

Addendum to Habitat Regulations Assessment Report – Main Modifications Schedule

This assessment considers whether there are any impacts relating to the Habitat Regulations assumptions as a result of any proposed Main Modifications to the Publication version of the Site Allocations and Development Management Policies Development Plan Document (DPD).

Listed in Table One are the Main Modifications that have been proposed by the Planning Inspector/the Council to make this DPD sound.

Table One – Initial Habitat Regulations Assessment Screening of all proposed modifications to the DPD

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
MM1	Paragraph 2.3 (new)	<p><u>To monitor the success of the policies in this DPD, a performance monitoring framework has been developed (shown at Appendix 8). This identifies indicators relevant to the objectives of the Central Lancashire Core Strategy, the key document of the Local Development Framework. These indicators will be monitored each year through the Annual Monitoring Report (AMR) so that a comparison can be made between the predicted effects of implementation of the Plan and the actual effects. Monitoring will help to identify how well the policies are working and also identify any adverse effects. If any adverse effects arise, the policies will be reviewed or mitigation measures developed to overcome and prevent further adverse effects. Appropriate contingency actions are set out in the performance monitoring framework.</u></p> <p>Please note: the Performance Monitoring Framework will become Appendix 8 of the Plan</p>	It is considered that the nature of the proposed change does not influence the location, nature or scale of development but instead adds clarity, justification and additional details in respect of the monitoring of policies in this DPD.	None
MM2	2.19 and heading	<p>Regional Spatial Strategy</p> <p>2.19 Although it is the Government's intention to revoke this guidance through the enactment of the Localism Bill, it is still in force and accordingly, this document has to be in conformity with it.</p>	This modification has occurred as a result of the revocation of the Regional Spatial Strategy, with effect from 20 May 2013. The revocation of the RSS has undergone a full and detailed SEA. This modification is simply to update the Plan that it is no longer part of the Development Plan and does not have any bearing on the HRA or Natura	None

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
			2000 sites.	
MM3	Paragraph 3.6	3.6 Outside of the areas already identified above, South Ribble has a number of smaller villages, in the interest of sustainable development, growth and investment in such places, development will be confined to small scale infill, conversion of rural buildings and proposals to meet local need <u>and, where there are exceptional reasons, larger scale redevelopment schemes may be appropriate.</u>	This modification has been proposed to provide clarification to the text and continuity between this DPD and the adopted Core Strategy DPD. This does not affect the HRA or the Natura 2000 site at the Ribble and Alt Estuary or any other Natura 2000 site within the wider proximity of the Borough.	None
MM4	Policy B3	<p>Within the area defined on the Proposals Map at South Rings Business Park, Bamber Bridge, new development, re-development or change of use will be permitted to provide the following uses only:</p> <p>Offices, non food retail, employment, leisure, recreation and tourism facilities, provided that:</p> <p>a) comprehensive development of the site is demonstrated through the submission of a masterplan;</p> <p>b) A phasing and infrastructure delivery schedule is set out;</p> <p>and</p> <p>c) The implementation of a high quality development in accordance with an agreed Design Code.</p> <ul style="list-style-type: none"> <u>Offices, non- food retail, employment, leisure, recreation and tourism facilities</u> <p>At the end of Policy B3 :</p> <p><u>Proposals Map Ref:a</u></p>	<p>This modification is to the policy wording for a specific site within the DPD and relates to changes to the specific phrasing of the policy to make it clearer and easier to use. It has removed the need for a masterplan on this site as the site is almost developed and has an existing masterplan which relates to the site.</p> <p>This change is very minimal and does not impact upon the HRA. There are no additional concerns as a result of the location of this site in relation to any Natura 2000 sites.</p>	None
MM5	Policy B6	<p>Policy B6 Design Criteria for New Development</p> <p>d) The proposal would not adversely affect the character or setting of a listed building and /or the character of a conservation area and/or any heritage asset;</p>	It is considered that the nature of the proposed change does not influence the location, nature or scale of development but instead adds clarity, justification and additional details in respect	None

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
		<p>d) <u>the proposal would sustain, conserve and where appropriate enhance the significance, appearance, character and setting of a heritage asset itself and the surrounding historic environment. Where a proposed development would lead to substantial harm or loss of significance of a designated heritage asset, planning permission will only be granted where it can be demonstrated that the substantial public benefits of the proposal outweigh the harm or loss to the asset.</u></p> <p>Justification New paragraph 5.21 <u>5.21 Heritage assets are buildings, monuments, sites, places, areas or landscapes that have heritage significance. They include designated heritage assets such as listed buildings and conservation areas and locally important assets such as locally listed buildings and locally important areas. The more important the asset, the greater the weight that will be given to its conservation. Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, consent will only be granted where it can be demonstrated that the substantial public benefits outweigh that harm or loss as set out in Paragraph 133 of the National Planning Policy Framework.</u></p>	<p>of the monitoring of policies in this DPD.</p>	
MM6	Major Sites Chapter	<p>Major Sites for Development <u>6.0 Where sites require a masterplan as part of a condition in the policy or justification text, including the preparation of an agreed Masterplan to achieve the comprehensive development of a Major Site the following applies. It is expected that a Masterplan will be prepared by the landowner/developer of the site in advance of the submission of any planning applications. It is the Councils intention that the draft Masterplan should be the subject of consultation with all stakeholders and interested parties shall be agreed</u></p>	<p>It is considered that the nature of the proposed change does not influence the location, nature or scale of development but instead adds clarity, justification and additional details in respect of the monitoring of policies in this DPD.</p> <p>In addition the presence of this</p>	None

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		<p><u>with the Council and thereafter adopted for the purposes of development management in the determination of subsequent planning applications.</u></p> <p><u>6.1 The Council welcomes early discussions with landowners/developers on the scope, content and process of preparation of a Masterplan. A Masterplan should set the vision for the site and the strategy for implementing that vision. It should include, amongst other matters, an access and movement framework, green infrastructure and ecology mitigation and enhancement, a hydrology and drainage assessment, land use and development capacity analysis, infrastructure requirements, a viability assessment and a phasing and delivery strategy.</u></p>	<p>justification text would help overcome any potential issues from major sites as the masterplanning exercise would develop sites in an organised and planned manner.</p>	
MM7	Paragraph 6.13	<p>6.13 The Moss Side Test Track site, covering an area of 45 ha 40.6 ha, lies to the north of the residential area and west of the employment area of Moss Side.</p>	<p>This is a typographical change therefore no HRA assessment required.</p>	None
MM8	Paragraph 6.18	<p>6.18 . . . to serve the residential and employment areas and off-site highway improvements <u>and the provision of improved public transport to the development</u></p>	<p>This modification includes the provision for public transport which is a positive social and environmental impact.</p> <p>This change is very minimal and does not impact upon the HRA. There are no additional concerns as a result of the location of this site in relation to any Natura 2000 sites.</p>	None
MM9	Paragraph 6.22	<p>6.22 CIL contributions resulting from development could be used to contribute towards regeneration schemes in Leyland Town Centre, improvements to Leyland railway station, an extension to and enhancement of Worden Park, bus rapid transit route connecting Preston, Tardy Gate and Moss Side and the reopening of Midge Hall Railway Station.</p> <p><u>6.22 CIL contributions resulting from the development would</u></p>	<p>It is considered that the nature of the proposed change does not influence the location, nature or scale of development but instead adds clarity, justification and additional details in respect of the monitoring of policies in</p>	None

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
		<u>be used to contribute towards local infrastructure needs. In line with Core Strategy Policy 3 – Travel, the Council will continue to explore the feasibility and deliverability of the re-opening of Midge Hall Railway Station, which would provide significant public transport benefits to the site and to the adjacent residential and employment areas.</u>	this DPD.	
MM10	Paragraph 6.25	6.25 Access to the site must be from Croston Road, Heatherleigh and Moss Lane (<u>via the roundabout at Flensburg Way</u>). There is to be no access to the site from Bannister Lane. <u>Bannister Lane shall not be used to provide a permanent primary or secondary vehicular access to the site so that the character and amenity of the Lane is maintained.</u> Section 106 or CIL contributions from the development would contribute towards local infrastructure improvements.	It is considered that the nature of the proposed change does not influence the location, nature or scale of development but instead adds clarity, justification and additional details in respect of the monitoring of policies in this DPD.	None
MM11	Policy C4	<u>a)</u> An agreed masterplan for the comprehensive development of the site, to include <u>retail</u> , employment . . .	This change is minimal and does not impact upon the HRA. There are no additional concerns as a result of the location of this site in relation to any Natura 2000 sites.	None
MM12	Paragraph 6.31	6.31 Whilst this allocation will have an employment focus, there may be an opportunity for the provision of alternative uses such as ancillary retail, leisure and housing.	The change relates to providing clarification as to what is permitted on this site. The deletion of the word ‘ancillary’ has an implication for the policy however the presence of retail development on this site has already been appraised and as such no additional screening is required.	None
MM13	Paragraph 6.37	6.37 ... A Masterplan approach will be required to secure the delivery of the necessary infrastructure. <u>In order to fully realise the economic benefits of the of the Enterprise Zone at Samlesbury, a new dedicated access will be designated and constructed into the Strategic Site from the A677.</u>	The proposed modification is the inclusion of access to Samlesbury which is a minor point of detail and does not require a HRA assessment.	None

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
MM14	Paragraph 6.39	. . against the loss of Green Belt and the impacts on the landscape and wider environment. <u>On part of the Enterprise Zone is a proposed Biological Heritage Site (BHS). The qualifying habitats and species of the proposed BHS should be retained, either in situ and/or through mitigation and/or compensation in accordance with Policy G16 – Biodiversity and Nature Conservation.</u>	The proposed modification is the inclusion of a proposed BHS site at Samlesbury. This could have a positive environmental impact by now being included within the Plan. This would not have an impact on the Natura 2000 sites due to the nature of the modification, however from an environmental perspective it can be seen as positive.	None
MM15	7.3	7.3 Policy 4 of the Central Lancashire Core Strategy sets out the number of new houses required in the Borough in line with figures contained in the Regional Spatial Strategy , which equates to 417 dwellings per year ... has therefore resulted in a shortfall of 560 <u>692</u> units, which will be ...	This modification is an update of our housing land position as a result of year end monitoring 2012/13. Due to the nature of the change there is no implication for the HRA as this is an information update modification only.	None
MM16	Policy D1 and Table 1	The modification relates to updating Table 1 with the most up to date information as a result of changes to housing numbers because of discussion with developers, landowners and planning applications. The changes to Policy D1 are to include all residential allocations within one table and label them as residential allocations rather than separating them as residential with planning permission etc.	This modification is an update of our housing land position as a result of year end monitoring 2012/13. Due to the nature of the change there is no implication for the HRA as this is an information update modification only.	None
MM17	Paragraph 7.16	Justification 7.16 . . . which consist of small sites with permission (<u>average of under ten dwellings less than 0.4 ha</u>), other small sites . . .	This addition is for clarification purposes only about the process that was followed. There is no implication for the HRA.	None

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
MM18	Table 2	See appendix for changes	This modification is an update of our housing land position as a result of year end monitoring 2012/13. Due to the nature of the change there are no implications for the HRA as this is an information update modification only.	None
MM19	Policy D2	See appendix for changes	This modification is an update of our housing land position as a result of year end monitoring 2012/13. Due to the nature of the change there are no implications for the HRA as this is an information update modification only.	None
MM20	Table 3	Allowance for Losses needs amending from 35ha to <u>17.5ha</u> in line with changes made to the now adopted Core Strategy Total column needs amending from 62ha to <u>44.5ha</u> to reflect the above change.	This change is as a result of an amendment made to the Central Lancashire Core Strategy, which has been fully appraised by its own HRA and therefore there are no additional implications that need to be taken on board.	None
MM21	Policy E2	<p>Policy E2 – Protection of Employment Areas and Sites (Publication Version)</p> <p>Land is protected for employment uses including business, general industrial or storage and distribution (Use Classes B1, B2 and B8) as shown on the Proposals Map:</p> <p>a) in line with Core Strategy Policies 9 and 10 and the Controlling the Reuse of Employment Premises Supplementary Planning Document; and</p> <p>b) to support the local economy by ensuring there are jobs for local people and to attract commuters from outside the borough, at the following sites:</p> <p>Policy E2 – Protection of Employment Areas and Sites</p>	It is considered that the nature of the proposed change does not influence the location, nature or scale of development but instead adds clarity, justification and additional details in respect of the monitoring of policies in this DPD.	None

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
		<p>(Modified Version) Land is protected for employment uses including business, general industrial or storage and distribution (Use Classes B1, B2 and B8) as shown on the Proposals Map: a) in line with Core Strategy Policies 9 and 10 (<u>Policy 10 does include a set criteria for the change of use to protected employment land if it was deemed appropriate within the plan period</u>) b) <u>The Controlling the Reuse of Employment Premises Supplementary Planning Document</u>; and c) to support the local economy by ensuring there are jobs for local people and to attract commuters from outside the borough, at the following sites:</p>		
MM22	8.27 – 8.54	<p>These modifications relate to amendments for the retail chapter that have been re-written to provide greater clarification and understanding. Modifications involve removing secondary frontage boundaries for district centres and removal of 400m exclusion zones for hot food takeaways. However, this latter modification was not in the Publication DPD but a proposed change during the Examination in Public which has now been withdrawn.</p>	<p>As a result of the main changes to this chapter not having been appraised within the Publication version DPD and now having been withdrawn there are no implications for the HRA. The changes to the retail boundaries are noted, however they do not affect the overall scale of development and therefore it can be argued that there are no implications for the HRA.</p>	None
MM23	Policy G1	<p>Policy G1 Green Belt</p> <p>The area covered by Green Belt is shown on the Proposals Map. <u>As set out in the NPPF, there is a general presumption against inappropriate development within the Green Belt. Planning permission will not be given for the construction of new buildings unless there are very special circumstances. for purposes other than for: Exceptions to this are:</u> a) <u>buildings for agriculture and forestry;</u> b) <u>provision of appropriate facilities for outdoor sport, outdoor</u></p>	<p>A number of modifications were proposed to the Green Belt policy as a result of representations received and discussions during the Examination in Public. These changes are as a result of needing to be in line with the NPPF which has been through a full SEA process.</p>	None

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
		<p><u>recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;</u> <u>c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</u> <u>d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</u> <u>e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or</u> <u>f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.</u></p> <p>a) Agriculture and forestry uses; b) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purpose of including land in it; c) The limited extension or alteration or replacement of a dwellings building provided the works do it does not result in disproportionate additions over and above the size of the original dwelling building. This must be appropriate to the form and scale of the existing building; d) The replacement of a building, providing that the new building is in the same use and not materially larger than the one it replaces e) The re-use of existing buildings in accordance with Policy G2; f) The limited infilling or the partial or complete redevelopment</p>	<p>It is considered that the nature of the proposed change does not influence the location, nature or scale of development but instead adds clarity, justification and additional details in respect of the monitoring of policies in this DPD.</p>	

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
		<p>of previously developed sites (brownfield land), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green belt and the purpose of including land within it than the existing development eg) Proposals for renewable energy schemes may be acceptable in the Green Belt, providing they satisfy national guidance.</p> <p>There are a number of major developed employment sites within the Green Belt. These sites can be developed within their curtilage. These major developed employment sites should continue to secure jobs and prosperity without further prejudicing the Green Belt. Such development is considered appropriate in the terms of the National Planning Policy Framework.</p>		
MM24		<p>10.26 The construction of new buildings in the Green Belt is strictly limited. However, essential facilities such as changing rooms, stables, general farm buildings and residential garages for example may be acceptable if they maintain the openness of the Green Belt. <u>Such proposals will be considered on their merits having regard to the requirements of the NPPF and Policy G1.</u></p>	It is considered that the nature of the proposed change does not influence the location, nature or scale of development but instead adds clarity, justification and additional details in respect of the monitoring of policies in this DPD.	None
MM25	Policy G2	<p>The re-use of existing buildings within the Green Belt will be allowed provided that it meets <u>the following criteria</u>:</p> <p>a) The proposal does not have a materially greater impact on the openness of the Green Belt and the purposes of including land in it;</p> <p>ab) The building is of permanent and substantial construction, of sufficient size and suitable for conversion to the proposed use without the need for additions or alterations which would</p>	It is considered that the nature of the proposed change does not influence the location, nature or scale of development but instead adds clarity, justification and additional details in respect of the monitoring of policies in this DPD.	None

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
		<p>change <u>harm</u> its existing form or character; b) Permission will only be permitted where the proposals significantly improve on the existing structure, or simply propose to rebuild the structure as it was originally; e) The development respects the design of the building where appropriate, unless the proposals improve the design of the building and provide visual improvements by using alternative materials e) The building is capable of conversion with minimal reconstruction; b) d) The proposed development would not result in an adverse impact in respect of noise, odours, emissions or traffic; and c) e) The building and site has access to a public highway available for use without creating <u>traffic hazards and without involving significant road improvements which would have an undue environmental impact.</u></p> <p>All applications . . .</p>		
MM26	Policy G5	<p>Policy G5 – Areas of Separation The three Areas of Separation are shown on the Proposals Map as between: • Bamber Bridge and Lostock Hall (Central Park); • Walton-le-Dale and Penwortham (including part of Central Park); and • Farington, Lostock Hall and Penwortham. The Council will protect this land from inappropriate development <u>in line with Policy G1 and the NPPF. other than Green Infrastructure uses, leisure and recreational uses, which would not adversely impact on the visual or spatial continuity of the Green Infrastructure and separation area.</u></p>	It is considered that the nature of the proposed change does not influence the location, nature or scale of development but instead adds clarity, justification and additional details in respect of the monitoring of policies in this DPD.	None

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
MM27	Policy G12	Policy G12 – Green Corridors/ <u>Green Wedges</u>	This modification is as a result of ensuring consistency between the Plan and the Central Lancashire Core Strategy. As a result there are no implications for the HRA.	None
MM28	Policy G16	A new policy is proposed – G16 Biodiversity and Nature Conservation.	Yes, as this is a new policy and has not been subject to a HRA previously it is considered appropriate to undertake an initial assessment.	See following table
MM29	80/81	New wording proposed to explain how the Council will incorporate forthcoming work on the ecological networks. <u>10.81 As well as the need to protect, conserve and enhance designated sites it is also important to protect, conserve and enhance nationally and locally important species that use a variety of sites/habitats as part of a nature conservation network. Lancashire County Council is producing an Ecological Network covering the County, including South Ribble's borough. Once finalised this will be an important contribution to the nature conservation agenda and will need to be protected, conserved, maintained and enhanced where appropriate. The Ecological Network will be presented in text and visually through maps within the Biodiversity and Nature Conservation SPD to ensure compatibility between the DPD, SPD and LCC's Ecological Network.</u>	This is a new paragraph to link in with new policy G16 – Biodiversity and Nature Conservation and will be appraised alongside the Policy and justification text.	See following table
MM30	Appendix 4	In line with the retail policy amendments there have also been a series of alterations to the retail maps to provide greater clarity within the document.	The modification is included within the schedule as a result of an error that occurred at an earlier stage. Therefore, the evidence that was appraised is still relevant and this does not require any additional assessments.	None

Modification reference	Which Policy does it relate to?	Modification	Habitat Regulations Implications	Outcome?
MM31	Appendix 8	Add a Performance Monitoring Framework as <u>Appendix 8: Performance Monitoring Framework</u>	This modification has been appraised as a result of modification MM1.	None

Initial Screening for Policy G16 Biodiversity and Nature Conservation

This policy was added into the Plan as a result of representations received during the Publication stage of the Plan and in an effort to be compliant with the National Planning Policy Framework. During the Examination in Public a number of issues were discussed which has resulted in the drafting of this policy, as it is included within the Modifications Schedule. As a result of this being a new policy it does need to undergo the same Habitat Regulation Assessment as all other policies in the Plan were subject to earlier in the process.

Habitat Regulations Assessment Screening for Policy G16 Biodiversity and Nature Conservation

Proposed new Policy	Potential Impacts	Potential Pathways	Sites likely to be affected	Screening Conclusion
G16 Biodiversity and Nature Conservation	This policy will not lead to any direct development as it is a policy designed to safeguard and conserve the Borough's ecological assets.	N/A	N/A	Screen policy out. No further assessment required.

In conclusion, the Main Modifications have been subject to an initial HRA screening and it can be surmised that there is no need for additional assessments as a result of these proposed modifications. This addendum is to be read in conjunction with the full Habitat Regulations Assessment identified as reference SRE008.