

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 Partial 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?
MM34	C4 – Cuerden Strategic Site	<p>Planning permission will be granted for development of the Cuerden Strategic Site subject to the submission of:</p> <ul style="list-style-type: none"> a) an agreed Masterplan for the comprehensive development of the site, to include retail, employment, commercial, industrial and Green Infrastructure uses; b) a phasing and infrastructure delivery schedule; c) an agreed programme of implementation in accordance with the Masterplan and agreed design code. <p>Alternative uses may be appropriate where it can be demonstrated that they may help deliver the strategic employment aspirations for this site. <u>Any proposed main town centre uses must satisfy the sequential and impact tests set out in the National Planning Policy Framework (NPPF), relevant policies of the Core Strategy and this Local Plan</u></p>	<p>This modification has been proposed to provide clarification on the Council's position in relation to the inclusion of retail uses on the site.</p> <p>The change does not impact upon the HRA.</p> <p>There are no additional concerns as a result of the location of this site in relation to any Natura 2000 sites.</p>	None