

Addendum to Sustainability Appraisal Report – Main Modifications Schedule

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

Listed in Table One is the Main Modifications that have been proposed to make this DPD sound and alongside these is an initial appraisal of the potential sustainability implications and whether any further assessment is required.

Table One – Initial Sustainability Appraisal Screening of the proposed modifications to the DPD

Modification reference	Which Policy does it relate to?	Modification	Sustainability Appraisal Implications	SA Screening Required?
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. The inclusion of this text will ensure that the appropriate tests are carried out on planning applications.</p> <p>The Policy now clearly reflects the NPPF, Core Strategy and this Local Plan. Sequential and impact testing would need to be carried out on all applications for this site that include an element of retail.</p> <p>The NPPF, Core Strategy and the Local Plan have been subject to a full SEA and as such no further screening is required at this stage. In addition, a Sustainability Appraisal on policy C4 has already been carried out, and the effect of development on this</p>	No

Modification reference	Which Policy does it relate to?	Modification	Sustainability Appraisal Implications	SA Screening Required?
			<p>site has already been screened. It is not necessary to carry out further screening as the principle of development on the site has already been screened, and the proposed mix of uses on the site is not yet known.</p> <p>The inclusion of the MM34 in to the policy strengthens the policy on sustainability grounds, as it ensures that appropriate testing, such as testing the potential impacts of permitting retail development on the site on nearby retail centres, would be carried out on any potential development at an application stage. Any potential impacts of the development would be identified through this testing process.</p> <p>.</p>	