the conservation and enjoyment of the historic environment acknowledging that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Consideration should be given to the desirability of new development making a positive contribution to local character and distinctiveness; and the opportunities to draw on the contribution made by the historic environment."</del>	Response to a comment from English Heritage requesting that the paragraph be amended to better reflect the context of Policy ENV2.
AM045 (Supersedes MM018)	73	8.57	A	Delete paragraph 8.57. <del>"In Pendle a large proportion of the character and quality of the area is best reflected in the borough's conservation areas and natural landscapes. Pendle currently has 23 Conservation Areas which cover some 14% of the borough. These conservation areas vary widely in character and have many different qualities. This is indicative of the variety to be found in Pendle's landscapes and buildings, which range from the scattered pre-industrial farming settlements of the 16th, 17th and 18th centuries (for example those found at Whitehough, Wycoller, Greenfield, Scholefield &amp; Coldweather, Sabden Fold, Edge End and Southfield) to the more familiar urban legacy of Victorian terraced housing and textile mills (seen to good effect at Whitefield and Lomeshaye Hamlet). Many conservation areas derive much of their character from the interplay of the built form and the varied topography found in Pendle, which often imparts a dramatic spatial quality. Examples are Colne town centre (Albert Road) where the striking Victorian skyline is viewed astride a prominent ridge. As a contrast, the wide open moorland spaces of Trawden Forest contain a unique historic landscape of field boundaries and farmsteads relating to medieval vaccary farms and later copyhold farms."</del>	Response to a comment from English Heritage noting that the content of this paragraph sat better in the context section of Policy ENV1 (see MM014).



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AM046 (Supersedes MM042)	73	8.58	A	Insert the cut text from the second paragraph of Policy ENV2 to the beginning of paragraph 8.63: “ <u>The historic and natural environments contribute substantially to Pendle's 'sense of place' and bring enjoyment to many people.</u> Good design should contribute positively to the creation of better places for people. It should be informed by, and reflect, the history and development of a place; helping to guide development and deliver our vision of how we want Pendle to look in the future. The challenge for the Council is to work with partners and developers to help create well designed buildings which meet future demands but which also enhance our heritage assets and sense of place.”	In response to the Inspector’s additional further questions (C/012), to avoid repetition of national policy and provide a more concise policy.
AM047 (Supersedes MM019)	75	8.65/8.66	A	Amend paragraphs 8.65 and 8.66 and combine to read: “It is important for new developments to respect the <del>townscape character and heritage of their setting,</del> historic environment in order to help enhance the local distinctiveness of Pendle. <del>Development which would have a detrimental impact on the significance of a heritage asset or involve the loss of such an asset will not normally be permitted.</del> <sup>(97)</sup> The use of local materials and <del>details</del> architectural detailings can help new buildings to respect their setting and context. The materials used should be of a high quality and, where appropriate, be from natural sources. The use of sustainable building materials will be encouraged. A higher standard of design and quality of materials will be expected in developments affecting heritage assets.”	Response to a comment from English Heritage noting that these two paragraphs should be amended to better reflect the context of Policy ENV2.  Part of paragraph 8.65 has been incorporated into Policy ENV1 (MM061).
AM078	76	8.71	A	Amend paragraph 8.71 to read: “In working towards minimising the impacts of climate change we need to address the sustainability and energy consumption of our buildings. This will reduce their carbon footprint, make them more cost efficient to run and create a more pleasurable environment in which to live and work. Policies LIV5, WRK6 and SUP4 set out <u>additional</u> guidance and requirements for <u>the design of</u> housing, employment, commercial and public buildings <del>with reference to the latest national standards for driving development towards zero carbon buildings.</del> ”	Consequential amendment arising from MM044.
AM048	76	8.72	A	Amend paragraph 8.72 to read: “ <u>A Encouraging developers to follow a zero carbon strategy will help to ensure that new developments reduces the carbon emissions of from buildings in the borough. This strategy is delivered through the Zero Carbon Hierarchy which will require developers to meet requirements for fabric energy efficiency, carbon compliance and Allowable Solutions. The Zero Carbon Hierarchy (Footnote: The Zero Carbon Hierarchy was developed by the Zero Carbon Hub in response to the Government's target of delivering zero carbon homes in England from 2016) (Figure ENV2a) sets out the Government's three part, stepped approach to achieving a zero carbon building. The hierarchy indicates that developments should aim to maximise carbon savings in order to meet the relevant carbon compliance targets by first achieving good levels of fabric energy efficiency; and secondly including on-site low carbon heat and power technologies. Any remaining carbon emissions resulting from the development may be eliminated through the use of allowable solutions.</u> ”	Consequential amendment arising from MM044.

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AM049 (Supersedes MM044)	76	8.72	A	Insert a new paragraph after 8.72: “ <u>Allowable Solutions are essentially carbon reduction projects (such as improving the energy efficiency of an existing building or installing renewable technologies off-site) that are able to deliver CO<sub>2</sub> savings equivalent to those remaining on the new building, thus ensuring that the net CO<sub>2</sub> emissions resulting from the new building are zero.</u> ”	Response to the Inspector’s additional further questions (C/012), to avoid repetition of national policy and provide a more concise policy.
AM050 (Supersedes MM046)	77	Policy ENV2	A	Remove first sentence of the third paragraph of Policy ENV2 to read: “ <del>Climate change is one of the greatest challenges facing society today.</del> New development should be designed to have a positive, or at least neutral impact, on climate change by:”	Response to the Inspector’s additional further questions (C/012), to avoid repetition of national policy and provide a more concise policy.
AM080	79	Policy ENV2	A	Delete the second trigger: “ <del>40% or less of new buildings (where applicable) achieve a BREEAM rating by 2020 and 2025.</del> ” Delete Indicator EN16: “ <del>Number of buildings achieving a BREEAM rating.</del> ”	Response to the Inspector’s questions.
AM051	89	8.122	A	Amend paragraph 8.122 to read: “The reinstatement of the <u>former</u> Colne to Skipton railway line <del>is a longer term scheme which is unlikely to may</del> be delivered during the plan period <u>if funding can be secured and an engineering solution can be agreed upon.</u> <del>However,</del> At this stage it is <u>still</u> necessary to consider the options for the future in order to ensure that development during the plan period does not compromise the potential for this scheme at a later date.”	To take account of updated information relating to the campaign to re-open the former railway line.
AM016	99	8.161 and 8.162	A	Delete the following headings: “ <del>Flooding from Sewers</del> ” “ <del>Flooding from Other man Made Infrastructure</del> ”	Remove unnecessary headings.
AM015	99	8.162	A	Amend paragraph 8.162 to read: “...down stream. <del>New development will be directed towards those areas with the lowest probability of flooding and required to minimise surface water runoff, in order to avoid the potential for increasing flood risk and introducing contaminants into the water supply.</del> ”	Sentence better relates to the strategy than the introduction.
AM017	105	8.200		Amend 1 <sup>st</sup> sentence of paragraph 8.200 to read: “Any new development proposals will be expected to <u>minimise surface water run-off and</u> demonstrate a sustainable approach to drainage.”	Consequence amendment arising from the deletion of the final sentence in paragraph 8.162 (AM015)
AM052 (Supersedes MM050)	106	Policy ENV7	A	Swap the two paragraphs under the heading ‘Surface water runoff’ around to read: “ <b>Surface water runoff</b> <u>Drainage proposals for development on Brownfield sites will be measured against the existing performance of the site, although it is preferable for solutions to provide runoff characteristics, which are similar to Greenfield behaviour. All new development will be required to include the implementation of Sustainable Drainage Systems (SuDS) unless it can be demonstrated that this is not</u>	In response to the Inspector’s additional further questions (C/012), and to make the flow of the policy more logical.

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				<p><u>technically feasible, or viable. More specifically:</u></p> <p><u>All Brownfield development will be required to demonstrate that there will be a reduction of at least 30% in existing runoff rates, rising to a minimum of 50% in critical drainage areas.<sup>(114)</sup></u></p> <p><u>Any proposal for development on a Greenfield site, must demonstrate no alteration to runoff rates upon completion. Peak discharge should be restricted to five litres per second per hectare, this also being the requirement for sites of less than one hectare. Any additional volume of runoff must be taken into account by providing storage capacity within the surface water drainage system.</u></p> <p><u>Retrofitting for flood prevention and SuDS within the existing built environment must be explored where it would not damage environmental assets.</u></p> <p><u>Development will not be allowed to increase the run-off rate from a site even if it is not viable to implement a SuDS scheme.</u></p> <p>Surface water should drain on a separate system, and only be connected to the combined/foul sewerage network as a last resort, when all other options have been discounted. In order, the priority for the management of surface water discharges are:</p> <ol style="list-style-type: none"> <li>Continue to mimic the current natural discharge process</li> <li>Store for later use</li> <li>Discharge into infiltration systems located in porous sub-soils</li> <li>Attenuate flows into green engineering solutions such as ponds, swales, or other open water features, for gradual release to a watercourse</li> <li>Attenuate by storing in tanks or a sealed system, for gradual release to a watercourse</li> <li>Direct discharge to a surface water sewer</li> <li>Controlled discharge into the combined sewerage network</li> </ol> <p><del>Drainage proposals for development on Brownfield sites will be measured against the existing performance of the site, although it is preferable for solutions to provide runoff characteristics, which are similar to Greenfield behaviour. All new development will be required to include the implementation of Sustainable Drainage Systems (SuDS) unless it can be demonstrated that this is not technically feasible, or viable. More specifically:</del></p> <p><del>All Brownfield development will be required to demonstrate that there will be a reduction of at least 30% in existing runoff rates, rising to a minimum of 50% in critical drainage areas.(114)</del></p> <p><del>Any proposal for development on a Greenfield site, must demonstrate no alteration to runoff rates upon completion. Peak discharge should be restricted to five litres per second per hectare, this also being the requirement for sites of less than one hectare. Any additional volume of runoff must be taken into account by providing storage capacity within the surface water drainage system</del></p>	

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				<p>Retrofitting for flood prevention and SuDS within the existing built environment must be explored where it would not damage environmental assets. Development will not be allowed to increase the run-off rate from a site even if it is not viable to implement a SuDS scheme.</p> <p>Footnotes  <sup>(114)</sup> The Town and Country Planning (General Development Procedure) (Amendment) (No. 2) (England) Order 2006 introduces the concept of critical drainage areas as "an area within Flood Zone 1 which has critical drainage problems and which has been notified... [to]...the local planning authority by the Environment Agency".</p>	
<b>Chapter 9 - Place Shaping</b>					
<b>Chapter 10 - Living: Creating a Vibrant Housing Market</b>					
AM018	109	Chapter 10	A	Amend Chapter title to read: "Living: Creating a Vibrant Housing Market"	Typographical error.
AM019	110	10.5		Amend paragraph 10.5 to read: "...across <del>Penning Pennine</del> Lancashire..."	Typographical error.
AM053	111	Footnote 116	A	Amend footnote to read: "The CLG 2011-based (interim) Household Projections were the most up-to-date projections available when the HNS Update was prepared in August 2014. <u>The 2012-based Household Projections have subsequently been released. These were considered in an update paper prepared by NLP, which concluded that the new projections were unlikely to have a significant bearing on the chosen housing requirement figure and that the findings of the SHMA and HNS Update remain robust.</u> "	To include updated information relating to the release of the 2012-based Household Projections in March 2015.
AM054	112	10.23	A	Amend paragraph 10.23 to read: "The SHLAA provides details of the amount of land available within the borough for potential new housing development. It indicates that over the next 15 years there is land available to provide <del>8,261</del> <u>around 8,000</u> dwellings on a range of sites. It also shows that the capacity of sites, which are considered to be deliverable within the next five years, (i.e. 2014/15 to 2018/19) equates to <del>2,090</del> <u>1,911</u> dwellings."	To provide up-to-date information arising from an update of the SHLAA relating to the capacity of sites included within the five-year supply.
AM055	114	10.34	A	Amend paragraph 10.34 to read: "The evidence base suggests that the prevailing local economic conditions are severely limiting the number of new houses being built in Pendle. The housing trajectory (Figure LIV1a below) shows that over the last few years the annual completion rate <u>of new dwellings</u> in the borough has been low. <del>This has led to a position of under delivery against the housing requirement, with a growing cumulative deficit. The reoccupation of long-term empty homes has helped to meet a significant proportion of the housing need over the period 2011/12 - 2013/14</del> <sup>(116a)</sup> <u>.</u> "	To better reflect the current position with regards to the completion rate and the reoccupation of long-term empty homes.

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				Footnotes (116a) See DCLG Live Table 615: vacant dwellings by local authority district: England, from 2004. <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/423184/LT_615.xls">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/423184/LT_615.xls</a>	
AM056	114	10.35	A	Amend paragraph 10.35 to read: “ <del>In response to this situation,</del> To ensure that there is sufficient land available for new housing in the next five years the SHLAA has been reviewed, <del>This providing provided</del> an opportunity to identify additional, viable sites to boost the supply of land for new housing. <del>This and</del> has allowed a number of Greenfield sites to be brought forward, <del>but However,</del> due to the prevailing market conditions, development on these sites has been slow to start and has not yet yielded an increase in the annual delivery rate.”	Consequential amendment arising from changes to paragraph 10.34 (AM055).
AM057	114	10.38	A	Amend paragraph 10.38 to read: “The main mechanism for delivering the housing requirement will be through the allocation of sites in the Pendle Local Plan Part 2: Site Allocations and Development Policies. However, due to the <del>level of under delivery that has occurred</del> low completion rates over the past few years, it has been necessary to identify a strategic housing site within the Pendle Core Strategy (Policy LIV2), to provide certainty that a significant proportion of the housing requirement can be brought forward in the short and medium term.”	To improve clarity.
AM058	114	10.39	A	Amend paragraph 10.39 to read: “The broad locations and distribution of the housing <del>allocation requirement</del> is set out in Policy SDP3. A range of sites will be allocated to meet the different housing needs of the borough’s population. As part of this process a number of reserve sites may also need to be allocated to allow for flexibility and/or for additional growth where there is a proven need.”	To improve clarity.
AM059	116	10.49	A	Amend paragraph 10.49 to read: “The delivery of new housing will require the use of both Brownfield and Greenfield land. Policy SDP2 outlines the Council’s approach to site selection and the use of land. In order to aid <del>the</del> regeneration of <del>the particularly within</del> inner urban areas <del>the redevelopment</del> Brownfield sites <del>should be used in the first instance will be encouraged</del> . However, it is acknowledged that the financial viability of developing such sites can be challenging and to ensure that the delivery targets are achieved in the early periods of the plan some Greenfield development will be required.”	To ensure consistency with Policy SDP2 and in response to MM071.
AM060	118	Target 2	A	Amend second target to read: “Deliver housing in accordance with the housing trajectory <del>and staggered requirement approach</del> (220dpa between 2011/12 and 2014/15, 250dpa between 2015/16 and 2019/20, and 353dpa between 2020/21 and 2029/2030).”	Consequential amendment arising from MM065.
AM020	125	10.75	A	Amend paragraph 10.75 to read: “...to the <del>suitable</del> suitability of their...”	Typographical error.
AM021	126	10.86	A	Amend paragraph 10.86 to read: “...through <del>the</del> development...”	Typographical error.

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AM062	129	Indicator HS13	A	Replace indicator wording as follows: <del>"Number of new pitches for the Gypsy and Traveller community and the Travelling Showpeople community: completed, with an extant planning consent. Number of new dwellings completed that addresses a specific housing need by: - Location"</del>	Replace incorrect wording, referring to an unrelated indicator.
AM063	131	10.100	A	Amend paragraph 10.100 to read: "The incomes of people in the inner urban areas of the borough are generally low and <del>although whilst</del> house prices in these areas are also low, and <del>therefore</del> affordability is not as stark as in other areas of the country, the low <del>nature of</del> house prices in these areas reflects the poor quality of the stock. <del>As such</del> <u>The the ability to afford a home of a decent standard is still therefore an important issue.</u> "	To improve clarity.
AM064	133	10.116	A	Amend paragraph 10.116 to read: "The DVS recognises that different levels of affordable housing can be applied to a site depending on its location and size. The DVS tested a number of model sites of different sizes to determine the maximum level of affordable housing that could be viably achieved in each market area. <del>Site</del> <u>The DVS recommended a number of site size thresholds and area based affordable housing targets which</u> were derived from this assessment and <u>these</u> are included in Policy LIV4."	To provide clarity with regard to the use of the development Viability Study in setting the affordable housing targets and thresholds.
AM065	136	Target 1	A	Amend first target to read: "Increase the number of affordable homes provided – work towards the percentage targets <u>set</u> in the policy."	Typographical error.
AM066 (Supersedes MM076)	142	Policy LIV5	A	Amend the fourth paragraph of Policy LIV5 to read: "The types and sizes of new dwellings to be provided should help to diversify the existing housing stock and achieve a better, more balanced mix of dwellings in the borough. <u>This should include the provision of higher value homes.</u> <del>They range of housing should also</del> seek to address the specific housing needs of different sections of the local community (Policy LIV3), together with wider economic and environmental policy objectives, which seek to promote more sustainable living patterns (Policies WRK1 and ENV4). Tables LIV5a and LIV5b set out an indicative guide, which could be used by developers to help design a housing scheme to meet the needs and aspirations of people living in Pendle."	Address an issue raised in Hearing Session 6 requesting a reference to higher value housing, which better reflects the findings of the Strategic Housing Market Assessment (SHMA).
<b>Chapter 11 - Working: Creating a Dynamic and Competitive Economy</b>					
AM068 (Supersedes MM077)	160	Policy WRK2	A	Amend point 5. under the Rural Pendle heading of Policy WRK2 to read: "5. Is of an appropriate scale, <del>and</del> character <u>and design; or is for a high quality and innovative proposal.</u> "	Address an issue raised in Hearing Session 7 to include 'design' within the criteria listed under bullet point 5 (Rural Pendle).
AM069	164	Policy WRK3 Bullet c)	A	Amend Bullet c) of Policy WRK3 to read: "c) A high quality landscaping <u>scheme</u> is..."	Word missing from text.
AM081	164	Policy WRK3	A	Insert the following trigger in the Monitoring and Delivery section: " <u>Development Brief not prepared by the end of 2016.</u> "	Consequential amendment in response to Main Modification

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				Insert the following Delivery Mechanism: “Preparation of a Development Brief for the site.”	MM080.
AM070 (Supersedes MM032)	168	11.93	A	Delete paragraph 11.93. “ <del>Since the Pendle Retail Capacity Study was published in 2007, over 11,000m<sup>2</sup> of retail floorspace has been completed or granted planning permission for the sale of convenience goods (8,328m<sup>2</sup>) or comparison goods (3,040m<sup>2</sup>).<sup>(145)</sup> Both these figures are ahead of the identified requirements for the period from 2006 to 2011. The figure for convenience retail is also in excess of the total requirement to 2021 (4,643m<sup>2</sup>).</del> ”	Response to the outcome of discussions held in response to Hearing Session 8 (Issue 2).
AM071 (Supersedes MM0330)	168	11.94	A	Amend paragraph 11.94 to read: “ <del>The Pendle Retail Study (2012) takes account of recent developments and updates the position in the borough following the 2007/08 economic recession. The results indicate that there is still potential for modest growth in convenience retailing within the M65 Corridor up to 2023 (551m<sup>2</sup>) and up to 2033 (1,262m<sup>2</sup>). This would reduce if a foodstore in Barnoldswick, granted planning permission in 2013, was to come into operation ahead of this plan, helping to retain expenditure on convenience goods in West Craven. In contrast, there is potential to provide up to 3,933m<sup>2</sup> of floorspace for comparison goods up to 2023 and a further 8,889m<sup>2</sup> up to 2033. Since the Pendle Retail Capacity Study was updated in 2012, over 10,000m<sup>2</sup> of retail floor space has been completed or granted planning permission for the sale of convenience goods (5,188m<sup>2</sup>) or comparison goods (4,976m<sup>2</sup>).<sup>(1)</sup></del> ”  <u>Footnote</u> <sup>(1)</sup> <u>Both these figures are ahead of the identified requirements for the period up to 2023, whilst that for convenience retail is also in excess of the total requirement to 2033. The remaining capacity for comparison goods from 2023 to 2033 is 2,044m<sup>2</sup>.</u> ”	Response to the outcome of discussions held in response to Hearing Session 8 (Issue 2).
AM072	171	Policy WRK4, Para 10	A	Amend 10 <sup>th</sup> paragraph of Policy WRK4 to read: “...identified in Policy <del>SDP1</del> SDP2...”	Address incorrect policy reference.
AM024	176	Policy WRK5, Point 1	A	Amend Point 1 of Policy WRK 5 to read: “Promote sustainable tourism associated with walking, cycling, waterways and the appreciation of the area’s natural and <del>built heritage</del> historic environment”.	Response to a comment from English Heritage, regarding the need to better reflect wording in national policy.
AM025	176	Policy WRK5, Point 5	A	Amend Point 5 of Policy WRK 5 to read: “Are of an appropriate scale and will not have a significant detrimental effect on the <u>natural or historic</u> environment, local amenity or character of the area.”	Response to a comment from English Heritage, regarding the need to better reflect wording in national policy.

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<b>Chapter 12 - Supporting: Creating Healthy and Confident Communities</b>					
AM073	201	Policy SUP4, Bullet Point 2	A	Amend Bullet Point 2 to read: <ul style="list-style-type: none"> <li>“Designing sustainable buildings which <u>are encouraged to</u> meet the highest level of the appropriate BREEAM scheme as possible.”</li> </ul>	To ensure consistency with national policy requirements and other design policies in the Core Strategy.
<b>Chapter 13 - Monitoring and Delivery</b>					
<b>Appendices</b>					
AM074 (Supersedes MM034)	218	Appendix C: Glossary	A	Amend the description/definition of open space to read: <del>“The term used to describe all areas of public value, including not just land, but also areas of water, which offer opportunities for sport and recreation, or act as a valuable visual amenity or haven for wildlife. All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.”</del>	Response to the outcome of discussions held in response to Hearing Session 11 (Issue 2).
AM075 (Supersedes MM035)	214/ 217	Appendix C: Glossary	A	Delete the following entries from the Glossary: <ul style="list-style-type: none"> <li>“Code for Sustainable Homes</li> <li>Lifetime Homes”</li> </ul>	Response to the outcome of discussions held in response to Hearing Session 11 (Issue 2).
AM076	224	Appendix D: Bibliography and References	A	Insert the following reference: “Department for Environment, Food and Rural Affairs (2010) Making Space for Nature. London: Department for Environment and Rural Affairs. [online]. Available at <a href="https://www.gov.uk/government/news/making-space-for-nature-a-review-of-englands-wildlife-sites-published-today">https://www.gov.uk/government/news/making-space-for-nature-a-review-of-englands-wildlife-sites-published-today</a> [Accessed 1st May 2015].”	Include a missing reference.