



Council Supplement

Wyre Borough Council
Please ask for : **Roy Saunders**
Democratic Services and Scrutiny
Manager
Tel: 01253 887481

**Council meeting on Thursday, 6 September 2018 at 7.00 pm
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

Agenda Item 10

Wyre Local Plan 2011 – 2031: Proposed Main Modifications

- (a) Updated Information - Sustainability Appraisal and Habitat Regulation Assessment (Pages 1 - 2)
Additional information referred to in paragraph 5.17 of the report on the Wyre Local Plan not available when the agenda was published.
- (b) Update to Schedule of Main Modifications (Pages 3 - 12)
Amendments to three proposed modifications.

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Council meeting - 6 September 2018

Item 10 - Wyre Local Plan (2011 – 2031) – Proposed Main Modifications

Update note

Proposed modifications to the Local Plan are required to undergo a sustainability appraisal (SA) and be subject to Habitat Regulation Assessment, (HRA). At the time of publication of the agenda for the Council meeting the required SA and HRA had not been completed.

Sustainability Appraisal

An Addendum to the Local Plan SA Report has been prepared that has considered the proposed Main Modifications. As a result of the reassessment, the SA Addendum has concluded that the Main Modifications do not alter the findings of the original SA Report (August 2017). As a consequence, no further main modifications to the Local Plan are considered necessary as a result of the Sustainability Appraisal Addendum.

Habitat Regulation Assessment

The Habitat Regulation Assessment (HRA) accompanying the Local Plan has been revised to consider the proposed Main Modification. The revised HRA also complies with new case law. As a result of the main modifications reassessment, one additional main modification is now proposed to the Local Plan as the revised HRA Report has now concluded that given site allocation SA1/13 is significantly reduced in scale and the large field to north of Inskip has been significantly reduced, the screening assessment concluded that the site allocation will not lead to a likely significant effect upon a European site, and thus the site is no longer considered at the Appropriate Assessment stage of the HRA process.

As a consequence for the Local Plan, it will be necessary to delete the Key Development Consideration for site allocation SA1/13, to remove reference to the consideration of a project level Habitat Regulation Assessment may be necessary. This proposed main modification will be added to the MM/062 within the main modifications schedule.

No further Main Modifications are necessary to the Local Plan as a result of the Sustainability Appraisal Addendum and revised Habitat Regulation Assessment report.

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Council meeting - 6 September 2018

Item 10 - Wyre Local Plan (2011 – 2031) – Proposed Main Modifications

Update to the Schedule of Main Modifications.

Subsequently to agenda item 10 being published, there are amendments to three proposed modifications – 008, 026, 062 detailed below. The Schedule of Main Modifications to be considered and approved is hereby amended.

| Mod Ref | Part of Plan | Original Proposed Main Modification Text | Replacement Proposed Main Modification Text |
|------------------|----------------|--|--|
| MM/008 Page 3 | SP3 Green Belt | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p>Amend Policy SP3, Point 1 to read: “.....for inappropriate development as defined in national policy, except in very special circumstances.”</p> <p>Amend Policy SP3, Point 3 to read: “3. The construction of new buildings is inappropriate development except <u>for categories of development defined in national policy. Where limited affordable housing is defined as appropriate development it will need to comply with Policy HP4.</u> a) buildings for agriculture and forestry; b) provision of appropriate facilities for outdoor sport, outdoor 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;</p> | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p>Amend Policy SP3, Point 1 to read: “.....for inappropriate development <u>as defined in national policy</u>, except in very special circumstances.”</p> <p>Amend Policy SP3, Point 2 to read: “Any development <u>permitted</u> in the Green Belt will only be granted planning permission where it should meet s the requirements of the Core Development Management Policies and <u>seek to minimise the impact on</u> it is demonstrated that it will preserve the openness of the Green Belt and will not give rise to a <u>any</u> conflict with the purposes of including land within it.”</p> <p>Amend Policy SP3, Point 3 to read: “3. The construction of new buildings is inappropriate development except <u>for categories of development defined in national policy. Where limited affordable housing is defined as</u></p> |

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| | | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p>e) 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; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or 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.”</p> <p>Removal of Point 4: “Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: a) mineral extraction; b) engineering operations; c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;</p> | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p><u>appropriate development it will need to comply with Policy HP4.</u> a) buildings for agriculture and forestry; b) provision of appropriate facilities for outdoor sport, outdoor 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; 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; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or 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.”</p> <p>Removal of Point 4:</p> |

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| | | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p>d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and e) development brought forward under a Community Right to Build Order.”</p> <p>Amend Policy SP3, Point 5 to read: “4. Unless material considerations indicate otherwise planning permission will be granted for <u>The need for development that is demonstrated as being necessary for the continued operational of an development that is demonstrated as being necessary for the continued operation of an educational establishment will be a significant consideration in determining whether very special circumstances exist</u> within the Green Belt.”</p> <p>Amend Policy SP3, Point 6 to read: “5. The Council will permit <u>need for service infrastructure development where it is demonstrated that a Green Belt location is necessary will be a significant consideration in determining whether very special circumstances exist within the Green Belt.</u>”</p> | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p>“Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: a) mineral extraction; b) engineering operations; c) local transport infrastructure which can demonstrate a requirement for a Green Belt location; d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and e) development brought forward under a Community Right to Build Order.”</p> <p>Amend Policy SP3, Point 5 to read: “4. Unless material considerations indicate otherwise planning permission will be granted for <u>The need for development that is demonstrated as being necessary for the continued operational of an development that is demonstrated as being necessary for the continued operation of an educational establishment will be a significant consideration in determining whether very special circumstances exist</u> within the Green Belt.”</p> <p>Amend Policy SP3, Point 6 to read:</p> |

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| | | Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>). | Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>). |
| MM/026 | Housing (7.4 Affordable Housing and Policy HP3 Affordable Housing) | <p>Amend para. 7.4.2 to read: “Policy HP3 requires developments of 10 <u>11</u> or more dwellings to provide affordable housing.”</p> <p>Amend Policy HP3, Point 1 to read: “Affordable housing <u>should</u> will be <u>provided</u> achieved through on-site provision, or <u>Exceptionally</u> where it has been demonstrated that.....”</p> <p>Amend Policy HP3, Point 2 to read: “All <u>New</u> residential development of 10-11 <u>dwellings (net)</u> or more will be required to contribute towards meeting the identified need for affordable housing in accordance with the table below⁴⁹”</p> <p>Amend table at Policy HP3, Point 2 to read:</p> | <p>“5. The Council will permit <u>need for</u> service infrastructure development where it is demonstrated that a Green Belt location is necessary <u>will be a significant consideration in determining whether very special circumstances exist within the Green Belt.</u>”</p> <p>Amend para. 7.4.2 to read: “Policy HP3 requires developments of 10 <u>11</u> or more dwellings to provide affordable housing.”</p> <p>Amend Policy HP3, Point 1 to read: “Affordable housing <u>should</u> will be <u>provided</u> achieved through on-site provision, or <u>Exceptionally</u> where it has been demonstrated that.....”</p> <p>Amend Policy HP3, Point 2 to read: “All <u>New</u> residential development of 10-11 <u>dwellings (net)</u> or more will be required to contribute towards meeting the identified need for affordable housing in accordance with the table below⁴⁹”</p> <p>Amend table at Policy HP3, Point 2 to read:</p> |

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| | | <table border="1"> <thead> <tr> <th rowspan="2">Settlement</th> <th colspan="2">% Affordable Housing</th> </tr> <tr> <th>Brownfield</th> <th>Greenfield</th> </tr> </thead> <tbody> <tr> <td>Fleetwood</td> <td>0</td> <td>0</td> </tr> <tr> <td>Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling</td> <td>10</td> <td>30</td> </tr> <tr> <td>Poulton, Hambleton</td> <td>30</td> <td>30</td> </tr> <tr> <td>Poulton, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower).</td> <td>30</td> <td>30</td> </tr> </tbody> </table> | Settlement | % Affordable Housing | | Brownfield | Greenfield | Fleetwood | 0 | 0 | Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling | 10 | 30 | Poulton, Hambleton | 30 | 30 | Poulton, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower). | 30 | 30 | <table border="1"> <thead> <tr> <th rowspan="2">Settlement</th> <th colspan="2">% Affordable Housing</th> </tr> <tr> <th>Brownfield</th> <th>Greenfield</th> </tr> </thead> <tbody> <tr> <td>Fleetwood</td> <td>0</td> <td>0</td> </tr> <tr> <td>Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling</td> <td>10</td> <td>30</td> </tr> <tr> <td>Poulton, Hambleton</td> <td>30</td> <td>30</td> </tr> <tr> <td>Poulton, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower).</td> <td>30</td> <td>30</td> </tr> </tbody> </table> | Settlement | % Affordable Housing | | Brownfield | Greenfield | Fleetwood | 0 | 0 | Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling | 10 | 30 | Poulton, Hambleton | 30 | 30 | Poulton, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower). | 30 | 30 | | <table border="1"> <thead> <tr> <th rowspan="2">Settlement</th> <th colspan="2">% Affordable Housing</th> </tr> <tr> <th>Brownfield</th> <th>Greenfield</th> </tr> </thead> <tbody> <tr> <td>Fleetwood</td> <td>0</td> <td>0</td> </tr> <tr> <td>Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling</td> <td>10</td> <td>30</td> </tr> <tr> <td>Poulton, Hambleton</td> <td>30</td> <td>30</td> </tr> <tr> <td>Poulton, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower).</td> <td>30</td> <td>30</td> </tr> </tbody> </table> | Settlement | % Affordable Housing | | Brownfield | Greenfield | Fleetwood | 0 | 0 | Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling | 10 | 30 | Poulton, Hambleton | 30 | 30 | Poulton, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower). | 30 | 30 | | |
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| Fleetwood | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | <p>Delete Policy HP3, Point 3: “The requirement may be varied based on a case by case basis and on submission of viability evidence by the applicant in accordance with policy SP6 – Viability.”</p> <p>Amend Policy HP3, Point 4 to read: “The financial contribution will be calculated according to the methodology set out in the Local Plan Viability Study (including subsequent updates) and based on the open market value of housing.....”</p> | | | <p>Delete Policy HP3, Point 3: “The requirement may be varied based on a case by case basis and on submission of viability evidence by the applicant in accordance with policy SP6 – Viability.”</p> <p>Amend Policy HP3, Point 4 to read: “The financial contribution will be calculated according to the methodology set out in the Local Plan Viability Study (including subsequent updates) and based on the open market value of housing.....”</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p>Amend Policy HP3, Point 5 to read: “.....provided shall be negotiated on a case by case <u>basis in accordance having regard to the most up-to-date Strategic Housing Market Assessment and Rural Affordable Housing Need Survey.</u> with the latest evidence of need.”</p> <p>Amend Policy HP3, Point 6 to read: “<u>The design of a Affordable housing should be designed as an integral part of developments and be ‘tenure blind’ in relation to the design of other properties in close proximity within the site.</u>”</p> <p>Amend Policy HP3, Point 7 to read: “<u>Where possible a Affordable housing will be subject to legal agreements.....</u>”</p> <p>Insert new point, after Point 7 to read: <u>“8. The incremental development of a large site through proposals for less than 11 dwellings will not be permitted.”</u></p> | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p>Amend Policy HP3, Point 5 to read: “.....provided shall be negotiated on a case by case <u>basis in accordance having regard to the most up-to-date Strategic Housing Market Assessment and Rural Affordable Housing Need Survey.</u> with the latest evidence of need.”</p> <p>Amend Policy HP3, Point 6 to read: “<u>The design of a Affordable housing should be designed as an integral part of developments and be ‘tenure blind’ in relation to the design of other properties in close proximity within the site.</u>”</p> <p>Amend Policy HP3, Point 7 to read: “<u>Where possible a Affordable housing will be subject to legal agreements.....</u>”</p> <p>Insert new point, after Point 7 to read: <u>“8. The incremental development of a large site through proposals for less than 11 dwellings will not be permitted.”</u></p> <p>New footnote 49 to read: <u>“Qualifying proposals outside settlement boundaries are required to refer to the nearest defined settlement for the purposes of Policy HP3”.</u></p> |

| Mod Ref | Part of Plan | Original Proposed Main Modification Text | Replacement Proposed Main Modification Text |
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| MM/062 | Site Allocations (SA1/13 – Inskip Extension) | <p>Amended plan</p> <p>Amend Site Area to read: “17.79 <u>9.46</u> Hectares”</p> <p>Amend Site Capacity to read: “255 <u>155</u> dwellings”</p> <p>Amend Site Description to read: “The allocation consists of three <u>four</u> parcels of agricultural land in a flat topography – to the west <u>and south east</u> of the village.”</p> <p>Amend Key Development Consideration 1 to read: “The three <u>four</u> parcels should be considered as a single site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. <u>The development should incorporate a small village green.</u> The land directly east of the existing school should only be used for the creation of a village green, whilst the land immediately to the west of the school should only be used for an extension to the primary school. The development</p> | <p>Amended plan</p> <p>Amend Site Area to read: “17.79 <u>9.46</u> Hectares”</p> <p>Amend Site Capacity to read: “255 <u>155</u> dwellings”</p> <p>Amend Site Description to read: “The allocation consists of three <u>four</u> parcels of agricultural land in a flat topography – to the west <u>and south east</u> of the village.”</p> <p>Amend Key Development Consideration 1 to read: “The three <u>four</u> parcels should be considered as a single site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. <u>The development should incorporate a small village green.</u> The land directly east of the existing school should only be used for the creation of a village green, whilst the land immediately to the west of the school should only be used for an extension to the primary school. The development should incorporate an appropriate</p> |

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| | | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p><u>should incorporate an appropriate and dedicated access to the farm to the south and south-east of the School.</u></p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “The <u>majority of the site lies in Flood Zone 1 with small areas in Flood Zones 2 and 3. Housing will not be permitted within Flood Zones 2 and 3.</u> Residual surface water should drain to Inskip Brook.”</p> <p>Amend Key Development Consideration 8 to read: “.....include a small convenience store of not more than 400sq. m. <u>500sq.m.</u> gross , and....”</p> <p>Amend Key Development Considerations 10 and 11 and new 12 to read: “<u>9. The following should be taken into account in preparing the masterplan and planning application:</u> <u>a) A Public Right of Way (2-15-FP 34) abuts the eastern boundary of the site (northern parcel).</u></p> | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p><u>and dedicated access to the farm to the south and south-east of the School.</u></p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “The <u>majority of the site lies in Flood Zone 1 with small areas in Flood Zones 2 and 3. Housing will not be permitted within Flood Zones 2 and 3.</u> Residual surface water should drain to Inskip Brook.”</p> <p>Delete Key Development Consideration 6: “A project level Habitat Regulation Assessment (HRA) may be required.”</p> <p>Amend Key Development Consideration 8 to read: “.....include a small convenience store of not more than 400sq. m. <u>500sq.m.</u> gross , and....”</p> <p>Amend Key Development Considerations 10 and 11 and new 12 to read: “<u>9. The following should be taken into account in preparing the masterplan and planning application:</u></p> |

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| | | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p>b) That P parts of the site are designated as a Mineral Safeguarding Area.</p> <p>c) That Although the site does not contain known heritage assets it may contain archaeological findings.</p> <p>d) <u>Consultation Zone restrictions associated with an Ethylene pipeline crossing the parcel of land opposite the Derby Arms public house."</u></p> | <p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p>a) <u>A Public Right of Way (2-15-FP 34) abuts the eastern boundary of the site (northern parcel).</u></p> <p>b) That P parts of the site are designated as a Mineral Safeguarding Area.</p> <p>c) That Although the site does not contain known heritage assets it may contain archaeological findings.</p> <p>d) <u>Consultation Zone restrictions associated with an Ethylene pipeline crossing the parcel of land opposite the Derby Arms public house."</u></p> |

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