

## Barrow Borough Local Plan Examination Schedule of Minor Modifications from Hearing Sessions – August 2018

The schedule outlines the Council's proposed minor changes to the Submitted Local Plan. The suggested amendments seek to update the document, improve clarity and presentation.

Minor changes are generally regarded as textual and grammar corrections; re-phrasing or limited new text to add clarity; or updates to figures and references which are necessary due to alterations which have been made elsewhere or for which new information has come to light.

The Council has assessed the proposed minor modifications and concluded that further Sustainability Appraisal of the proposed changes is not required.

Where amendments are proposed, text to be deleted is shown in ~~strikethrough~~ and new text is in **black bold underlined**.

Mod Ref	Policy/ Para No.	Page No.	Change	Reason
MIM1	Policy List	5-7	Update the Policy List to include new policies detailed in modifications and changes to titles.	Factual Update.
MIM2	Paragraph 2.1.3	10	The Council has prepared this draft as a result of a number of <del>major modifications</del> <b><u>focussed changes</u></b> made to the Local Plan since the Pre-Submission Draft consultation in summer 2017.	Update
MIM3	Paragraph 2.2.2	12	Comments are invited on the <del>major modifications</del> <b><u>focussed changes</u></b> set out in this Submission Draft, as defined in the Planning Regulations.	Update
MIM4	Policy DS2  (Sustainable Development Criteria)	38	In order to meet the objectives outlined in Policy DS1, subject to other Development Plan policies which may determine the suitability of particular sites, <del>all proposals should meet all of the following criteria, where possible,</del> <b><u>where possible all proposals should meet all of the following criteria</u></b> taking into account the scale of development and magnitude of impact and any associated mitigation by: a) Ensuring that proposed development incorporates green infrastructure designed and integrated to enable accessibility by walking, cycling and public transport for main travel purposes, particularly from areas	For clarification to improve the effectiveness of the Policy.

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			<p>of employment and retail, leisure and education facilities;</p> <p>b) Ensuring development does not prejudice road safety or increase congestion at junctions that are identified by the Local Highway Authority as being over-capacity;</p> <p>c) Ensuring access to necessary services, facilities and infrastructure and ensuring that proposed development takes into account the capacity of existing or planned utilities infrastructure;</p> <p>d) Ensuring that the health, safety and environmental effects of noise, smell, dust, light, vibration, fumes or other forms of pollution or nuisance arising from the proposed development including from associated traffic are within acceptable levels;</p> <p>e) Respecting the residential amenity of existing and committed dwellings, particularly privacy, security and natural light;</p> <p>f) Protecting the health, safety or amenity of occupants or users of the proposed development;</p> <p>g) Contributing to the enhancement of the character, appearance and historic interest of related landscapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets;</p> <p>h) Contributing to the enhancement of biodiversity and geodiversity;</p> <p>i) Ensuring that construction and demolition materials are re-used on the site if possible;</p> <p>j) Avoiding adverse impact on mineral extraction and agricultural production;</p> <p>k) Ensuring that proposals incorporate energy and water efficiency measures (in accordance with the relevant Building Regulations), the use of sustainable drainage systems where appropriate and steers development away from areas of flood risk;</p> <p>l) Ensuring that any proposed development conserves and enhances the historic environment including heritage assets and their settings; and</p> <p>m) Development must comply with Policy DS3.</p> <p>Where the applicant demonstrates that one or more of the criteria cannot be met, they must highlight how the development will contribute towards the</p>	

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			achievement of the Local Plan objectives by alternative means.	
MIM5	Policy DS3 (Development Strategy)	40	<p>The Council will pursue an overarching strategy of sustainable <del>balanced</del> growth, redistributing development across the Borough, to improve the residential environment of the central Barrow area and whilst also allowing some development adjoining Barrow and Dalton and within the <del>cordoned villages</del> <b>development cordons</b>. Other development will be supported where it complies with local and national planning policy.</p> <p>The distribution of housing development is outlined in Policy H2, and Policy H3 contains a balanced portfolio of sites, in a range of locations throughout the Borough, both brownfield and greenfield in order to support the achievement of this Strategy, other windfall developments will be supported where the proposal accords with national and local policy.</p> <p>This Strategy seeks to promote the opportunities and strengths enjoyed by the Borough and achieve sustainable development that enhances its offer in terms of housing, employment, leisure and culture, and encourages inward investment.</p>	For clarification to improve the effectiveness of the Policy and ensure consistency with other references in the Plan.
MIM6	Policy DS4 (Opportunity Areas)	46	<p>Land identified as an Opportunity Area on the Proposals Map is considered to be a regeneration opportunity site suitable for a mix of housing, employment, culture, leisure, open space and tourism development sensitive to its location and surrounding land uses, with the objective of regenerating the area with a high standard of design and sense of place. Proposals must have regard to historical context and industrial legacy <b><u>and must comply with relevant policies in the Development Plan.</u></b></p>	For clarification.
MIM7	Policy C2 (Development and the Coast)	67	<p>Development in a coastal location will only be permitted where:</p> <p>a) There will be no unacceptable harm to natural coastal processes, including increasing the risk of flooding, coastal erosion and instability;</p> <p>b) There will be no unacceptable harm to habitats, species, geodiversity,</p>	This criterion was considered to be difficult to implement and the proposed replacement wording will ensure

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			<p>designated sites and the historic environment;</p> <p>c) The capacity of the coast to form a natural sea defence or adjust to changes in conditions without risk to life or property will not be prejudiced;</p> <p>d) There will not be an increased need for additional sea walls or other civil engineering works (defence structures) for coastal protection purposes except where necessary to protect existing investment;</p> <p>e) The open character of the undeveloped coast is maintained, with the existing landscape character of the site respected and reinforced;</p> <p>f) Local fisheries will not be prejudiced;</p> <p>g) <del>There will be no unacceptable adverse effect on people's enjoyment of natural landscape character.</del> <b><u>The proposal complies with the relevant policies in the Development Plan;</u></b> and</p> <p>h) There will be no adverse effect on recreational activities at the coast.</p> <p>Opportunities to improve access to the coast will be sought where possible and where the above criteria can be met.</p>	consistency with other references in the Plan.
MIM8	Paragraph 4.9.2	78	<p>Development proposals would need to consider issues such as impact on local amenity, environmental impacts and impact on heritage. Cumulative impacts and impacts during the construction of projects would also need to be considered.</p> <p><b><u>Developers are encouraged to engage with the community and local authority at an early stage prior to the formal submission of any proposals.</u></b></p>	This was formerly a requirement under criterion (e) of Policy C6, but was considered to be too onerous for the Policy.
MIM9	Paragraph 5.4.1	95	<p>Parking provision in new development should be designed to meet the expected demand generated by the development. There needs to be a balance so that there is not an over provision of parking that would result in inefficient use of land, whilst at the same time avoiding potential on-street parking congestion caused by under provision. The Council currently uses the <del>County Council's Parking Guidelines in Cumbria Supplementary Planning Guidance (SPG) which was published in 1997</del> <b><u>Cumbria Development Design Guide</u></b>, to determine the level of parking for new</p>	Factual Update. The Cumbria Development Design Guide has replaced the Parking Guidelines in Cumbria SPG.

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			development. The NPPF sets out the factors that local planning authorities should take account of if they decide to adopt their own parking standards.	
MIM10	Policy I6 (Parking)	95	<p>Proposals for new developments will be required to provide evidence to demonstrate that adequate parking provision has been provided in consultation with the Local Highways Authority and in accordance with the parking standards in the <del>“Parking Guidelines in Cumbria” SPG</del> <b><u>Cumbria Development Design Guide</u></b> or any update to it.</p> <p>In areas suffering from significant on-street parking problems, greater provision will be sought where possible, or alternative arrangements will be required. When applying parking standards each site should be assessed on its own merits and, if a developer can demonstrate to the satisfaction of the authority that their proposed parking provision is sufficient, the <del>‘Parking Guidelines in Cumbria’</del> <b><u>Cumbria Development Design Guide</u></b> can be relaxed in favour of the demonstrated proposal.</p> <p>The design of on and off site parking provision will be safely accessible and appropriate to the streetscene and character of the local area. Consideration should be given to Policy C3a (water management) and Policy DS6 (landscaping).</p>	Factual Update. The Cumbria Development Design Guide has replaced the Parking Guidelines in Cumbria SPG.
MIM11	6.1.14, Sub-heading	107	<del>Barrow Port Area</del> <b><u>The Port of Barrow and Surrounding Area</u></b>	To ensure that the supporting text aligns with proposed new Policy P1.
MIM12	6.1.20	108	<del>The AAP also allocates 24.47 hectares of land (Waterfront Business Park) as the Borough’s Strategic Employment Site for B1, B2 and B8 uses and the associated £5 million access road leading from the A590 is now in place.</del>	Paragraph not required as the information is replicated elsewhere in the Local Plan.
MIM13	Paragraph 6.2.9	110	Part of the Growth Funding will be used to develop a purpose-built advanced training facility at Furness College to help meet the demand for skills training, supporting the advance manufacturing sector linked to BAE	Factual Update. GSK has withdrawn its site investment plans.

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			Systems and GSK growth plans. The training centre opened in early 2016 and it is anticipated that 200 jobs will be created by the project by 2020 <sup>1</sup> .	
MIM14	Paragraph 6.3.1	112	For the purpose of this section employment is defined as use classes <b>B1a (offices)</b> , B1b (research & development), B1c (light industry), B2 (general industry) and B8 (storage & distribution).	For clarification as Use class B1a was included in the employment land requirement methodology in the Employment Land Review.
MIM15	Policy EC6 (Conversions to Employment Use in Rural Locations)	125	<p>The Authority will support the conversion of buildings in rural areas to create employment uses providing that they satisfy criteria <del>b-n</del> <b>b-m</b> set out in Policy EC3, and the development meets the following criteria:</p> <ul style="list-style-type: none"> <li>a) Access arrangements are satisfactory;</li> <li>b) Adequate well-designed off road parking is provided, or there is adequate on street parking in the immediate area without causing congestion or loss of amenity;</li> <li>c) The appearance of traditional buildings and features such as walls and gateways are protected as part of the development;</li> <li>d) Their use does not cause a significant loss of amenity to neighbours; and</li> <li>e) Signage will be sensitively designed and appropriate to the host building and locality.</li> </ul> <p>Applicants must provide evidence that the building is structurally sound and capable of conversion without major rebuilding, extensions or modifications to the existing structure. Surveys will be required where species protected under the Wildlife and Countryside Act 1981 are thought to be present.</p>	Update to take account of the changes to the criteria in EC3.
MIM16	Policy EC10, Title	130	Loss of Self-catering <b>Holiday</b> Accommodation	For clarification and to ensure consistency with

<sup>1</sup> Cumbria LEP

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				Policy EC10.
MIM17	Paragraph 7.1.16	138	<p>The Council intends to meet the housing requirement over the plan period through the development of:</p> <ul style="list-style-type: none"> <li>• Allocated sites;</li> <li>• Sites with extant planning permission at 31st March 2017;</li> <li>• Windfall sites (both over and under 0.1 Hectares);</li> <li>• Historic completions (i.e. the number of net additional dwellings added to the supply during previous monitoring years since the start of the plan period).</li> </ul>	For clarification as the housing supply will change annually.
MIM18	7.1.19	139	<p><del>A more detailed trajectory can be found in the Local Plan Housing Topic Paper 2017.</del> <b><u>A detailed Housing Trajectory document has been produced to sit alongside the Local Plan.</u></b></p>	Factual update. The Barrow Borough Local Plan Housing Trajectory 2018 was produced following the Local Plan Submission Draft and sets out anticipated housing delivery over the plan period.
MIM19	7.1.23	139	<p><del>The latest 5 year supply and the 5 year requirement are identified in the Council's annual Housing Land Statement. As the housing requirement has changed since the latest HLS was produced an update is included in the Local Plan Housing Topic Paper. Figure 14 below summarises the 5 year supply and identifies the types of sites included within it and the number of dwellings likely to be built on each.</del></p>	<p>Factual update. This statement is no longer correct as the HLS 2018 has been produced since the production of the Submission Draft.</p> <p>To update the document and Figure 14 will be deleted.</p>
MIM20	7.1.24	139	<p><del>It is anticipated that the number of dwellings that will be built on windfall sites over 0.1 hectares will continue at past rates over the 5 year period and will then fall to 10 per year in 2022/23 and this is when the bulk of emerging</del></p>	Factual update. This statement is no longer correct. The HLS 2018 has

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			<del>allocations will likely to be under construction.</del>	been produced since the Local Plan Submission Draft which forecasts that windfall development will continue at the same rate over the plan period with no reduction made from 2022/23 onwards.
MIM21	Figure 14	140	Delete Figure 14 and renumber following figures in the Plan.	Figure 14 is now out of date following the production of the HLS 2018. The information within the graph will be updated each year through the HLS and it is therefore not necessary to include it in the Local Plan.
MIM22	7.1.27	141	As the Council does not have a Strategy document for bringing empty homes back into beneficial use at present (e.g. which sets out a methodology and financing for such projects across the Borough), Local Plan examinations elsewhere indicate that the housing requirement should not be reduced to take into account such stock (reducing the need for additional new housing). <b><u>Policy H10 sets out how the Council will seek to increase the number of empty homes being brought back into use.</u></b>	To link this paragraph to the proposed new Empty Homes Policy H10.
MIM23	7.4.4	148	<del>The following sections give a brief overview of each cordon village</del> <b><u>The following sections give a brief overview of each village with a development cordon.</u></b>	For clarification and to ensure consistency with other references in the Plan.
MIM24	Policy H4 (Development Cordons)	149	In the following villages, residential development and the conversion of existing buildings for residential purposes <del>will be allowable within the residential cordon,</del> <b><u>will be permitted within the development cordon</u></b> especially if it contributes to the maintenance of that community:	For clarification and to ensure consistency with other references in the Plan.



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			Askam & Ireleth, Lindal, Newton, North Scale, Rampside (see Appendix G)	
MIM25	Former 7.9.5	158	Re-number former paragraph 7.9.5 (Housing Mix) to 7.9.8 in light of additional paragraphs.	Update.
MIM26	Policy R10, Title	194	Sequential Test for Other <b>Non-Retail</b> Main Town Centre Uses	For clarification.
MIM27	Paragraph 8.10.2	202	<p>The Council has reviewed the list of neighbourhood shopping centres in the current Local Plan and has amended it in light of the current provision of shops and services. The following areas are the Council's preferred options to identify as neighbourhood shopping centres and are shown in Appendices A-C.</p> <ul style="list-style-type: none"> <li>• Ainslie Street, Barrow</li> <li>• Amphitrite Street, Walney</li> <li>• Anchor Road, Barrow Island</li> <li>• Bath Street, Barrow</li> <li>• Douglas Street, Walney</li> <li>• Duke Street, Askam</li> <li>• Lakes Parade, Hawcoat</li> <li>• Lesh Lane, Barrow</li> <li>• Middlefield, Ormsgill</li> <li>• Mill Lane, Walney</li> <li>• Risedale Road, <b>Barrow</b> /<del>Roose Road</del></li> <li>• <b>Roose Road, Barrow</b></li> <li>• Ruskin Avenue, Dalton</li> </ul>	Roose Road will be identified as a separate neighbourhood shopping centre on the Proposals Map.
MIM28	Paragraph 9.1.22	214	<b><u>Heritage assets of archaeological significance are protected under Policy HE6 below.</u></b>	For clarification
MIM29	Policy HE6, Title	214	Scheduled Ancient Monuments and <del>Heritage Assets of Archaeological Significance</del> <b><u>Non-Designated Heritage Assets</u></b>	For clarification.

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MIM30	Policy HE6	214	<p>Development will not be permitted where it would cause unacceptable harm to a scheduled ancient monument <u>or</u> a non designated asset of national importance, and their settings.</p> <p>Proposals that affect non-designated assets will be assessed on the significance of the assets and the scale of likely harm to establish whether the development is acceptable in principle. Where this is the case, the Council will seek to ensure the mitigation of archaeological harm through the preservation in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for the excavation and recording of assets to a level that is proportionate to their significance and to the scale of the impact of the proposal. Where possible, opportunities should also be taken to promote and provide interpretation of archaeological assets.</p> <p>Where there is knowledge that there are archaeological remains or where there are reasonable grounds for the potential of unknown assets of archaeological interest to be, proposals should be accompanied by an assessment of the significance of the asset and how it will be affected by the proposed development including where their significance, extent and state of preservation is not clear. The level of information required will be proportionate to the asset's significance and to the scale of the impact of the proposal, and may require, where necessary, archaeological desk-based assessment and field evaluation.</p>	For clarification.
MIM31	Appendix I & J	N/A	Renumber Appendices in light of deletion of former Appendix H (Gypsy & Traveller Site).	Update.