

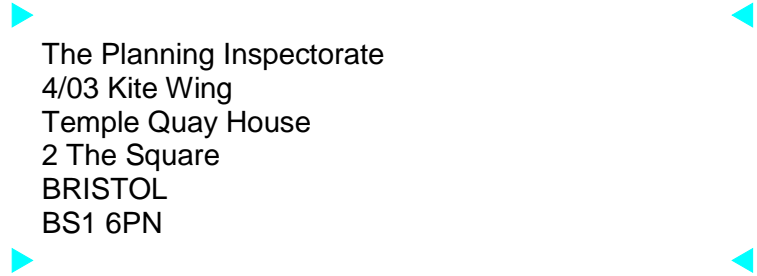
Date: 3 April 2014

Your ref: PINS/F2360/429/2 Our ref:

Please ask for: Helen Hockenhull

Extension: 5206 Direct Dial Tel: 01772 625206

Fax: email: hhockenhull@southribble.gov.uk



The Planning Inspectorate
4/03 Kite Wing
Temple Quay House
2 The Square
BRISTOL
BS1 6PN

Civic Centre, West Paddock,
Leyland, Lancashire PR25 1DH
Tel: 01772 421491
Fax: 01772 622287
email: info@southribble.gov.uk
website: www.southribble.gov.uk

FAO Susan Heywood
Senior Housing and Planning Inspector

Dear Ms Heywood,

Re: Site Allocations DPD Main Modification - Gypsy and Traveller and Travelling Showpeople Accommodation and Additional Modifications.

Thank you for your letter dated 1 April 2014.

As requested, the Council have considered your suggested additional modifications in light of the recently published National Planning Practice Guidance. We agree that the additional modifications are necessary and the Council will consult on these additional modifications at the same time as the Main Modification related to Gypsy and Traveller and Travelling Showpeople Accommodation. Consultation will commence 8 April 2014 for 6 weeks. Details of the additional modifications have been attached as an appendix to this letter for your information.

The Council are also currently reviewing the National Planning Practice Guidance to ensure there are no other additional modifications required before the consultation period commences.

We also note your comments regarding various other matters contained within your letter. We will ensure this further information is sent to you by 2 May 2014 as requested.

Yours sincerely

Helen Hockenhull
Planning Manager

Appendix 1

Policy B2 – Village Development

Land on the periphery of Much Hoole, New Longton, Coupe Green and Mellor Brook is safeguarded to meet local needs as shown on the Policies Map. It will only be released during the Plan period for development (including local affordable housing, health care, community facilities or employment) which meets the following requirements:

- a) The proposed development cannot be accommodated within the existing built-up area of the village, or this site is preferable for the use proposed. Evidence of this will be required;
- b) ~~The proposed development does not include market housing.~~

Justification

Land is reserved to meet local needs which cannot be satisfied elsewhere within these settlements. ~~Other development will not be permitted on these sites.~~ The land will remain in its existing use if no development for local needs is proposed.

A demonstration of the need for a particular development in the village and that alternative site(s) could not accommodate such development will be provided to the Council through the submission of a supporting statement with accompanying evidence.

Policy E3 – Leyland Town Centre

The Leyland Town Centre boundary is defined in Appendix 3. Leyland Town Centre is made up of both Primary and Secondary Retail Frontages as set out below.

Primary Retail Frontage

Within the Primary Retail Frontage of Leyland Town Centre as identified in Appendix 3, planning permission will be granted for new buildings, redevelopment of existing sites, extensions to, or change of use of existing buildings for the following uses:

- a) A1 (Retail Uses) – which will be encouraged to achieve a minimum of 60% of the overall units within the Primary Retail Frontage;
- b) A3 (Café and Restaurant) uses and A4 (Drinking Establishments) uses – to enhance the evening economy; and
- c) Other town centre uses including A2 (Financial and Professional Services) and B1 (Offices) will be permitted ~~subject to a six month marketing assessment where this would not harm the sustainability of the shopping area;~~
- d) Living accommodation or B1 (Office) use will be permitted at first floor level.

Secondary Retail Frontage

The remaining area of the defined town centre (sitting outside the Primary Retail Frontage) is classified as the Secondary Retail Frontage (as shown in Appendix 3 and as described in the Justification).

Uses in these areas will be protected and enhanced wherever possible for A1 (Retail Use), A3 (Cafés and Restaurants) and A4 (Drinking establishments) may be appropriate to maintain the vitality and viability of the area. ~~However, applications for the change of use of A1 retail premises to other town centre uses including A2 (Financial and Professional~~

~~Services) and B1 (Offices) should be supported by a six month marketing assessment to provide evidence for this change of use.~~

Car Parking

New buildings, redevelopment of existing sites, extensions and/or change of use of existing buildings in the Town Centre will either be expected to use existing car parking facilities within the town centre (if they are in close proximity) or provide the appropriate level of car parking based on their location and type of development as set out in Policy F1 Parking Standards and Appendix 4.

Justification

Leyland Town Centre is the key shopping area in South Ribble and Policy E3 promotes development within the town centre.

Maintaining and enhancing the vitality and viability of the town centre, primarily along Hough Lane and Towngate, is a main focus of Policy E3. Within the town centre and focussing on the Primary and Secondary retail frontages, there will be a presumption in favour of retaining and encouraging shops (A1 uses).

The Policy applies to the primary and secondary retail frontages as shown on the Leyland Town Centre map in Appendix 3. The primary retail frontage in Leyland comprises the following properties:

- **Leyland:** Number 4 to number 60 (Wetherspoon's) inclusive on the south side of Hough Lane and numbers 1 to 69 (inclusive) on the north side of Hough Lane, Asda store to 157 Towngate and the Gables Public House on the corner of Towngate and Hough Lane (areas outside this boundary are classified as the Secondary Shopping Frontage areas).

Leyland Town Centre Retail Position Paper is updated on a bi-annual basis to provide a 'snapshot' in time of the current situation in Leyland Town Centre and provides evidence of retail trends which has informed Policy E3. This also acts as a mechanism through which to monitor Policy E3 and identify triggers where necessary. The Leyland Town Centre Retail Position Paper (October 2012) states that the Town Centre currently has approximately 50% A1 (Retail Uses) which is considered low for a Town Centre. As set out in Policy E3, A1 (Retail) is a retail priority in terms of maintaining vitality and viability of the Town Centre, as such a target of 60% is deemed achievable and appropriate over the plan period given past trends.

~~8.1 A marketing assessment will need to include written evidence of the marketing of the premises for a minimum period of six months to demonstrate lack of demand for A1 (Retail Uses).~~

Policy E4 – District Centres

District Centres are allocated at:

- (a) Liverpool Road, Penwortham
- (b) Station Road, Bamber Bridge
- (c) Tardy Gate
- (d) Longton

The District Centres boundaries are set out in Appendix 3 of this document.

The District Centres will be protected and enhanced to maintain their vitality and viability.

Planning permission will be granted for new buildings, redevelopment of existing sites, extensions to, or change of use of existing buildings for the following uses:

- (a) A1 (Retail Uses) - which will be encouraged to achieve a minimum of 60% of the overall units;
- (b) A3 (Cafés and Restaurants) uses.

Applications for other district centre uses including A2 (Financial and Professional Services), A4 (Drinking Establishments) and B1 (Offices) ~~will need to include a six month marketing assessment to provide evidence for a change of use from A1 (Retail) will be permitted where this would not harm the sustainability of the shopping area.~~

Justification

8.39 District centres have been designated in Policy 11 of the Central Lancashire Core Strategy. Boundaries for the retail centres have been set out within Appendix 3.

8.40 The purpose of this policy is to prevent the over proliferation of non-retail uses at the expense of retail provision within the centres. It is important to the vitality and viability of the district centres that the retail strength and appearance of these frontages is retained.

8.41 The District Centres comprise the following properties:

- **Penwortham:** 12 to 78, 27 to 79 Liverpool Road (all inclusive), and 2 Cop Lane
- **Bamber Bridge:** 145 to 187, 193 to 231, 148 to 200 (all inclusive) Station Road, and 1 to 3 Withy Grove Road
- **Tardy Gate:** 1 to 15 Hope Terrace, 6 to 26 Watkin Lane, 1 to 7 Victoria Terrace, 448 to 468 Leyland Road, 1 to 3 William Street (all inclusive).
- **Longton:** 56 to 98 (even numbers) Liverpool Road (98 Liverpool Road: Booths Superstore)

8.42 The Central Lancashire Retail and Leisure Review (2010) has provided the evidence to support the inclusion of a minimum of 60% A1 Retail use target as identified in the policy. A Retail Position Statement will be produced on an annual basis to provide a 'snapshot' in time of the current situation within the District Centres which will provide evidence of retail trends and act as a mechanism through which to monitor Policy E4 and identify triggers where necessary.

~~8.43 A marketing assessment will need to include written evidence of the marketing of the premises for a minimum period of six months to demonstrate lack of demand for A1 (Retail Uses).~~

~~8.44~~

Policy E5 – Local Centres

Local Centres are allocated at:

- Kingsfold
- Earnshaw Bridge
- Farington
- Gregson Lane
- Higher Walton
- New Longton
- Seven Stars

- Walmer Bridge
- Walton Le Dale

The boundaries of these centres are shown in Appendix 3 and described within the justification text.

Within the Local Centres A1 (Retail) uses will be protected and enhanced wherever possible in order to achieve a minimum of 60%. This is to maintain the vitality and viability of the centre.

Applications for other local centre uses including A2 (Financial and Professional Services), A3 (Cafés and Restaurants) and A4 (Drinking Establishments), and B1 (Offices) may be appropriate where it does not undermine the ~~minimum A1 retail target as identified above~~ sustainability of the shopping area.

Justification

8.45 Boundary maps for the Local Centres are set out within Appendix 3. The Local Centre boundaries are defined as:

- **Kingsfold:** The local centre at Kingsfold is based on the existing commercial properties at Pope Lane and Hawksbury Drive.
- **Earnshaw Bridge:** This small centre is situated either side of Leyland Lane, south of the junction with Golden Hill Lane/ Longmeanygate.
- **Farington:** The Local Centre is dispersed with units from Railway Public House to Boundary Street on Preston Road, and at the junctions of Stanifield Lane, Crown Street and Mill Street.
- **Gregson Lane:** The Local Centre is dispersed with units on Gregson Lane and Alder Drive.
- **Higher Walton:** There is a concentration of local shopping facilities on both sides of Cann Bridge Street.
- **New Longton:** The Local Centre is dispersed with units located along Chapel Lane and on Station Road.
- **Seven Stars:** The Local Centre is located at and around the junction of Fox Lane, Leyland Lane and Slater Lane.
- **Walmer Bridge:** The Local Centre is dispersed with units located along Liverpool Old Road and at the junctions of School Street and Hall Carr Lane.
- **Walton-le-Dale:** The Local Centre focuses on retail and commercial uses on the west side of Victoria Road in Walton-le-Dale. (Nos. 140 – 202 Victoria Road – even numbers).

8.46 The purpose of the above policy is to prevent the over proliferation of non-retail uses at the expense of local retail provision within the Local Centres. It is important to the vitality and viability of the Local Centres that the retail strength and appearance of these frontages is retained where possible. However, as these centres vary in size and are affected by various local issues other uses as listed in the policy above may be more appropriate.

8.47 The Central Lancashire Retail and Leisure Review (2010) has provided the evidence to support the inclusion of a minimum of 60% A1 Retail use target as identified in the policy. A retail position statement will be produced on an annual basis to provide a

'snapshot' in time of the current situation within the Local Centres which will evidence retail trends and act as a mechanism through which to monitor Policy E5 and identify triggers where necessary.

~~8.48A marketing assessment will need to include written evidence of the marketing of the premises for a minimum period of six months to demonstrate lack of demand for A1 (Retail Uses).~~