

Site SR011 Matter 3 Electronic File Index		
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Submission For South Ribble Development Plan Examination Hearings, March 2013.

Matter 3. For the plan to be sound it should have discussed and considered the proposals in the spirit they were invited and submitted:- open-minded, socially-targeted, forward-thinking.

Issue	Reference/Expansion	Evidence	Ref
<p>Visionary proposals were submitted for approximately 8 ha (20 acres) of land at New Longton with a high degree of social benefit including the prospect of traffic/safety improvement (school relocation), flood relief & social amenities and a mixture of residential property that could have included local affordable housing. Such features create the special circumstances necessary to counterbalance any potential harm created to the Green Belt (see later section). This opportunity has not been adequately publicised and New Longton community involvement/input has been negligible.</p>		<p>Our Original Submission – Site Allocations Dev't - Site Suggestion Form submitted by hand 3 Aug 2007 (GD) suggesting 'Mixed Use' with benefit of existing main sewer.</p> <p>Our 2nd Document - Consultation Response for Site Ref. SR011 "Land Off Wham Lane" 31 Jan 2011 (RD) A more complete proposal.</p> <p>Our 3rd Document - Our follow-up letter & E Mail seeking discussion of proposal 19 Sept 2011 (RD)</p> <p>Reply Letter from Mike Eastham 22 Sep 2011.</p> <p>Our 4th Document – Our further follow-up E Mail explaining the land classification concerns 22 Dec 2011(RD)</p> <p>Our 5th Document – Our final representation summarising our frustrations with the process and offering to reconfigure our proposal, if helpful 15 Aug 2012 (RD)</p>	<p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p>

<p>We were not alone in our view of the needs of the village.</p>		<p>Council letter of 13 Dec 2013 re. "Soundness" Questionnaire and Timings & our reply.</p>	13
		<p>Photo 1 gives a view of the land, as a 180 degree panorama.</p>	14
		<p>Photo 2 shows the traffic hazard created by the current location of the village primary school (4/2/13)</p>	15
<p>We were not alone in our view of the needs of the village.</p>	<p>We have noted that an independent respondent, through an impressive submission, shared a very similar view of village needs to ensure the future viability and services of New Longton.</p>	<p>'SRAD03 Preferred Options Responses Table June 2012' - Page 16 - 19 Resp Ref 11.</p>	16
<p>The same rationale has been successfully adopted in the plan for nearby villages.</p>	<p>Proposals embodying the same combination of features as covered by ourselves and the independent respondent have been enshrined in the July 2012 Plan Document for ensuring the future viability and services of nearby Longton.</p>	<p>'SRSD001' – The July 2012 Development Plan Document - Page 37, Para 7.37</p>	17
	<p>Likewise, a site in Hutton, a smaller nearby village, successfully uses the same justifications of future village viability and services. This is despite this not being a designated 'Rural Local Service Centre'.</p>	<p>'SRSD001' – The July 2012 Development Plan Document - Page 37, Para 7.38 and Page 38 Para 7.39</p>	18

<p>Relevant key elements featured in our proposals from the outset.</p>	<p>We note that flood prevention, community infrastructure & affordable housing feature strongly in the July 2012 Development Plan Document.</p>	<p>19</p> <p>'SRSD001' – The July 2012 Development Plan Document - Page 11 highlighted box 'Policy A1- Developer Contributions'.</p>
<p>The unique 'legacy-approach' to the proposed development could deliver an appropriate mix of affordable and special needs accommodation as described in the Central Lancashire Adopted Core Strategy.</p>	<p>Key Council documents appear to have under-represented our proposals in terms of the scope of the proposal, mentioning merely the "Residential" element as opposed to the "Mixed Development" actually pursued throughout. Also classified with N/A (??) as current use.</p>	<p>20</p> <p>'Summary of Site Suggestions South Ribble.pdf' – PDF Page 1, see entry for SR011.</p>
<p>The unique 'legacy-approach' to the proposed development could deliver an appropriate mix of affordable and special needs accommodation as described in the Central Lancashire Adopted Core Strategy.</p>	<p>The Core strategy seeks to match dwelling distribution, type and size to future (ageing/special needs) demographics and to meet this need whilst allowing the ageing population to remain within their own rural communities. It recognises the necessity to have such accommodation close to shops and services to minimise travel.</p>	<p>21</p> <p>'SRE002 - The Central Lancashire Adopted Core Strategy (Local Development Framework) July 2012' – Page 66 SO8, Page 75 Para's 8.28 & 8.29, Page 76 Para's 8.33, 8.36 & 8.38, Page 77 Para's 8.39, 8.41 and 8.43, Page 78 Policy 7 Para d)</p>
<p>The unique 'legacy-approach' to the proposed development could deliver an appropriate mix of affordable and special needs accommodation as described in the Central Lancashire Adopted Core Strategy.</p>	<p>More specifically, the consultation process sought sites from the public to achieve affordable housing.</p>	<p>22</p> <p>'SRAD08 Landowners' & Developers' Site Suggestions – Issues & Options Discussion Paper – Dec 2010' - Page 119 Questions C1, C3 & C4 and Page 120 Question C7.</p>

<p>Without our proposal, the scope for accommodating an appropriate quantity of special needs/affordable housing in New Longton is now much reduced.</p>	<p>Within our 'legacy-approach' proposal we could see possibilities to address all of these needs, creating a heart for the village, benefitting young and old. For example, we could see elderly residents migrating into this development leaving the way clear for the next generation to take occupancy of existing properties.</p> <p>Site SR214, also adjoining the village boundary, during the life of this planning process, has migrated from 'Local Needs in Villages' into the latest preferred use classification of 'Protected Open Land'. The site is now advertised as '4 and 5 Bedroom Executive Family Homes'. Affordable housing no longer appears to feature there.</p> <p>Scope for special needs or affordable housing in the village is now limited to just one small site, SR217 (Village Development).</p> <p>The only other small site is SR045 but this is designated as 'Protected Open Land'.</p>	<p>'SRAD08 Landowners' & Developers' Site Suggestions – Issues & Options Discussion Paper – Dec 2010' – Map on Page 79, Site SR214</p> <p>23</p> <p>Photo 3 shows the marketing notice now displayed at Site SR214.</p> <p>24</p> <p>Extract from 'SRSD006a The South Ribble Proposals Map DRAFT – 2012' (our extract) – Site SR217 highlighted in yellow & white.</p> <p>25</p> <p>'SRAD08 Landowners' & Developers' Site Suggestions – Issues & Options Discussion Paper – Dec 2010' – Map on Page 79, Site SR045.</p> <p>23</p>
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<p>Our proposal is to have 'Land Off Wham Lane' included in the plan as land for 'Village Development'.</p>	<p>The July 2012 Plan Document specifically mentions land on the periphery of New Longton safeguarded for the purpose of new community facilities or affordable housing. Such land as was available for this purpose is now much reduced.</p> <p>For clarity we had envisaged a mixed development which could include 100 to 150 new homes of various types. This takes account of the large portion given over to social amenity in its many forms.</p> <p>This would take the Council's total housing supply from 6,962 to 7112 against a new house requirement of 6255.</p>	<p>'SRE054b Preferred Options Site Allocations and Development Management Policies DPD – Nov/Dec 2011 – Appendices' - Page17 showing the 'Preferred Option Use', for the 3 sites.</p> <p>'SRSD001' – The July 2012 Development Plan Document - Page 15, Para 5.4 and as the highlighted box 'Policy B2 – Village Development'</p> <p>'SRSD001' – The July 2012 Development Plan Document - Page 34 'Totals' for all Dwellings and Page 28 Para 7.3</p>	<p>26</p>
<p>In summary, we seek a plan amendment. We consider the plan, as published, to be unsound for the reasons given above. Community members were encouraged to use the Council's invitation as an opportunity to float ideas for the public good. It is felt that some of these ideas have received less visibility and discussion than they deserved. We are requesting that the earlier low-level of</p>	<p>"This is not the final Plan"</p>	<p>'SRSD001' – The July 2012 Development Plan Document - Page 1, Para 1.3</p>	<p>34</p>

<p>consideration on our proposal be corrected now, through this last stage of the process, because earlier positive attempts to promote consideration were not taken up.</p>																			
<p>We are seeking inclusion of our site within the plan as 'land for Village Development'. The objective is to create a window of opportunity, within the Council's Development Plan timespan, to develop and if appropriate adopt the developed proposals. We are keen to ensure that the community of New Longton is not frozen out of this opportunity through to the year 2026.</p> <p>A site visit would be beneficial to the Government's Inspector, particularly in witnessing the traffic/safety issue linked to the current siting of the village primary school.</p>																			

Incorporating the proposals into the plan gives **New Longton** scope to develop on many fronts compatible with key objectives of the plan, similar to other communities, an opportunity that would otherwise be denied, to well beyond 2026. **New Longton** is designated as a Local Centre. The village plan on Page 108 of the July 2012 Development Plan Document would need updating.

1,381 words, excl. separate reference documents

Copy
Original handed in to Katherine Howarth in person 3/8/07
10.45

Submission 1

Matter 3. Housing Sites – Policies
Wed 6 Mar 2013
Personal Objector Ref: 328
Representation No: 596



SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

SITE SUGGESTIONS FORM

June 2007

SITE SPECIFIC ALLOCATIONS OF LAND

Site Suggestions

The three Council's are seeking site suggestions to help identify potential sites that could be allocated (proposed) for specific development uses in Local Development Frameworks, which will replace the existing Local Plans. The range of uses to be considered includes housing, employment, retail, leisure as well as community uses such as playspace and can include a combination of these uses.

For your suggested site(s) to be considered please fill in the attached form. The Councils require information on the sustainability credentials of each site (i.e. the attributes that help make it appropriate to develop), as any development required will be directed to the most sustainable sites and locations. Please also attach a map identifying the site and its boundaries. Your returned form, map and any other supporting information will be publicly available via the Councils websites and at www.centrallancscity.org.uk

Each site suggestion will be considered and a Sustainability Appraisal carried out which will identify those suggestions that are the most sustainable. The amount of land to be allocated, if any, will partly depend on development requirement figures and policies set out in the Regional Spatial Strategy for the North West which is due to be published late in 2007 but also, especially in terms of community type uses, what local needs there are.

If there is a requirement for additional allocations, sites preferred for development will then be selected, based on their sustainability credentials, and consultation on these sites will be carried out for a 6-week period. This is intended to start in November 2009. Until then it is not intended that there will be a dialogue with those making site suggestions. Please note that it is possible that many of the site suggestions will not be suitable and returning a form does not guarantee a site will be allocated. Also small sites will not be considered large enough to allocate – so sites of less than 0.4 hectares will not be assessed. Suggestions relating to sites below the threshold size will be returned.

**Please return completed forms and accompanying maps by Friday
3 August to 'FREEPOST Central Lancashire City LDF'**

SITE SPECIFIC ALLOCATIONS OF LAND

Ref:	
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Site Suggestions Form

Site Details

1. Which Borough is the site located in? (please circle)

Preston/South Ribble/Chorley

2. Site address/location:

WHAM LANE
NEW LONGTON
PRESTON PR4 4XB

3. Site size (hectares): Aprox. 8 hectares.

4. Proposed Use:

HOUSING / LEISURE / COMMUNITY USE
WILLING TO CONSIDER COUNCIL SUGGESTIONS.

5. Site owner:

G. DAWSON.
H. DAWSON.

6. Is the site currently in use? If so for what use?

SITE WAS FORMERLY A WHOLESALE PLANT NURSERY /
MARKET GARDEN. LAND NOW FALLOW

7. What existing infrastructure (mains service) does the site have?

MAIN SEWER RUNS THROUGH PROPERTY FROM
WHAM LANE TO ROYALTY LANE

8. What are the surrounding land uses?

RESIDENTIAL ON 3 SIDES, AGRICULTURAL TO THE
EAST.

Please circle your answer to the following:

1. Is the site available for development? Yes/No
 2. Is there existing access to the site? Yes/No
 3. Does the site have any unimplemented planning permission? Yes/No
 4. If so what for?
-
-

Sustainability Checklist

Is the site: (please circle answer)

5. Previously developed/Greenfield
6. Within the town or village/ on the edge/outside

EXISTING BUILDINGS ETC. RELATING TO
FORMER WHOLESALE PLANT NURSERY/
MARKET GARDEN.

7. Within 400 metres of a bus stop or railway station? Yes/No

If proposed use is housing, is the site: (please circle answer)

8. Within 600 metres of a primary school? Yes/No
9. Within 1 km of a doctor's surgery/health centre? Yes/No
10. Within 1 km of a post office? Yes/No
11. Within 800 metres of a convenience store? Yes/No
12. Within 5 km of a hospital? Yes/No

Contact Details

Name: G. DAWSON

Address: 47, LOSTOCK VIEW
LOSTOCK HALL
PRESTON. PR5 5LS

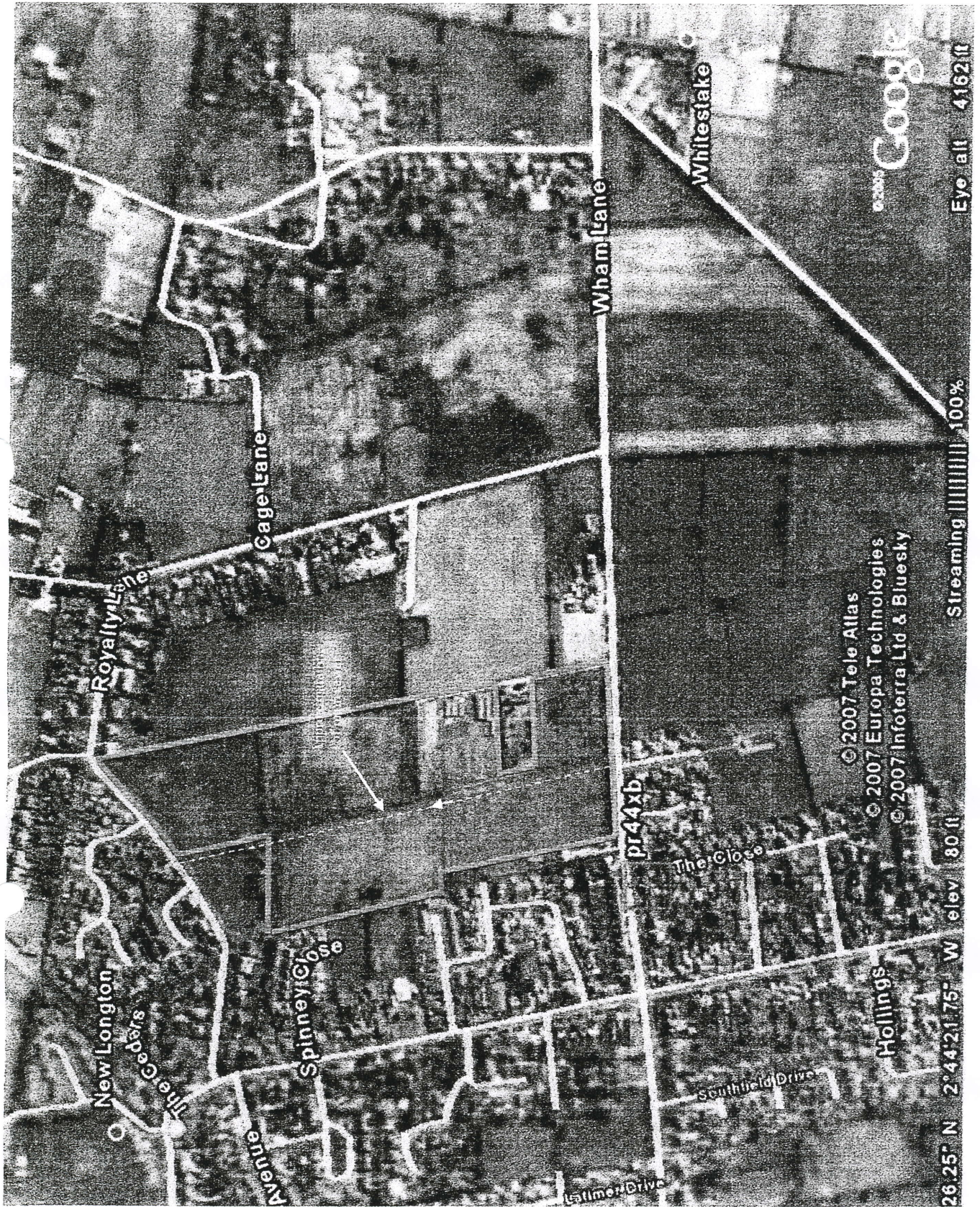
Telephone Number: 01772 339452

Are you acting as an agent for the owner/person wanting to develop the site?

Yes/No (Please circle) ACTING FOR SELF AND FATHER H. DAWSON.

Signature G. Dawson. Date _____

PLEASE REMEMBER TO ATTACH A MAP IDENTIFYING THE SITE AND ITS BOUNDARIES



Wham Lane, New Longton, Preston PR4 4XB

the general position of the boundaries; it does not show the exact line of the boundaries. Measurements scaled from this view may not match the same points on the ground.

Submission 2.

6 The Copse
Eaves Green
Chorley
Lancs
PR7 3PS
31 Jan 11

The Planning Department
South Ribble Borough Council
West Paddock
Leyland

Dear Sir/Madam,

Re. Consultation Response for Site Ref SR011 "Land Off Wham Lane"

Please find attached a small package of documents relating to the above-referenced site. These represent our suggestion for the site. The key documents are the completed response form and our document ref RD/SR011/Consultation/31Jan11. The other documents are supporting info.

These documents were also forwarded to you by E mail yesterday, 30 Jan 2011. We look forward to your response.

Yours faithfully,



R Dawson

Landowners' & Developers' Site Suggestions

Your Area – Your Choice – Your Say

A public consultation on possible sites within South Ribble for development or protection.

YOUR DETAILS:

Title: (please circle)	Mr/Ms/Ms/Dr/Rev/Other (please specify)
Forename:	ROBERT
Surname:	DAWSON.
Organisation:	NONE (SON OF LANDOWNER)
Address:	6 THE COPSE, EAVES GREEN, CHORLEY, LANKS PR7 3PS
Telephone:	07801 772471 (Home: 01257 270498)
Email:	dawrob6@aol.com.

YOUR RESPONSES

(Please use a separate response box for each question/site you wish to comment on
- please copy more sheets if necessary)

Response 1

Site Reference/Question Number: SRO11	
Nature of response: (Please circle)	Support/objection /suggestions for changes
Comments: Our suggestion is that the subject land be excluded from the green belt and be re-designated as potential development of a mixed nature. Members of the Dawson family wish to propose a use for the land, which is visionary and adds real social value for the benefit of the New Longton community, in memory of Mr Henry Dawson, recently deceased. The Dawson family has been resident in New Longton/Whiteslake for over 100 years. We would refer you to the attached document, Ref RD/SRO11/ Consultation/31 Jan 11, which we trust will best convey what is in our minds. Please note that a hard copy of two suggestions forms, with a full set of attachments (6 docs in all) is being delivered to the S. Ribble Borough Council Offices in Leyland on Mon 31/1/11.	

Response 2

Site Reference/Question Number:	
Nature of response: (Please circle)	Support/objection/suggestions for changes
Comments:	

ANY OTHER COMMENTS

We are interested in YOUR comments. If you have further issues that we have not covered through the 'Sites for South Ribble' discussion paper, please give details below.

As a suggestion it may be helpful to others if you were to make this form available as, say, a 'Word' document. This would allow easy transmission to your E Mail address without the need for scanning.

This consultation will end on 31 January 2011

Would you like to be involved in future planning consultations?

Yes/~~No~~

If yes, how would you prefer to be contacted?

Post/~~Email~~

Please return the completed form to:

Post: FREEPOST
Central Lancashire LDF

Fax: 01772 622257
Email: ldf@southribble.gov.uk

Website: www.southribble.gov.uk/ldf
Telephone: 01772 625408

Site Reference SR011 "Land Off Wham Lane", New Longton (our Ref RD/SR011/Consultation/31Jan11)

The current landowners of Site ref SR011 "Land Off Wham Lane" New Longton, Mrs Margaret Dawson and her son Mr Geoffrey Dawson wish to make a visionary proposal for this land.

The proposal is intended to add real social value for the benefit of the New Longton community, in memory of Mr Henry Dawson, recently deceased.

New Longton residents express 3 main concerns.

1. The village has no tangible centre.
2. There is a dreadful traffic congestion/safety risk with the village primary school being sited on the main crossroads
3. It has a fundamental drainage problem occurring at times of high rainfall resulting in many properties "sitting on an underlying lake of water"

This proposal can address all three issues.

The land is sized and situated such that, if creatively developed, could form a discernable heart for the village and a lasting legacy for future generations. Central to this theme would be the re-location of the school (with some green space) into a parcel of land, which would be offered on very attractive terms. We have proposals for its siting which could include a one-way through-road between Wham Lane and Royalty Lane, as well as providing linkage through to the parallel "Station Road", if appropriate. Apart from providing a superior school environment this removes a critical area of traffic congestion (at school times) and safety risk.

At times of high rainfall, extreme volumes of water approach New Longton through pipework running along Wham Lane, from the east. That water hits a right angle bend at the south west corner of an adjoining property, and heads north through a more restrictive water system. This causes the water to back up under the properties of nearby householders. We propose that our scheme explores opportunities to alleviate this situation as part of the overall development.

The site provides the opportunity to have a tasteful combination of residential and social amenities including a moderately sized store (nothing equivalent in the village today) a centrally sited Doctors Surgery (other registered proposals site this on the edge of the village) and other features to make this a distinctive social centre for the community. The surrounding road system, with relatively minor adjustment, should accommodate any additional traffic loading.

This combination of features gives the site sustainability. The fact that the main sewer runs north/south down the middle of the land is an additional benefit for such a development.

Clearly the family will need to achieve some financial benefit from the implementation of such a scheme, but the underlying objective is to create something memorable to mark the contribution by and appreciation of a local family.

We are not planning experts, and having only just become aware of the current consultation process, these thoughts are necessarily un-developed. We hope, nevertheless, that this suggestion will generate sufficient interest to maintain an opening in the planning process, so that this opportunity will not be lost.

To conclude, our suggestion is that the subject land be excluded from the green belt and be re-designated as potential development of a mixed nature. This would leave the way open to explore the possibilities outlined above.

Robert Dawson
31 January 2011

Reference Documents attached:

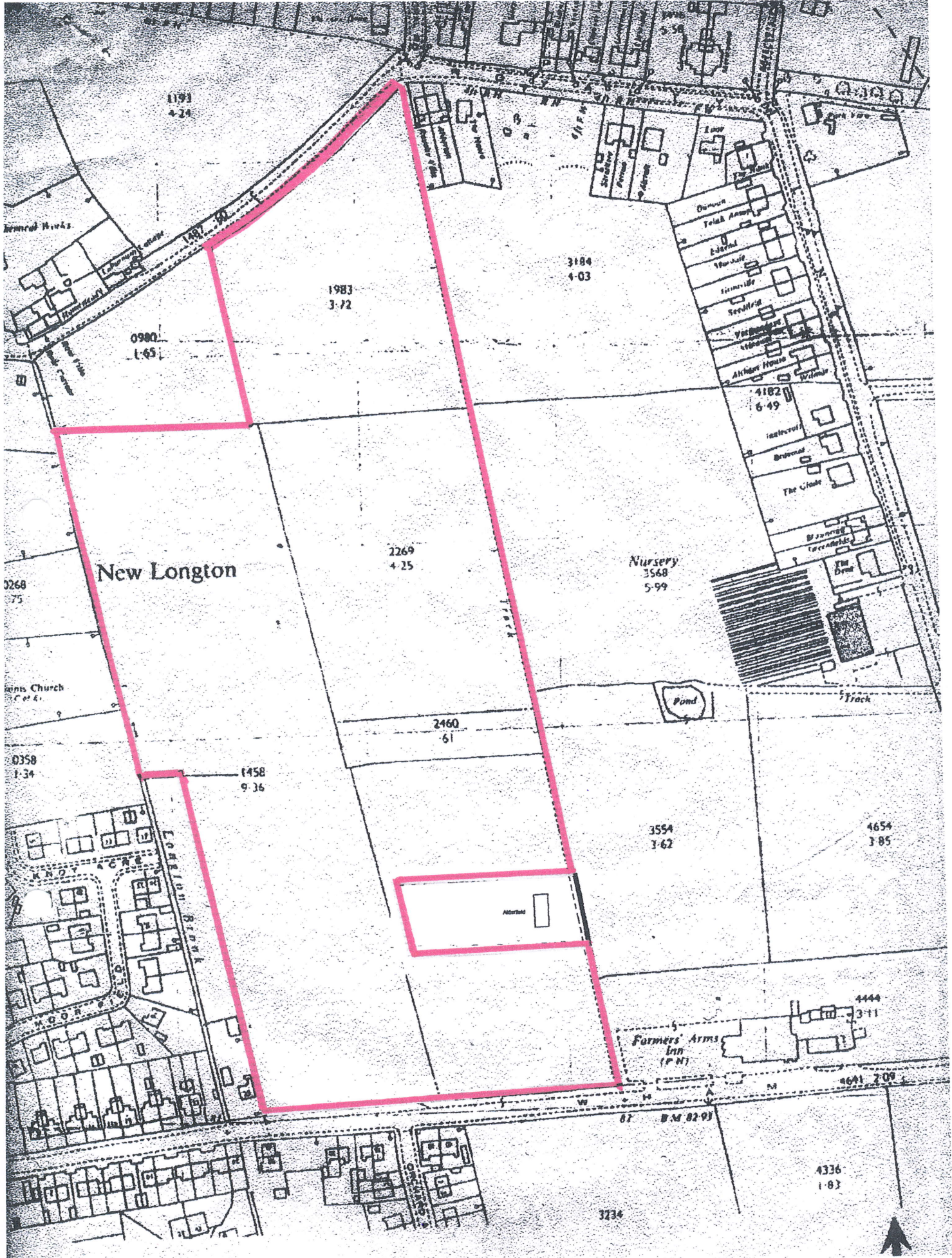
- Aerial Photo
- Site Plan
- Previous suggestions form - dated June 2007
- Western Parishes Area Committee Minutes – dated 17 Nov 2008. Item 33 John Dalton, Head of Planning & Housing indicated that “Minor changes could be made to the green belt if it was felt that it was to the benefit of the villages”

NEAR VERTICAL
DASHED LINE
IS LINE OF
MAIN SEWER



Wham Lane, New Longton, Preston PR4 4XB

the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this view may not match the same points on the ground.



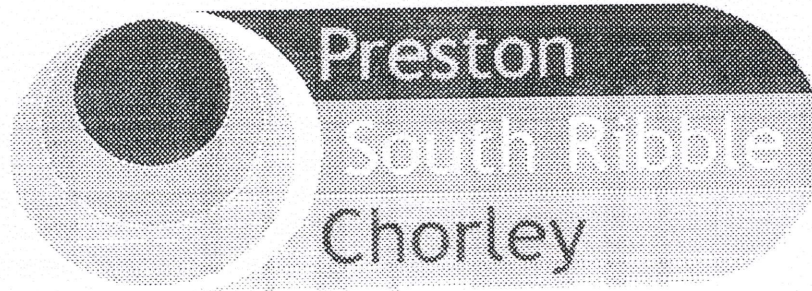
Land situate at Wham Lane, New Longton, Preston PR4 4XB

This plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.

5/11

Original handed to Planning 2007

5/11
15/07



SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

SITE SUGGESTIONS FORM

June 2007

SITE SPECIFIC ALLOCATIONS OF LAND

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If there is a requirement for additional allocations, sites preferred for development will then be selected, based on their sustainability credentials, and consultation on these sites will be carried out for a 6-week period. This is intended to start in November 2009. Until then it is not intended that there will be a dialogue with those making site suggestions. Please note that it is possible that many of the site suggestions will not be suitable and returning a form does not guarantee a site will be allocated. Also small sites will not be considered large enough to allocate – so sites of less than 0.4 hectares will not be assessed. Suggestions relating to sites below the threshold size will be returned.

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3. Site size (hectares): Aprox. 8 hectares.

4. Proposed Use:

HOUSING / LEISURE / COMMUNITY USE
WILLING TO CONSIDER COUNCIL SUGGESTIONS.

5. Site owner:

G. DAWSON.
H. DAWSON.

6. Is the site currently in use? If so for what use?

SITE WAS FORMERLY A WHOLESALE PLANT NURSERY /
MARKET GARDEN. LAND NOW FALLOW

7. What existing infrastructure (mains service) does the site have?

MAIN SEWER RUNS THROUGH PROPERTY FROM
WHAM LANE TO ROYALTY LANE

8. What are the surrounding land uses?

RESIDENTIAL ON 3 SIDES, AGRICULTURAL TO THE
EAST.

Please circle your answer to the following:

1. Is the site available for development? Yes/No
2. Is there existing access to the site? Yes/No
3. Does the site have any unimplemented planning permission? Yes/No
4. If so what for?

Sustainability Checklist

Is the site: (please circle answer)

5. Previously developed/Greenfield
6. Within the town or village/on the edge/outside

EXISTING BUILDINGS ETC. RELATING TO
FORMER WHOLESALE PLANT NURSERY/
MARKET GARDEN.

7. Within 400 metres of a bus stop or railway station? Yes/No

If proposed use is housing, is the site: (please circle answer)

8. Within 600 metres of a primary school? Yes/No
9. Within 1 km of a doctor's surgery/health centre? Yes/No
10. Within 1 km of a post office? Yes/No
11. Within 800 metres of a convenience store? Yes/No
12. Within 5 km of a hospital? Yes/No

Contact Details

Name:

G. DAWSON

Address:

47, LOSTOCK VIEW
LOSTOCK HALL
PRESTON. PR5 5LS

Telephone Number:

01772 339452

Are you acting as an agent for the owner/person wanting to develop the site?

Yes/No (Please circle) ACTING FOR SELF AND FATHER H. DAWSON.

Signature

G. Dawson.

Date

PLEASE REMEMBER TO ATTACH A MAP IDENTIFYING THE SITE AND ITS BOUNDARIES

94.

Western Parishes Area Committee Minutes

Date: Monday, 17th November, 2008

Time: 7.15pm

Place: Hutton Village Hall, Moor Lane, Hutton, PR4 5FE

Attendance Details

Present: Councillor P G R Stettner (Chairman)

Councillors J E J Breakell (Street Scene), C Coulton, J Hesketh, Mrs M R Smith (Leader of Council) and D H Suthers (Leisure and Cultural Services)

In Attendance: Parish Councillors Mrs M Gelder and Mr G Gooch and County Councillor K Young
John Dalton (Head of Planning and Housing) and James Wallwork (Democratic Services Officer)

Public Attendance: 14 members of the public were present.

Officers: Three other officers were present

Councillor P Smith was also in attendance.

Item	Description/Resolution
	<p>(c) England Rugby Union Captain - A member of the public referred to Stephen Borthwick who had recently been appointed Captain of the England Rugby Union team and that he had previously lived in the Western Parishes and had attended Hutton Grammar School. He stated that a pavilion at Hutton Grammar School had recently been named after him. He suggested that a letter from the Mayor should be sent to him congratulating him on his recent achievement.</p>
	<p>(d) Unemployment in the Western Parishes - A member of the public referred to unemployment in the Western Parishes and that the wards of Little Hoole & Much Hoole and Longton & Hutton West had zero unemployment. New Longton & Hutton East were close behind with a very small amount of unemployment. He thanked the council for the work they were doing in respect of this and also the people of the Western Parishes for working hard.</p>
	<p>RESOLVED: That a letter be sent to Stephen Borthwick congratulating him on his appointment as the England Rugby Union captain.</p>

33 Shaping your Place - What the Local Development Framework can do for you

John Dalton, Head of Planning and Housing, undertook a presentation on the Local Development Framework and what it could do for the people of Western Parishes.

The presentation outlined broadly what should happen in terms of planning and development of the next 15 to 20 years. The preferred core strategy included a number of options, based on nine themes: climate change, housing, economic growth, skills, rural economy, retail and tourism, health and wellbeing, bio-diversity and the environment and travel.

The following suggestion/comments were made:-

- That one of the new Primary Care Access Centres should be considered in South Ribble as part of this process.
- That the lack of responses to the consultation on the initial Core Issues and Option Paper may have been because the public found it difficult to understand.
- The role of the parish council was important to the process, and that it would helpful if they could produce a parish plan.
- It was important to preserve the character of the villages
- It was important for parish councils to be involved from the start, so that the needs of the areas were identified
- Minor changes could be made to the green belt if it was felt that it was to the benefit of the villages
- The core strategy refers to the protection of bio sites. Would this mean an end to the proposals for a dam on the River Ribble? He was informed that the proposals for this scheme had now been dropped
- If we all take the attitude of "not in my backyard", most of the properties in the Western Parishes would not have been built
- It was difficult to read the information on the website as it was in a columnar format

Members of the public were encouraged to submit comments on the preferred core strategy by the 19 December 2008.

The chairman thanked the Head of Planning and Housing for his useful and informative presentation.

34 Planning Applications - An opportunity for councillors and members of the public to discuss current planning applications in the Western Parishes area

As members of the Planning Committee, Councillors Hesketh and Stettner indicated that they would be unable at this stage to express views on any applications placed before the committee.

A member of the public referred to the information being provided to the area committee and that he had asked at a previous meeting if information could be provided on applications approved since the last meeting. The Head of Planning and Housing indicated that they were still working on this matter along with improvements to the website to enable all applications to be viewed electronically.

It was also suggested that the heading on the application list should be made more meaningful.

3rd Document

6 The Copse
Eaves Green
Chorley
Lancs
PR7 3PS
19 Sept 2011

The Planning Department
South Ribble Borough Council
West Paddock
Leyland

Dear Sir/Madam,

Re. Consultation Response for Site Ref SR011 "Land Off Wham Lane"

Back in January, I made a consultation response in relation to the above-referenced site the spirit of which was to offer a development of benefit to the community of New Longton. I appreciate that the timescale for your response had been set for the Autumn, most probably during September. I'm noting that you have not requested any form of clarification or expansion of our ideas in the meantime and am keen to ensure that this has not been overlooked, particularly as **rumours are now circulating of other planned developments in the New Longton area with mature trees being quickly felled in strategically positioned parts of the area.**

This letter requests that our proposals have equal consideration to others and is an offer to meet at any time to develop our ideas with you. Could you please advise the status of the process and whether you would like to meet to discuss this.

Yours faithfully,



R Dawson

Att.
Submission acknowledgement dated 31 Jan 2011
Submission letter dated 31 Jan 2011

Date: 22 September 2011

Your ref: Our ref: FP9009

Please ask for: Mike Eastham

Extension: 5408 Direct Dial Tel: 01772 625408

Fax: 01772 622257 email: meastham@southribble.gov.uk



Mr R Dawson
6 The Copse
Eaves Green
Chorley
Lancs
PR7 3PS

Reply Letter

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

Dear Mr Dawson

RE: CONSULTATION RESPONSE FOR SITE REF SR011 "LAND OFF WHAM LANE, NEW LONGTON"
SITE ALLOCATION & DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT (DPD)

I write further to your letter and attachment, dated 19th September 2011, regarding your request that consideration be given to allocate the aforementioned site as a potential site for development in the emerging Local Development Framework (LDF).

All the sites that have been suggested for development, including your own site, have been assessed against criteria set out in a Sustainability Appraisal. The Council will be consulting on the next stage (the Preferred Options stage) of the Site Allocations & Development Management Policies Development Plan Document (DPD) for an 8 week period.

The consultation period on the Preferred Options will run from 31st October to 22nd December 2011, when you will have the chance to submit representations on the preferred site(s) identified in the document and on the Proposals Map for development.

Yours sincerely

Mike Eastham
Team Leader – Forward Planning

Subj: **Consultation Response/Comment for Site SR011**
Date: **22/12/2011 16:54:31 GMT Standard Time**
From: Dawrob6@aol.com
To: ldf@southribble.gov.uk

4th Document

Dear Sir/Madam,

I write this as follow up to my earlier correspondence and also the letter to me dated 22 Sept. 2011 from your Mr Mike Eastham, Team leader of the Forward Planning Section (your ref: FP9009).

My underlying feeling from your website, your roadshows and your process, all of which I have made full use of, is one of genuine disappointment.

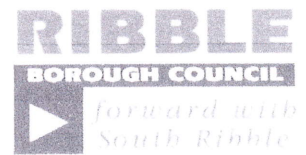
In summary my family was proposing a development of land in New Longton with a large element of Community benefit, involving safer schooling provision and land drainage improvement. This was intended as a legacy from my late father who farmed that land and wished to see the people in the village benefit from it.

Our formal suggestion was relegated to the "Proposed Sites Not to be Taken Forward" group ensuring that it would get very little public exposure. To compound matters the reason given for its rejection was "Filtered Out". Only by enquiry has it been confirmed that this means that it has been left designated as Green Belt. Surely if this is so then it would be easy to say so, clearly. In any case our family was only asking at this stage to have the opportunity created to discuss the possibilities. We take your response as an inability or unwillingness to consider it, with no indication as to whether there is a realistic chance of a different view in the foreseeable future. On the assumption that we hear nothing further then clearly we will have to consider other options for the land. This is sad.

Yours faithfully

Robert Dawson, on behalf of Margaret & Geoffrey Dawson, owners of the site SR011.

5th Document



Representations

Site Allocations Publication Version Development Plan Document

YOUR DETAILS

① '15 AUG 2012 REPRESENTATION'

Title: (please circle)	Mr/Mrs/Ms/Dr/Rev/ Other (please specify) Mr
Forename:	Robert
Surname:	Dawson
Organisation:	On behalf of the landowners, my Mother, Mrs Margaret Dawson and my Brother, Mr Geoffrey Dawson
Address:	6, The Copse, Eaves Green, Chorley, Lancs, PR7 3PS
Telephone:	01257 270498
Email:	dawrob6@aol.com

YOUR FEEDBACK

Which policy, site, chapter or paragraph does your representation refer to?
Site Reference SR011, Land Off Wham Lane, New Longton

Representation:

My original representation on the Land Off Wham Lane, New Longton was submitted to you on 31 January 2011 (*extract A attached*). I followed this up with a letter to the Planning Department dated 19 September 2011 (*copy B attached*). This letter asked that you give consideration to a creative development idea using my late father's land in part for the benefit of the New Longton community. This would have involved 'loosening' the land's status as Green Belt for the purpose of investigating the possibilities. This letter was acknowledged in a general way by your Team Leader, Mike Eastham in his reply letter of 22 Sept 2011 (*copy C attached*), highlighting that the opportunity would arise in the period October to December 2011 to comment on the preferred sites. We never received a further response from you on our proposal. My E Mail to you of 22 December 2011 (*copy D attached*) observed that our proposal had subsequently been relegated to "non-preferred" for no stated reason other than it had been "filtered out". While we understood that this is a euphemism for 'remains as Green belt', our concern was that it never had the benefit of public exposure once deposited in an obscure appendix. Even so, we accepted our fate and were prepared to regard this as simply a sad day for New Longton.

Continued on next sheet

Which policy, site, chapter or paragraph does your representation refer to?

Continued from previous sheet

Representation Cont'd:

I write now having seen the final round of the consultation. I note from the "Table of Changes between the Preferred Options and Publication Versions of the Site allocations etc." that ambiguous terminology corrections and green infrastructure boundary changes feature prominently. I therefore have to express further disappointment to you that such amendments are applied in the latest round and were not in the previous ones. I would appreciate some form of explanation.

If it is the case that our proposal was too ambitious in its scale, we have since considered a smaller scale option (approximately 5 acres compared to the previous 20 acres) at the northern, Royalty Lane end of the plot. This has the merit of having existing buildings on three sides and could embody some of the original features addressing local needs (Policy D9), such as affordable housing and Doctor's surgery. Is there any basis on which this alternative approach could be pursued, even at this late stage?

On a further positive note, I can see that the overall planning process has much to commend it, being visionary and well structured.

Representation submitted 15 August 2012

This part of the process will end on Wednesday 15 August 2012

Would you like to be involved in future planning consultations/projects?

Yes/No

If yes, how would you prefer to be contacted:

Post/Email

Please return the completed form to:

Post: Forward Planning Team
South Ribble Borough Council
Civic Centre
West Paddock
LEYLAND
PR25 1DH

Fax: 01772 622257

Email: ldf@southribble.gov.uk

Website: www.southribble.gov.uk/ldf

Telephone: 01772 625415/01772 625451



Date: 13 December 2012

Your ref: Our ref: ZH

Please ask for: Forward Planning

Extension: 5451 Direct Dial Tel: 01772 625451

Fax: 01772 622287 email: forwardplanning@southribble.gov.uk

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

⑤ 'EXAMINATION ARRANGEMENTS'

Spoke to Zoe Harding
on Ext 5451

Dear Sir/Madam

South Ribble Site Allocations and Development Management Policies Development Plan Document – Publication Stage

The Planning Inspector appointed to examine the above document can only consider matters raised which relate to the legal compliance or soundness of the Plan. Therefore, the comments you made during the Publication stage earlier this year need to be assessed against the tests set out in the enclosed guidance note.

Please complete and return the enclosed form in the pre-paid envelope stating whether you consider your comments relate to legal compliance or soundness.

For your comments to be considered by the Inspector, we must receive this information by 4.45 pm on Friday, 4 January 2013.

Please note, no additional representations can be accepted. Any additional comments will be disregarded.

You will have recently received a letter from the Programme Officer stating that the date for the Pre-Hearing Meeting is Tuesday, 23 January 2013. This should have read WEDNESDAY, 23 January – you may wish to amend this in your diary.

Yours faithfully

Forward Planning
South Ribble Borough Council

Guidance Note for completion of Legal Compliance/Soundness form

The comments you made during the Publication stage need to be categorised as either relating to legal compliance or soundness, to enable the Inspector to decide how best to deal with them.

Understanding the attached form:

328
Representor Reference: This is your personal reference number that we use to identify you as a representor.

596
Representation ID: This is the number assigned to your individual comment(s).

For example, you will have one **Representor Reference** number to identify you, but you may have several **Representation ID** numbers if you have made comments about different parts of the Site Allocations DPD document.

We need to know, for each of the comments you made, whether you consider it to be related to legal compliance or soundness of the document. Enclosed is a form showing each subject you have commented on, followed by questions to enable you to state whether you consider your comments relate to the legal compliance or soundness of the document. *Chapter G. Policy G1.*

Below is a definition of legal compliance to help you assess whether your comments relate to an issue of legal compliance. The form asks you to tick 'yes' or 'no'.

Legal Compliance

- The DPD in question should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the Local Development Documents it proposes to produce over a 3 year period. It will set out the key stages in the production of any DPDs which the LPA propose to bring forward for independent examination. If the DPD is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at their main offices.
- The process of community involvement for the DPD in question should be in general accordance with the LPA's Statement of Community Involvement (where one exists). The Statement of Community Involvement (SCI) is a document which sets out a LPA's strategy for involving the community in the preparation and revision of Local Development Documents (including DPDs) and the consideration of planning applications.
- The DPD should comply with the Town and County Planning (Local Development) (England Regulations) 2004 (as amended). On publication, the LPA must publish the documents prescribed in the regulations, and make them available at their principal offices and their website. The LPA must also place local advertisements and notify the DPD bodies (as set out in the regulations) and any persons who have requested to be notified.

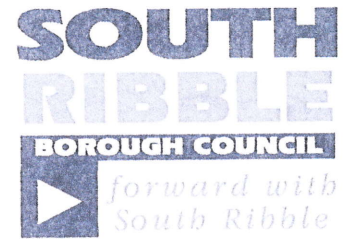
- The LPA is required to provide a Sustainability Appraisal Report when they publish a DPD. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.
- The DPD should have regard to national policy and conform generally to the Regional Spatial Strategy (RSS). The RSS sets out the region's policies in relation to the development and use of land and forms part of the development plan for LPAs. In London it is called the Spatial Development Strategy.
- The DPD must have regard to any Sustainable Community Strategy (SCS) for its area (i.e. county and district). The SCS is usually prepared by the Local Strategic Partnership which is representative of a range of interests in the LPA's area. The SCS is subject to consultation but not to an independent examination

Soundness

The Inspector has to be satisfied that the DPD is positively prepared, justified, effective and consistent with national policy. To be sound a DPD should be:

- **Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** - the plan should be the most appropriate strategy, when considered against reasonable alternatives, based on proportionate evidence.
- **Effective** - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.
- **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Mr Robert Dawson
6 The Copse
Eaves Green
Chorley



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

LEGAL COMPLIANCE/SOUNDNESS OF SOUTH RIBBLE SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES - DEVELOPMENT PLAN DOCUMENT

Representor Reference: 328

Are you an agent? Yes / No, HOWEVER.....

~~If yes, who is your client?~~ I AM COMMUNICATING ON BEHALF OF MR G. DAWSON & MRS M. DAWSON.

Please return to South Ribble Borough Council in the enclosed prepaid envelope by 4.45pm on Friday, 4 January 2013.

Representation ID: 596

This related to: Chapter G - Policy G1

Do you consider the above to be: (please circle)
a) Legally compliant Yes / No
b) Sound Yes / No

If not sound, which test do you consider it fails: (please tick one or more)
i. Positively prepared
ii. Justified
iii. Effective
iv. Consistent with national policy

STATE SROLL





**Site Allocations and Development Management Policies
Development Plan Document
Schedule of Responses to the Preferred Options Version
July 2012**



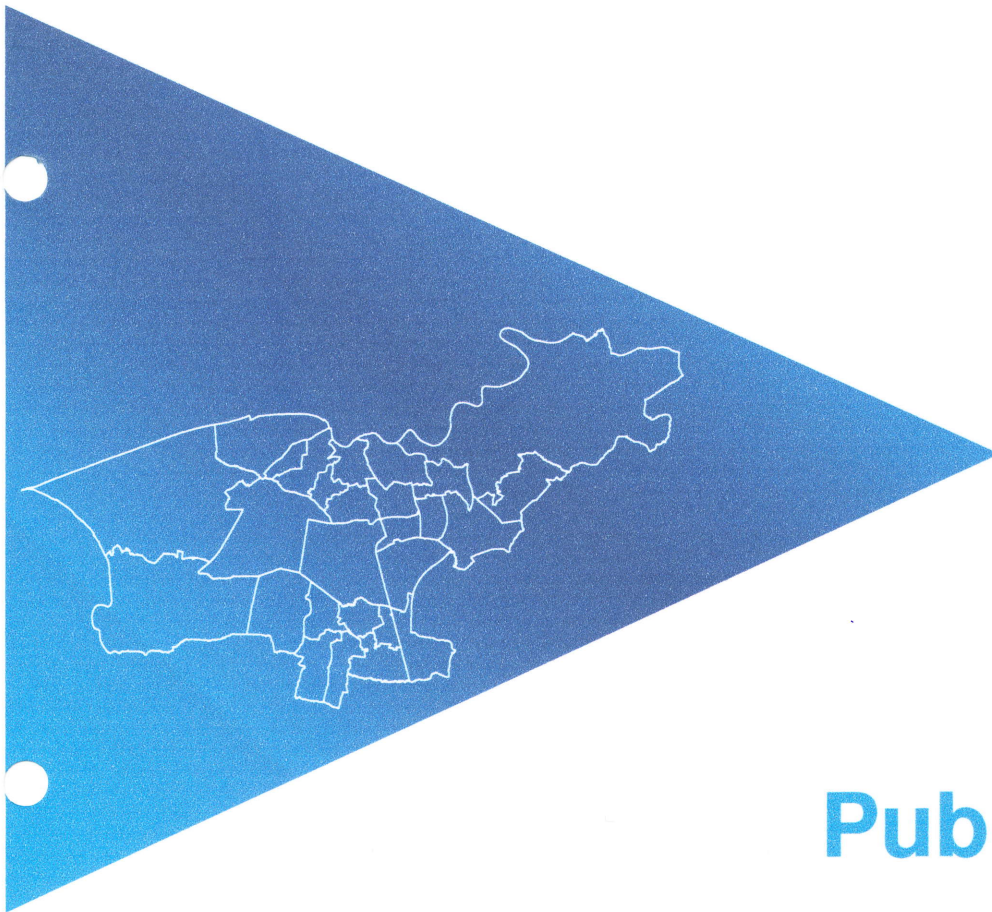
CHAPTER B – AREAS FOR DEVELOPMENT

DPD Section	Resp Ref	Subject	Summary of Respondent's Comments	Council's Response
Chapter B Policy B1 Existing Built Up Areas	11 B1		<ul style="list-style-type: none"> • Objects to Policy B1 in New Longton because settlement boundary ends a considerable distance, east of the main A59 highway. In contrast, Longton's main Settlement Boundary ceases immediately adjacent to the main A59 highway. • Queries what differentiates the proposed main Urban Settlement boundaries along Chapel Lane, for Longton which ends adjacent to the A59, compared to the one for New Longton, which ends a considerable distance away from the A59? • Questions why the proposed main Urban Settlements for New Longton and Longton, don't continue into one main Urban Settlement, along Chapel Lane? • Cannot distinguish any difference between existing development along Chapel Lane, either in Longton or New Longton. Your site plan quite clearly shows an existing built up area of New Longton and Longton which is adjacent and immediately east of the A59 but you have failed to include these buildings in your proposed main Urban Settlements of either places. Including the whole of Chapel Lane in the Urban Settlement boundary, would allow South Ribble more flexibility to plan for much needed sustainable development in the future, in an area which is tightly constrained by Green Belt. • With sustainable development in mind, it would seem logical to include an existing built up area, with existing highway infrastructure and also an adopted "Blue Route" bypass infrastructure, into the proposed main Urban Settlement boundary of New Longton. This would mean that present and future communities would have easier and less congested access to Preston city. • Chapel Lane is an important main trunk road in the area and joins the main A59, west of New 	<p>Council's Response</p> <ul style="list-style-type: none"> • The purpose of Green Belts is to protect areas from development to maintain the openness and the character of the area and restrict urban sprawl within the Borough. • Green Belt boundaries are therefore designated in such a way as to stop settlements merging. Changing the designation of the Green Belt in New Longton along Chapel Lane would essentially lose the break between Longton and New Longton, and eventually lead them to merge into one large settlement. These are separate villages that should not be allowed to merge. • Longton is the larger of the two settlements, and has the services to cope with extra development. For this reason, there is land available within the settlement boundary allocated for development. • At present, there is no date for the construction of the Penwortham Bypass. Further work is likely to assess whether or not the Blue Route is still the most feasible route. Once construction of the bypass is complete, the Borough Council, could, if appropriate, consider amending Green Belt boundaries at the time of the preparation of the next plan. • Whilst Chapel Lane in New Longton may be the main road, it is not considered that this is a suitable reason to change the designation of the Green Belt to allow development in this area.

DPD Section	Resp Ref	Subject	Summary of Respondent's Comments	Council's Response
			<p>Longton, which takes local traffic directly into Preston and Southport. It would seem logical to include the whole of the Chapel Lane area, into the main Urban Settlement areas of New Longton and Longton. The reason being is because even if the "Blue Route" doesn't get built, there is an existing main highway infrastructure, already in situ, at the western boundary of New Longton.</p> <ul style="list-style-type: none"> • Longton is also your proposed "Rural Local Service centre" and or "District Centre" for the surrounding areas. The main route from New Longton into Longton, to access all these services and facilities, is of course Chapel Lane. Chapel Lane is serviced by a regular bus route, which runs into Longton and also into Preston City. Having better infrastructure already in place at the western end of New Longton, would mean that any future infilling and developments (if allowed) would be closer to all the facilities in your proposed "District Centre" of Longton. • New Longton, does not presently have many shops or services and no proper local centre, as is plainly highlighted on your "Local Centre plan". Shops and retail services are taken for granted elsewhere in the Borough but they are sadly lacking in New Longton. As you have indicated in your proposals in the LDF up to 2026, South Ribble does not propose to offer New Longton any new facilities or services. If you take all these matters into account, it again justifies the inclusion of the whole of Chapel Lane, into the main Urban Settlement of New Longton. New Longton's existing and future urban settlements would be nearer the "District Service centre", rather than further away from it. This would enable both current and future communities to conveniently access the necessary, services, amenities homes and jobs as they wish and need to. • By extending the Main Urban Settlement of New 	<ul style="list-style-type: none"> • Land is allocated in Longton itself to provide development opportunities to support the services there. It is not appropriate or necessary to allocate land in New Longton to support services in another village. • As New Longton is surrounded by Green Belt, the village is already protected from inappropriate development. There is no need to provide development land in order to do this, and this is not a justification to change the Green Belt boundaries.

DPD Section	Resp Ref	Subject	Summary of Respondent's Comments	Council's Response
			<p>Longton westwards along Chapel Lane to the A59, rather than southwards or eastwards of the village would benefit the village. Open moss land would be protected and it would ease further traffic congestion around the local school. It would mean that appropriate development would be possible in line with policy B1, around and all along Chapel Lane, into Longton and there wouldn't be any need to encroach on the agricultural, open moss land for possible development in the plan period. This would enable South Ribble planners/councillors an alternative option to direct appropriate infilling/development towards the built up areas, west of New Longton, rather than its open spaces on the moss land. The open moss land also doesn't have any adequate highway infrastructure in place compared to the infrastructure of the Chapel Lane area of New Longton. This option would appear to be more suitable to the local community and your planning committee because this was one of the reasons that the planning committee and community objected and declined the "Wainhomes" proposed developments.</p> <ul style="list-style-type: none"> I have lived in this area for over 34 years and New Longton hasn't really changed at all. Planning for any type of development appears to have been blocked locally. It also seems that in the past that South Ribble Council hasn't invested in this area and we don't have any new shops, services or facilities. The sad fact is that there aren't any proposed developments or investments in the future either, because South Ribble have filtered any potential development sites out, as New Longton is surrounded and constrained by Green Belt. If the proposed plans are adopted without amendments, they will be in force up until 2026. This would mean that that New Longton could stagnate, become a backwater of Preston, even though we are only less than 4 miles from a 	

DPD Section	Resp Ref	Subject	Summary of Respondent's Comments	Council's Response
			<p>strategically important city centre. New Longton won't be able to grow as a community and any development would be blocked up to 2026. This means that the local infrastructure would not benefit from any CIL that potentially could be received from appropriate developments. Where does the Government's guidance and plans for "Sustainable Development" fit into South Ribble's vision for New Longton's development and where will the children and grandchildren of the community live in the future? All of the above points are alternative options that South Ribble Council and planners could positively look to consider, amend and perhaps take forward. Appropriate development could then be considered more favourably, in all the built up areas of New Longton. This would maximise easier access to shops, services, community facilities, employment and also alleviate the acute shortage of new appropriate houses in especially, New Longton.</p>	
Chapter B Policy B2 Land off Marfield	16 SR213		<ul style="list-style-type: none"> Retain current local plan allocation of "agriculture" Village Development safeguarded 	<p>Site is not currently allocated for agriculture – the current allocation is Local Needs In Villages (Policy D9). It is intended to continue this designation forward in the Site Allocations to ensure that there is land available for village needs if needed.</p>
Chapter B Policy B2 Land off Marfield	58 SR213		<ul style="list-style-type: none"> Keep the current local plan - agriculture allocation 	<p>Site is not currently allocated for agriculture – the current allocation is Local Needs In Villages (Policy D9). It is intended to continue this designation forward in the Site Allocations to ensure that there is land available for village needs if needed.</p>
Chapter B Policy B2 Land off Spinney Close	75 SR217		<ul style="list-style-type: none"> Support village development – Policy B2. 	<p>Support noted. It is intended to carry forward the Local Needs in Villages designation to ensure that there is land available for village needs if needed.</p>
Chapter B	76 SR213		<ul style="list-style-type: none"> Object to the fact that site SR213 (the land off 	<p>The site is currently allocated in the Local</p>



Publication

Site Allocations and Development Management Policies Development Plan Document

July 2012

issues have now been addressed, so the site is now appropriate for redevelopment. The site is the subject of a current outline planning application for a mixed use scheme to include employment (B1, B8 uses), residential (C3) and local centre uses (A1, A2, A3, A4, A5). An updated planning application is expected to be submitted in 2012.

- 7.32 The site will require infrastructure to bring it forward for development with the provision of a new access. As in the South Ribble Local Plan, access is to be taken from a new road from The Cawsey connecting to Carrwood Road. This new road, the Cross Borough Link Road is the subject of Policy A1. The development will be expected to provide for the construction of this road. The current outline planning application on the site has a resolution to approve subject to a Section 106 agreement which will deliver this road, together with affordable housing and public open space provision.

L: Land West of Grasmere Avenue, Farington

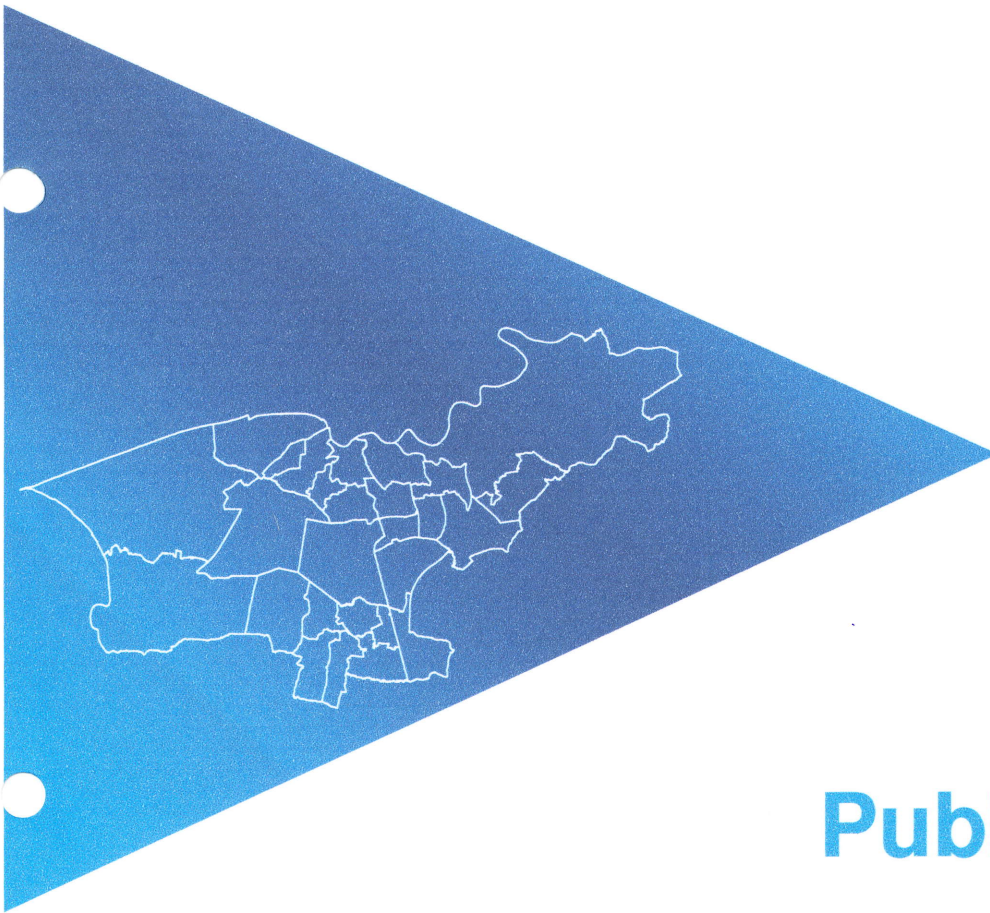
- 7.33 The site has an area of 4.4 ha and runs in a westerly direction from the head of Grasmere Avenue. It is vacant land that is now overgrown in appearance, formerly being part of the Leyland DAF complex in Farington.
- 7.34 Farington Hall Wood lies at the south-western boundary with residential properties beyond. Employment land allocated under Policy E1 (g) is located to the north and the provision of an area of public open space to the southern part of the site is envisaged. The residential development would be expected to act as an enabling development to assist the delivery of the adjoining employment allocation. The development of this site should improve the amenities for existing residents in the area.
- 7.35 Planning consent has been granted for the construction of 160 dwellings on the site.

M, V and X: South of Longton Hall, Longton, Land Adjacent to Longton Hall, Longton and Land off School Lane, Longton

- 7.36 These three adjacent sites, measuring a total of 3.3 ha, lie to the south of Longton, but within the settlement boundary. Longton forms a Local Service Centre as stated within the Core Strategy Policy 1(e). Longton has a tightly defined Green Belt boundary which limits the opportunities for development on the edge of the village. Some limited new development in the village is important to maintain its viability and support and maintain the services it provides.
- 7.37 The sites will provide approximately 210 dwellings over the 15 year period, at a similar fairly low density to that of the surrounding area. The development would be expected to provide on-site affordable housing to meet the needs in this area as well as contribute towards local infrastructure schemes. There are also drainage and flooding risks within Longton, so any new development should contribute to improvements to the drainage network in the area.

N: Land off Liverpool Road, Hutton

- 7.38 This greenfield site, measuring 2.4 ha, is located on the northern side of Liverpool Road, opposite Hutton Grammar School. Residential properties are located to its east and south with open land to the north. A small wooded area exists to the site's western side together with a public right of way. This appropriate level of residential development is in line with policy 1(f) as defined in the Core Strategy.



Publication

Site Allocations and Development Management Policies Development Plan Document

July 2012

issues have now been addressed, so the site is now appropriate for redevelopment. The site is the subject of a current outline planning application for a mixed use scheme to include employment (B1, B8 uses), residential (C3) and local centre uses (A1, A2, A3, A4, A5). An updated planning application is expected to be submitted in 2012.

7.32 The site will require infrastructure to bring it forward for development with the provision of a new access. As in the South Ribble Local Plan, access is to be taken from a new road from The Cawsey connecting to Carrwood Road. This new road, the Cross Borough Link Road is the subject of Policy A1. The development will be expected to provide for the construction of this road. The current outline planning application on the site has a resolution to approve subject to a Section 106 agreement which will deliver this road, together with affordable housing and public open space provision.

L: Land West of Grasmere Avenue, Farington

7.33 The site has an area of 4.4 ha and runs in a westerly direction from the head of Grasmere Avenue. It is vacant land that is now overgrown in appearance, formerly being part of the Leyland DAF complex in Farington.

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7.37 The sites will provide approximately 210 dwellings over the 15 year period, at a similar fairly low density to that of the surrounding area. The development would be expected to provide on-site affordable housing to meet the needs in this area as well as contribute towards local infrastructure schemes. There are also drainage and flooding risks within Longton, so any new development should contribute to improvements to the drainage network in the area.

N: Land off Liverpool Road, Hutton

7.38 This greenfield site, measuring 2.4 ha, is located on the northern side of Liverpool Road, opposite Hutton Grammar School. Residential properties are located to its east and south with open land to the north. A small wooded area exists to the site's western side together with a public right of way. This appropriate level of residential development is in line with policy 1(f) as defined in the Core Strategy.

7.39 Some limited new development in the village is important to maintain its viability and support and maintain the services it provides. It is envisaged that development on this site would provide low density residential accommodation in keeping with the surrounding areas. The development would also be expected to provide improved parking provision off Liverpool Road, primarily to help ease traffic congestion around Hutton Grammar School.

O: LCC Offices, Brindle Road, Bamber Bridge

7.40 This site, measuring 0.6 ha, is currently occupied by the unused former Lancashire County Council Social Services offices. The site is bounded to the north and east by Walton-le-Dale Arts College and High School and associated grounds, to the south by residential properties on Wynfield, to the west by Brindle Road and to the north-west by an employment area. The site frontage is lined by a row of mature trees which must be retained. Residential development would be required to provide contributions towards the regeneration of Bamber Bridge Centre.

P: Land between Altcar Lane/Shaw Brook Road, Leyland

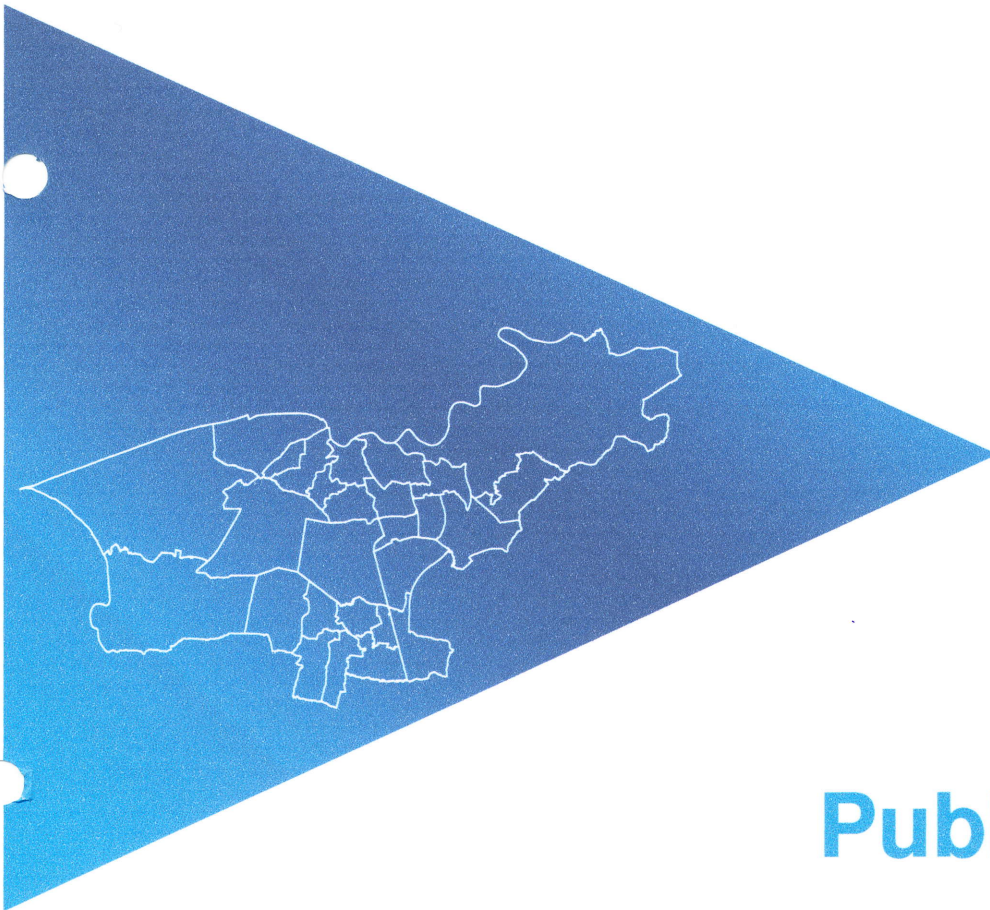
7.41 This greenfield site measures 30.4 ha is located to the south-west of Leyland Town Centre. The site is bounded by Shaw Brook Road to the north, Altcar Lane to the south and Leyland Lane to the west. Shaw Brook crosses the site's north-eastern corner with Worden Park also to the north-east. The site is currently used as farmland with parcels of land divided by hedgerows and trees. A number of public rights of way also cross the site. The site is considered appropriate for residential development as it is well located to the south of Leyland urban area.

7.42 On-site constraints such as agricultural land quality and public footpaths can be addressed in the layout and design of the development. The Environment Agency has identified that as the main river Wade Brook/Shaw Brook is within the boundary of the site, that no works may take place within 8 metres of the bank top of the watercourse without their prior consent.

7.43 A comprehensive development and masterplan is required for this site due to its size. Development could provide approximately 430 homes, including on-site affordable housing. The development would also be expected to provide land and the delivery of the extension to Worden Park, in line with Policy G9 as well as provide Section 106 or CIL contributions towards local infrastructure schemes.

Q: Rear of Chapel Meadow, Longton

7.44 This small greenfield site measures 1.1 ha and is undeveloped apart from a small area occupied by temporary storage containers. The site is bounded by residential properties to the east on Chapel Meadow and to the north on Chapel Lane with open Green Belt land to the south. Longton forms a Rural Local Service Centre. The Green Belt boundary is tightly drawn around the village which restricts opportunities for development on the edge of the settlement. Some limited new development in the village is important to maintain its viability and support and maintain the services it provides. Section 106 or CIL contributions from this development would be used towards local community and infrastructure schemes.



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above, the Council is preparing a Community Infrastructure Levy to ensure developments contribute to the delivery of the appropriate scale of infrastructure needed to support the existing community and the new development. Due to the importance of infrastructure delivery within the Borough, the Council has prepared the following policy to ensure development proposals and planning applications include the necessary infrastructure provision as an integral part of the scheme.

Policy A1 – Developer Contributions

New development will be expected to contribute to mitigating its impact on infrastructure, services and the environment and to contribute to the requirements of the community. This may be secured as a planning obligation through a Section 106 agreement, where the development would otherwise be unacceptable and through the Community Infrastructure Levy (CIL) at such a time when the Council has prepared a Charging Schedule.

The types of infrastructure that developments may be required to provide contributions for include, but are not limited to:

- a) Utilities and Waste (where the provision does not fall within the utility providers' legislative obligations);
- b) Flood prevention and sustainable drainage measures;
- c) Transport (highway, rail, bus and cycle/footpath networks, canal and any associated facilities);
- d) Community infrastructure (such as health, education, libraries, public realm);
- e) Green Infrastructure (such as outdoor sports facilities, open space, parks, allotments, play areas, enhancing and conserving biodiversity);
- f) Climate change and energy initiatives through allowable solutions;
- g) Affordable housing; and,
- h) Leyland Town Centre regeneration.

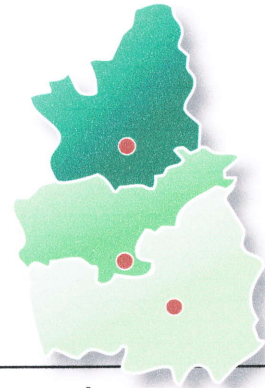
Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.

Justification

- 4.10 All development, regardless of size and scale, places additional demands on services and facilities, impacting on the ability of these services to meet the needs of the community. The Community Infrastructure Levy (CIL) will create a system which would pass the cost of infrastructure improvements pro rata onto those developments above the 100sqm threshold and of a type that it has been found to be viable to impose a CIL charge. This will allow the Council greater autonomy over expenditure to ensure strategic infrastructure aims are met along with localised issues.
- 4.11 The introduction of a CIL charging schedule will not remove the requirement for Section 106 planning obligations which will remain to be used in accordance with the tests set out within the CIL regulations.

Summary of Site Suggestions Received in South Ribbles

Ref	Site Address	Settlement	Site Area	Current Use/Allocation	Proposed Use
SR0001	Land known as Pickering's Farm	Penwortham/Lostock Hall	91 ha	N/A	Mix of residential, employment & Community Uses
SR0002	Middleforth Hall Farm, Factory Lane	Penwortham	10 ha	Agricultural	Residential
SR0003	Matherfold farm	Higher Walton	5.25 ha	Equestrian	Residential
SR0004	Darwenside Nursery	Higher Walton	0.60 ha	Horticulture/residential	Residential
SR0005	Land adjacent to 326-310 Croston Road	Farington	2 acres	Grazing	Residential
SR0006	Land on Shutting Field Lane	Bamber Bridge	2.12 ha	Grazing/stock buildings	Residential
SR0007	Land adjoining Longton Hall Farm, Chapel Lane	Longton	2.5 ha	Grazing	Residential
SR0008	Land adjacent to Leyland Business Park, Centurion way	Leyland	2.1 ha	Vacant land	Employment - B1, B2 & B8
SR0009	Land off School Lane	Longton	Not stated	Agricultural	Residential
SR0010	Altcar Farm off Leyland Lane	Ulnes walton	9 ha	Agricultural	Residential and as appropriate elements of commercial and community related uses
SR0011	Land off Wham Lane	New Longton	9 ha	N/A	Residential
SR0012	St Leonards Vicarage, Church Brow	Walton-le-Dale	0.85 ha	Vicarage	Residential
SR0013	Land at Old Lane Farm, off Leyland Road	Penwortham	47 ha	Agricultural	Residential
SR0014	Olive Farm, Hoghton Lane	Hoghton	11 ha	Agricultural grazing land	Residential
SR0015	Grey Gables, Brindle Road	Bamber Bridge	7 ha	Agriculture - Poultry production	Residential
SR0016	Land at Brook Lane	Much Hoole	5 ha	Agriculture	Residential
SR0017	Land off Hewitt Street	Leyland	0.6 ha	Redundant coach depot & garage	Residential
SR0018	Land behind 245-251 Leyland Lane	Leyland	0.55 ha	Gardens	Residential
SR0019	West of Wigan Road and North of Pack Saddle Bridge	Leyland	2.5 ha	Agricultural	Mixed use
SR0020	Houghton Cottage, Preston New Road	Samlesbury	1.26 ha	Residential	Residential but retaining the woodland to the rear



Central Lancashire
Adopted Core Strategy
Local Development Framework

July 2012



8

Homes For All

Strategic Objectives

SO 5 To make available and maintain within Central Lancashire a ready supply of residential development land over the plan period, so as to help deliver sufficient new housing of appropriate types to meet future requirements. This should also be based on infrastructure provision, as well as ensuring that delivery does not compromise existing communities.

SO 6 To achieve densities for new housing that respect the local character of surrounding areas, whilst making efficient use of land.

SO 7 To improve the quality of existing housing especially in Inner East Preston and pockets of poor stock in South Ribble and Chorley, and to bring empty properties back into use.

SO 8 To significantly increase the supply of affordable housing and special needs housing particularly in places of greatest need such as in more rural areas.

SO 9 To guide the provision of pitches for Gypsies, Travellers and Travelling Showpeople in appropriate locations if genuine need arises.



Housing Needs

The Housing Market

8.26 The Central Lancashire Strategic Housing Market Assessment (SHMA) measured the self containment of the Central Lancashire Housing Market Area and found a high proportion (77%) of housing moves were occurring within the area. Not surprisingly, given its location, the least self contained district was South Ribble.

8.27 The Assessment further identified a series of sub-market areas which have since been refined through the Housing Viability Study. Both assessments charted the decline in the housing market due to current adverse market conditions yet recognised the overall increase in house prices since 2003, alluding to an affordability issue to be discussed later in this chapter.

Size/Type of Housing Market

8.28 The SHMA predicts that the on-going trend to smaller households will continue to 2026 with the average size by then being 2.1 persons. There are implications of an increasing aged population and this category of special housing needs is a particularly pertinent issue for those aged over 75. For the 60 to 75 year olds, lifestyles and housing expectations are different but the SHMA found that over 7% of these households felt their home was not suitable and over a quarter of 60 plus households were living in under-occupied accommodation. Despite this, most people wanted to stay in their own homes and have services come to them.

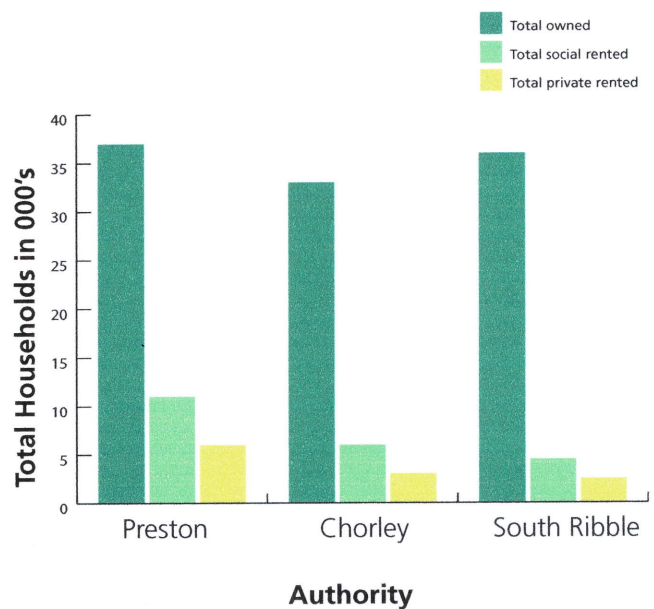
8.29 The SHMA highlighted a high proportion of people aspiring to live in bungalows, possibly due to an ageing population, which raised a particular challenge to the house building industry as typically there is less interest to build bungalows due to their high use of land. In respect of other housing types, there was found to be a preference for 3 and 4 bedroomed detached and semi-detached houses and a low market demand for small flats.

Housing Market Tenure

8.30 There are three main types of housing tenure:

- Owner occupied
- Socially rented
- Privately rented

Figure 12: Household Tenure in Central Lancashire



8.31 Most owner occupied housing is acquired with the assistance of a mortgage and usually the repayments vary as borrowing interest rates change over time. Some people purchase a part share of their home with a mortgage type loan and pay rent based on the remaining share.

8.32 Social rented housing, delivered through Housing Associations and Registered Social Landlords allow tenants the opportunity to rent properties at lower than market rental rates. Social rented housing has to meet a strict set of national requirements including being in a good state of repair, and having energy efficiency levels above private housing standards. Privately rented property commonly associated with private landlords allows the rental of properties at market rates.

Affordable and Special Needs Housing

8.33 Delivering affordable housing is a key Government objective aimed at enabling everyone to have a decent home that they can afford. Defined in its most simplistic way affordable housing is cheaper than that normally available on the market, but not cheaper as a result of being in a substandard condition.

8.34 A more sophisticated definition of affordable housing, one that is used by this Core Strategy, is based on a multiplier of average lower quartile household income compared to the average lower quartile house price. A household is considered unlikely to be able to afford to buy a home that costs more than 3.5 times the gross household income for a single income household or 2.9 times the gross household income for a two income household. If possible, any existing equity should also be taken into account. In rental terms a household is considered able to afford market rental prices where the rent payable is no more than 25% of their gross household income.

8.35 Until recently the cost of purchasing housing in Central Lancashire had been rising rapidly, whereas local income levels have risen at a far slower rate. Even when prices fell in 2008, the household earnings ratio to house price ratio exceeded 1:5 and since then prices rose again in 2009 to be close to the long term trend so further exacerbating the issue of affordability.

Level of Affordable Housing Need

8.36 The level of affordable housing required must take account of a current lack of provision for existing households, as well as the needs of newly forming households and future households. The Central Lancashire SHMA identified an annual average shortfall of 1,780 dwellings per year up until 2014, which is more than the Core Strategy annual housing requirement. However, in affluent areas where house prices are high it is common for the need for affordable housing to outstrip the total housing requirement.

8.37 The Housing Viability Study demonstrated that although levels of economic viability varied over the plan area in most locations, market housing developments could support 30% of the scheme being affordable. The study also showed no evidence that smaller sites are less viable than large sites but did recognise the particular circumstances in rural areas with high need and generally smaller sites to justify a 5 dwelling threshold here.

Suitable Mix

8.38 When delivering affordable housing there needs to be a suitable mix of housing types and tenures to suit the broad needs of the population requiring access to affordable homes, the SHMA advises on these matters.

Affordable Housing Type

8.39 Unlike the situation for market housing, the preference for flats was found to be much more pronounced amongst people needing affordable housing, although bungalows were again popular. The numbers seeking sheltered housing was also quite high. Affordable tenure may be broken into two main types:

- Intermediate
- Social Rented

8.40 Intermediate housing may be classified as shared ownership schemes, whereby people purchase a part share of their home with a mortgage type loan and pay rent based on the remaining share. Social rented affordable options charge rents lower than market rates. In these properties, tenants may have the opportunity to buy and if they do so, money secured on the property must be fed back into future affordable housing schemes.

Locational Characteristics

8.41 The successful delivery of affordable housing also requires that it is close to shops and services so as to reduce the need and cost of travel. In rural areas in particular, it is desirable to house local people in their own village in order to maintain local communities. House prices in rural areas of Central Lancashire are significantly higher than in urban areas and although average income levels are also higher, this is because many rural residents commute to better paid jobs in the towns and cities. The wage levels of rural based jobs are generally low. Consequently affordability of housing in rural areas for those households dependent on local jobs is particularly problematic.

8.42 Where a market housing scheme is proposed in a location that is not suitable for a proportion of affordable housing to be provided on-site (because of a lack of local services or because there is already a high proportion of affordable housing available in the vicinity), it will be appropriate to secure a commuted financial sum in lieu of direct provision that can be spent on providing affordable housing elsewhere where needs have arisen. An Affordable Housing Supplementary Planning Document will provide further detail and clarification.

Housing for Older and Vulnerable People

8.43 A range of special housing and support options are required for older and vulnerable people who require assistance to maintain their independence. An analysis is currently being undertaken of the level of need for supported housing using a North West tool which provides an indication of the net requirement for services for a range of client groups by local authority.

8.44 Given that it is only the second year that this complex tool has been used, the figures should be treated with some degree of caution. However, the model is a significant step forward in assessing the need for supported housing and provides the structure for collating local data in future which will enable us to maximise the opportunities offered by the tool. Draft figures show significant shortages of provision across a range of client groups.

8.45 The Supporting People Partnership is currently developing plans for commissioning supported housing services for most client groups. This includes identifying the level of need for extra care housing.

Policy 7: Affordable and Special Needs Housing

Enable sufficient provision of affordable and special housing to meet needs in the following ways:

(a) Subject to such site and development considerations as financial viability and contributions to community services, to achieve a target from market housing schemes of 30% in the urban parts of Preston, South Ribble and Chorley, and of 35% in rural areas on sites in or adjoining villages which have, or will have, a suitable range of services; on any rural exception sites including those in the Green Belt there will be a requirement of 100%.

(b) Aside from rural exception sites the minimum site size threshold will be 15 dwellings (0.5 hectares or part thereof) but a lower threshold of 5 dwellings (0.15 hectares or part thereof) is required in rural areas.

(c) Where robustly justified, off-site provision or financial contributions of a broadly equivalent value instead of on-site provision will be acceptable where the site or location is unsustainable for affordable or special housing.

(d) Special needs housing including extra care accommodation will be required to be well located in communities in terms of reducing the need to travel to care and other service provision and a proportion of these properties will be sought to be affordable subject to such site and development considerations as financial viability and contributions to community services.

(e) Special needs housing including extra care accommodation will be required to be well located in communities in terms of reducing the need to travel to care and other service provision and a proportion of these properties will be required to be affordable.

(f) An accompanying Supplementary Planning Document will establish the following:

- i. The cost at and below which housing is considered to be affordable.**
 - ii. The proportions of socially rented and shared ownership housing that will typically be sought across Central Lancashire.**
 - iii. Specific spatial variations in the level and types of affordable housing need in particular localities.**
 - iv. How the prevailing market conditions will affect what and how much affordable housing will be sought.**
-



Landowners' & Developers' Site Suggestions

Issues and Options
Discussion paper



Site Allocations and Development Management Policies Development Plan Document (DPD)

Your Area, Your Choice, Your Say

Appendix 10 – List of all consultation questions throughout discussion paper

Question No	Question
B1.	Do you support pedestrian friendly schemes in South Ribble and where and how could centres become more pedestrian friendly?
B2.	Are there any routes in South Ribble where you think cycleways could be improved or new routes created? If so, where and how? (i.e. along Hough Lane)
B3.	Is there a need for the proposed Bus Rapid Transit routes identified at (A) above (priority lanes) to include a Cross borough route connecting Penwortham, Bamber Bridge, Lostock Hall and Leyland with Samlesbury and Gregson Lane in the Eastern part of the borough?
B4.	There are existing stations such as Leyland station that would benefit from improvements, how could development in the local area facilitate improvements for the train station
B5.	Should the Park and Ride site in Penwortham be located at Howick Cross or at the Booths Roundabout?
B6.	Are there other priority areas in the borough where road improvements could have a significant reduction in congestion? If so, where are they and what improvements would you suggest?
B7.	Is this issue still relevant? If so, does the policy above need amending?
C1.	Have a look through these sites and the maps, in Appendix 1 and give us your views. Are there any other sites in South Ribble that you think would be suitable for housing and/ or a mix of uses? (Mixed use means having more than one use on a site ie housing and employment)
C2.	Are you aware of any sites where it might be suitable to apply set criteria for the density of housing?
C3.	Are you aware of any sites that would be suitable for affordable housing, in South Ribble?
C4.	Are you aware of any sites immediately adjacent to rural settlements in the Eastern area or Western Parishes that would be suitable for affordable housing?

Question No	Question
C5.	Do you think Policy D9 in the South Ribble Local Plan is still an appropriate policy to maintain? Do you think it would be appropriate to release these sites for market housing?
C6.	To ensure the use of shops and services in Hutton, Longton and Coupe Green, should the land allocated as Countryside Areas in the South Ribble Plan now be designated for residential development?
C7.	Are you aware of any sites that would be suitable for extra care housing for the ageing population, in South Ribble?
D1.	We need your comments on whether these sites are still appropriate for employment use and should be allocated through this process?
D2.	Have a look through the list of sites and tell us if you agree these sites should be allocated for employment use?
D3.	How can we protect these existing employment areas?
D4.	Should these sites be kept for employment uses or are there any other uses that might be more appropriate?
D5.	Do you agree that the boundaries should be changed as they are shown in the table, if not why not and what changes should be made?
D6.	Are there any sites within the Bamber Bridge District Centre that you think are appropriate for a new food store?
D7.	Do you agree that the existing policy (FR2) in the South Ribble Local Plan should be retained or amended to protect the Capitol Centre as a hub for retail development?
D8.	Do you agree that this site should remain allocated for commercial use? (Commercial use includes uses such as retail, shops, professional services, restaurants and bars etc. 'A' uses of the Use Class Order)
D9.	Are there any sites suitable for appropriate economic development in the rural areas of the borough? (i.e. in the Eastern area and the Western Parishes)
D10.	There is a site in Walmer Bridge highlighted in Appendix 1: Much Hoole and Walmer Bridge Map as an existing employment site outside of the main urban area. This site has been suggested by the Walmer Bridge Village Plan as suitable for housing. Do you agree?



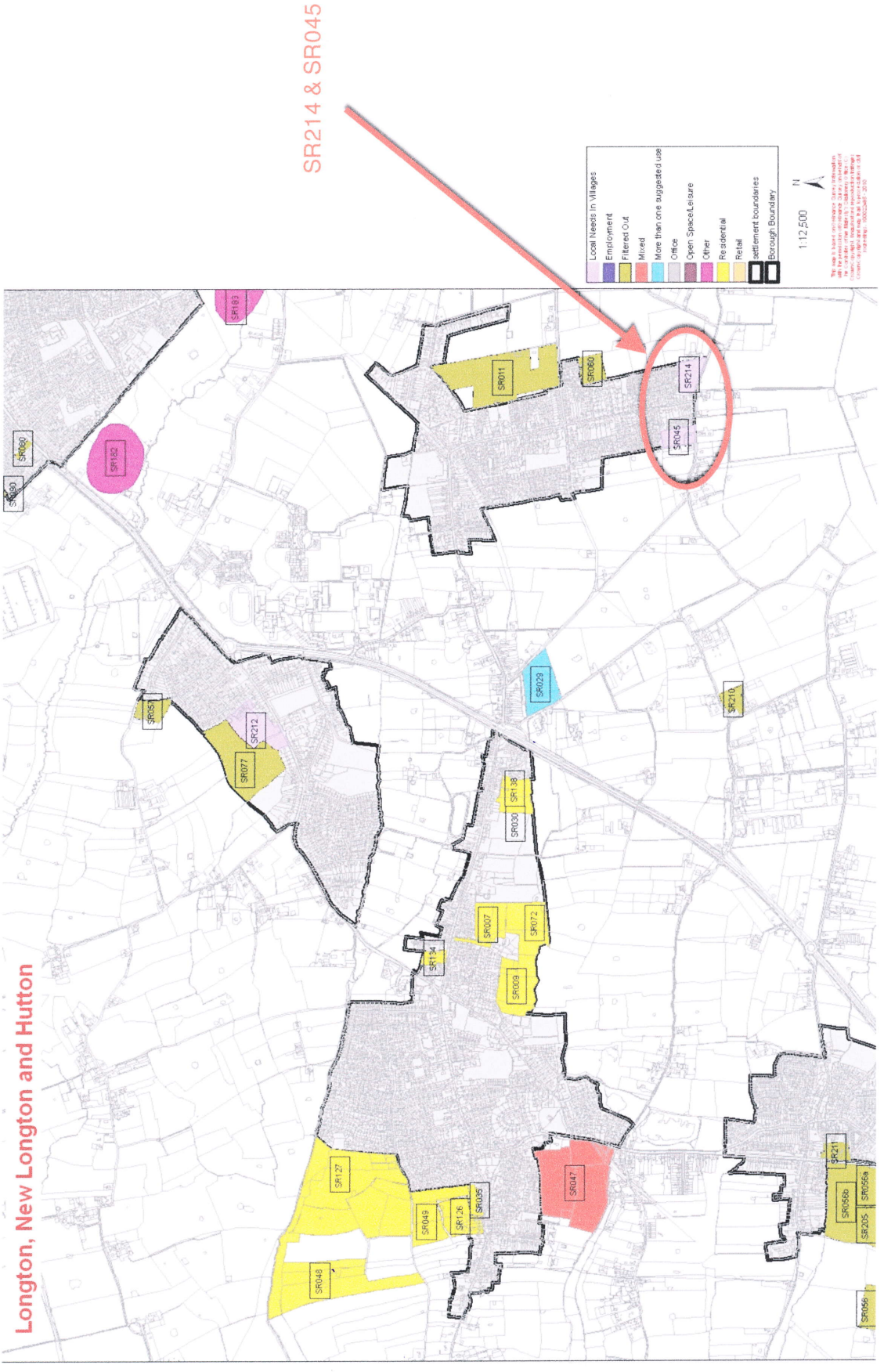
Landowners' & Developers' Site Suggestions

Issues and Options
Discussion paper

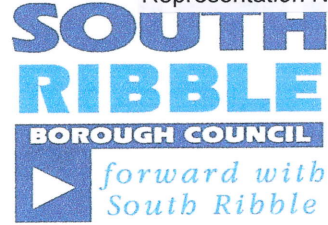


Site Allocations and Development Management Policies Development Plan Document (DPD)

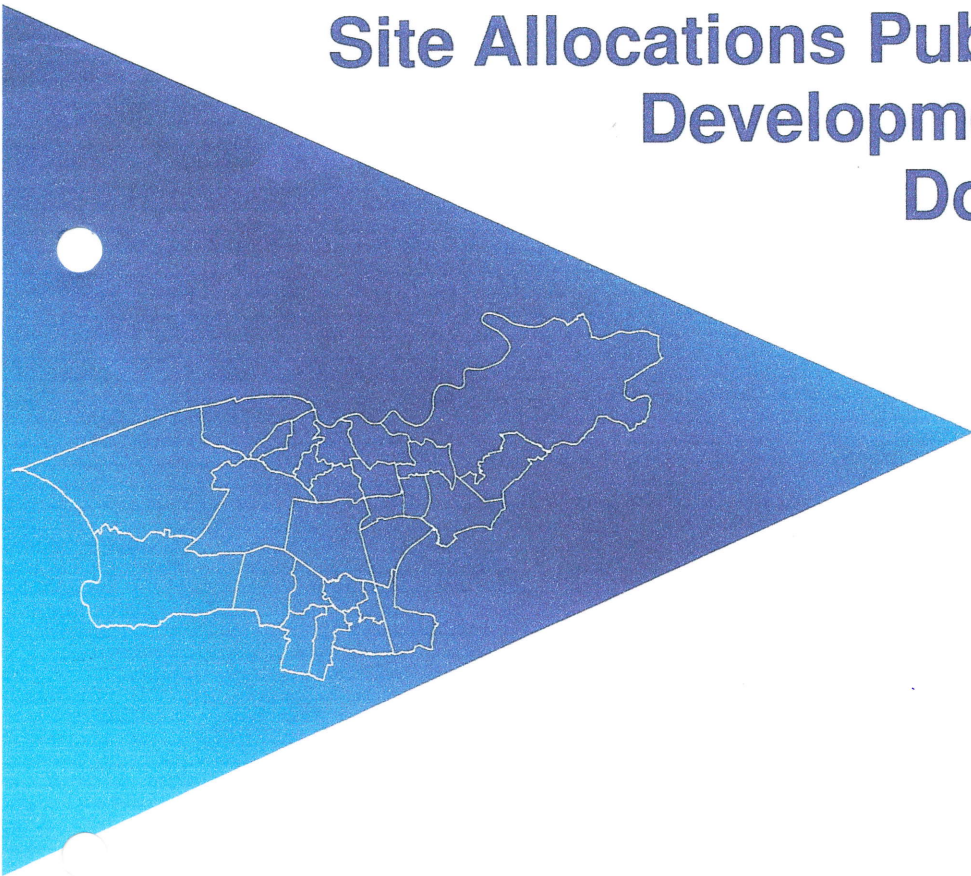
Your Area, Your Choice, Your Say





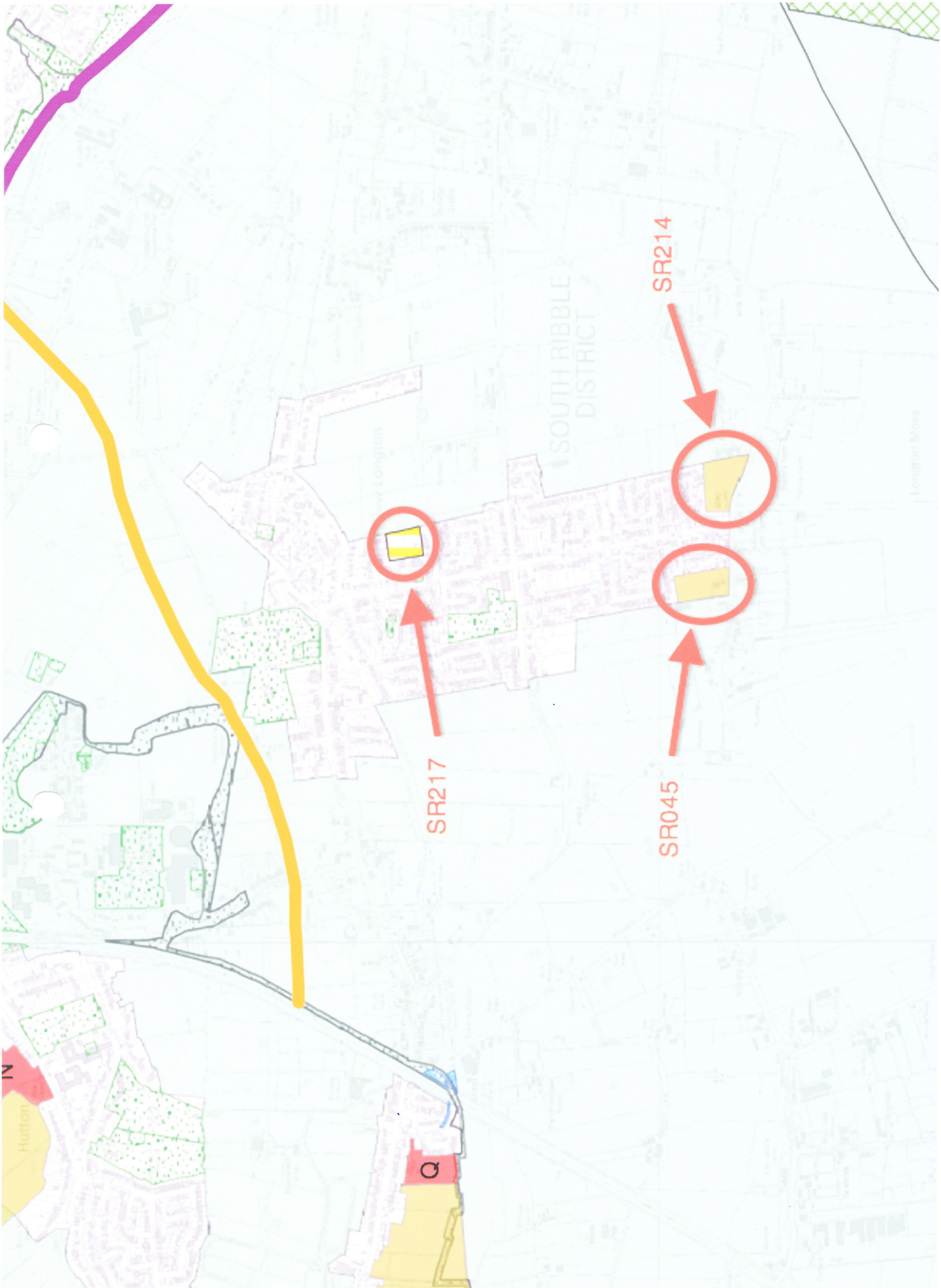


Site Allocations Publication Development Plan Document



DRAFT—2012

Proposals Map



SOUTH RIBBLESDALE DISTRICT

Longton Moss

SR217






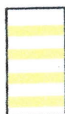




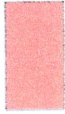



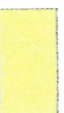







SR045

SR214

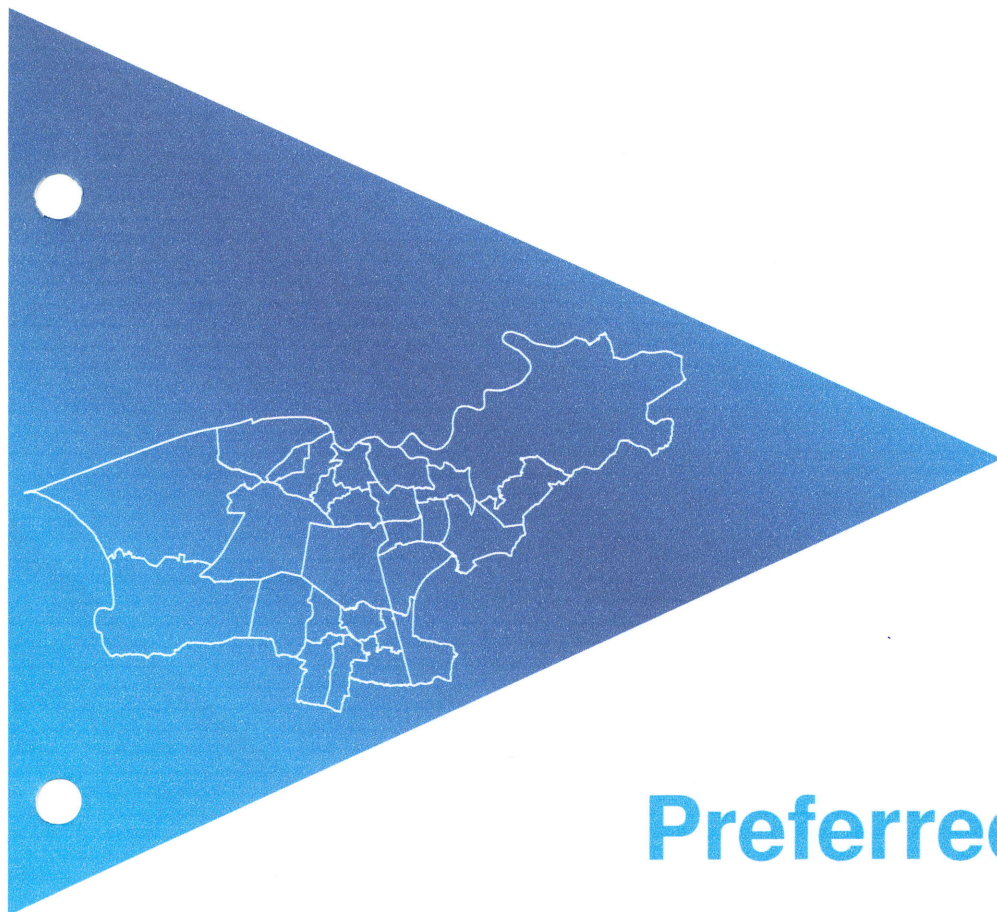
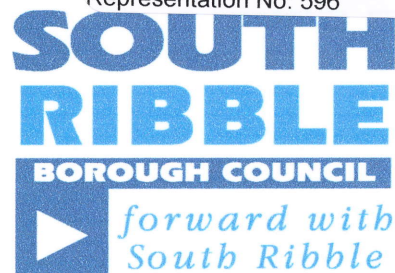
Hutton

Q

Legend

-  A1 Cross Borough Link Road
-  A1 Potential Extension to Cross Borough Link Rd
-  A2 Penwortham Bypass Potential Alternative Route
-  A2 Penwortham Bypass Protected Route
-  A582 Dualling
-  B2 Village Development
-  B3/B4 Mixed Employment and Commercial Sites
-  B5 Capitol Centre
-  C1/C2/C3 Major Sites for Development - Residential Led
-  C4/C5 Major Sites for Development - Employment Led
-  D1 New Residential Allocations
-  E1 Allocations of Employment Land
-  E2 Protection of Employment Areas and
-  G1 Green Belt
-  G3 Safeguarded Land
-  G4 Protected Open Land
-  G5 Areas of Separation
-  G6 Central Park
-  G7 Green Infrastructure
-  G12 Green Corridors
-  Residential with Current Application
-  Residential with Permission

Matter 3. Housing Sites – Policies
Wed 6 Mar 2013
Personal Objector Ref: 328
Representation No: 596

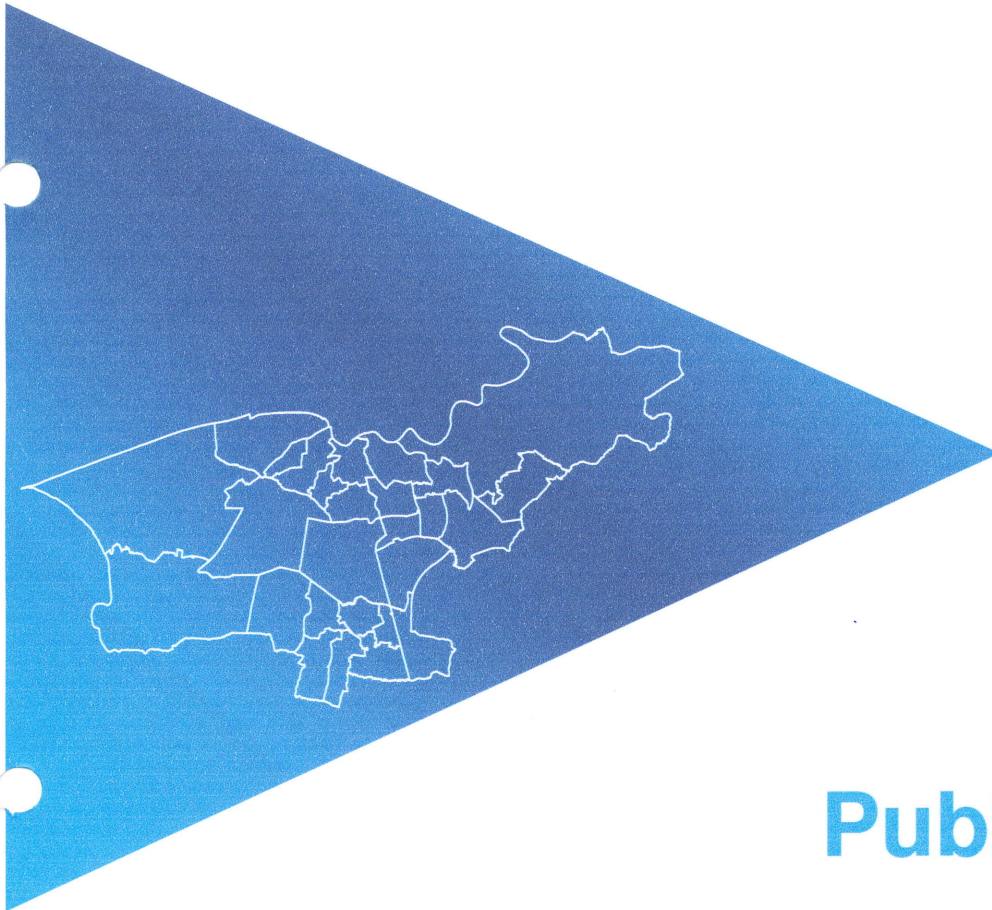


Preferred Options

Site Allocations and Development Management Policies Development Plan Document – Appendices

November/December 2011

Site Name	Preferred Option Use	Issues & Options Stage – Suggested Use	Issues & Options stage – Site Ref	Current Local Plan Allocation	Area	Size ha
Land adjacent to The Fields	Protected Open Land	Village Needs	SR045	Residential/garden/h nursery	New Longton	1.0
Land off Long Moss Lane	Protected Open Land	Village Needs	SR214	Agriculture	New Longton	1.2
Land off Spinney Close	Village Development	Existing Built Up Area	SR217	Existing Built Up Area	New Longton	0.6
Allotments, Penwortham	Green Infrastructure/Leisure	Allotments	SR107	Open Space	Penwortham	5.0
Penwortham Holme Allotments	Green Infrastructure/Leisure	Allotments & Green Space	SR109	Allotments	Penwortham	65.9
Penwortham/WLD Green Belt and floodplain	Green Infrastructure/Leisure	Open Space & Green Belt	SR105	Open Space/Leisure	Penwortham	148.6
Site B, Penwortham Holme Allotments	Green Infrastructure/Leisure	Allotments & Green Belt	SR106	Open Space/Leisure	Penwortham	30.0
Pickering's Farm – Part of site Proposal Map Ref: EE	Major Site for Development – Residential Led	Mixed	SR001	Agriculture	Penwortham	65.0
Broad Oak Park and Ride Site 1	Potential Park and Ride	Other	SR182	Agriculture	Penwortham	5.7
Broad Oak Park and Ride Site 2	Potential Park and Ride	Other	SR183	Agriculture	Penwortham	6.2
Howick Hall Farm	Protected Open Land	Residential	SR090	Safeguarded	Penwortham	9.9
Factory Lane Estate	Protection of Employment Areas & Sites	Employment	SR054	Employment	Penwortham	4.2
Vernon Carus and Land, Factory Lane Proposal Map Ref: H	Residential with Current Application	Mixed	SR040	Vacant factory	Penwortham	4.1
Chainhouse Lane/Church Lane/Coote Lane/Lodge Lane/Apsley House	Safeguarded	Residential	SR052 incl SR123, SR089, SR115	Agricultural	Penwortham	31.1
Chainhouse Lane/Church Lane/Coote Lane/Lodge Lane/Apsley House	Safeguarded	Residential	SR089 incl SR123, SR115, SR052	Agricultural	Penwortham	31.1
Chainhouse Lane/Church Lane/Coote Lane/Lodge Lane/Apsley House	Safeguarded	Residential	SR115 incl SR123, SR089, SR052	Agricultural	Penwortham	31.1
Chainhouse Lane/Church Lane/Coote Lane/Lodge Lane/Apsley House	Safeguarded	Residential	SR123, incl SR115, SR089, SR052	Agricultural	Penwortham	31.1



Publication

Site Allocations and Development Management Policies Development Plan Document

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servicing, design and amenity, which includes an assessment of noise, emissions, disturbance because of anti-social hours of operation and traffic generation.

- 5.3 The impact on the character and distinctiveness of the area including visual intrusion for existing residents is also an important factor. Policy B6 – Design Criteria in New Developments should be read in conjunction with this policy.

Village Development

Policy B2: Introduction

- 5.4 Within the Borough there are a number of villages that are tightly constrained by Green Belt boundaries. Development within these villages will be in accordance with Policy B1. In order to maintain the vibrancy of these villages, and provide opportunities for local investment and growth, the Council recognises that some development is needed on the periphery of the villages to accommodate local needs such as new community facilities or affordable housing. Land has been identified on the edge of Much Hoole, New Longton, Coupe Green and Mellor Brook as shown on the Proposals Map.
- 5.5 There are a number of other villages in the Borough that are not covered by this policy as there is less pressure for development in these locations compared to the villages included in Policy B2.
- 5.6 There are a number of sites that were previously allocated in South Ribble Local Plan Policy D9 – Local Needs in Villages that are not included within Policy B2 and are now designated for a more appropriate use. These sites were assessed and appraised based on their location, accessibility, size and suitability for needs within the villages and are now covered by other relevant policies in this Plan.

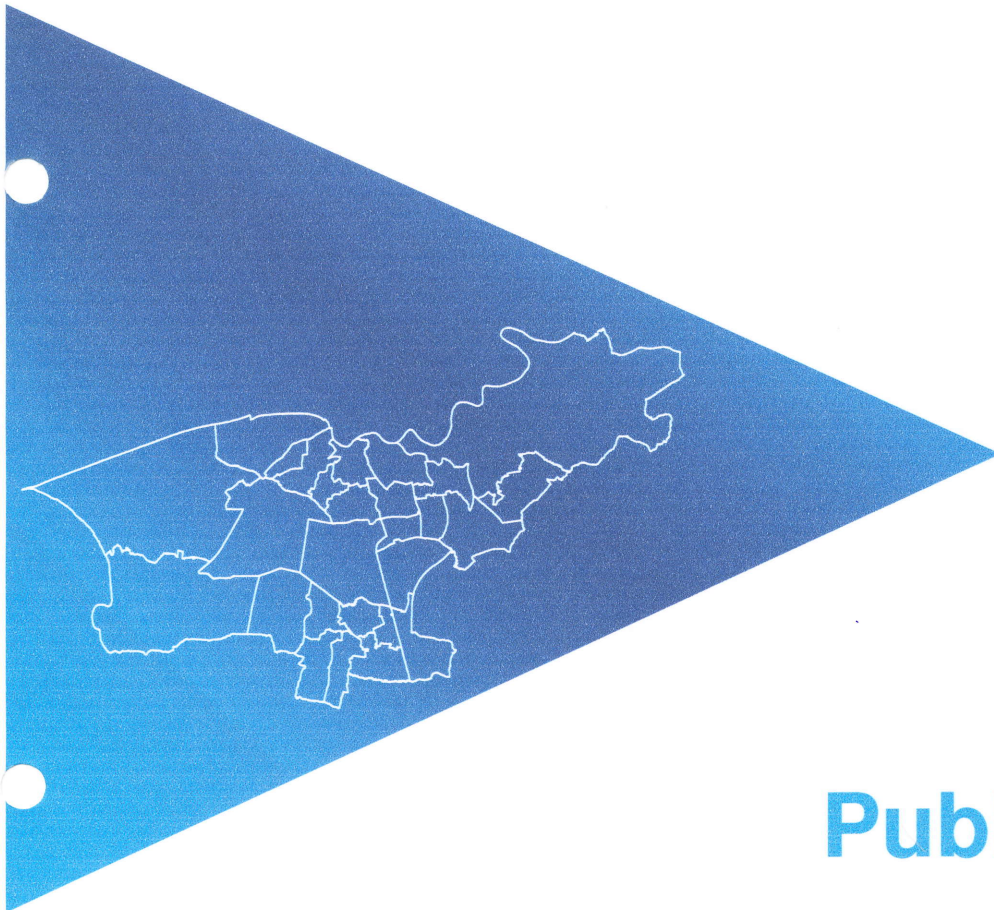
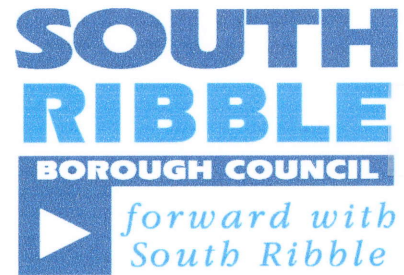
Policy B2 – Village Development

Land on the periphery of Much Hoole, New Longton, Coupe Green and Mellor Brook is safeguarded to meet local needs as shown on the Proposals 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

- 5.7 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.
- 5.8 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



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Chapter D – Homes for All

Core Strategy Objectives

- To maintain a ready supply of housing development land, to help deliver enough new housing to meet future requirements.
- To make efficient use of land whilst respecting the local character in terms of housing density.
- To improve the quality of existing housing.
- To increase the supply of affordable and special needs housing particularly in places of greatest need.
- To guide the provision of pitches for travellers in appropriate locations if genuine need arises.



Core Strategy Policies

- Policy 1: Locating Growth
- Policy 4: Housing Delivery
- Policy 5: Housing Density
- Policy 6: Housing Quality
- Policy 7: Affordable Housing
- Policy 8: Gypsy and Traveller and Travelling Showpeople Accommodation

Introduction

- 7.1 New housing is required to help support the local economy, deliver infrastructure, address current and future housing needs, and ensure the sustainability of the Borough as set out in the Vision.
- 7.2 National Planning Policy Framework requires Local Planning Authorities to identify a supply of specific, deliverable sites to provide 5 years' worth of housing against their requirement. This must be updated annually, and must include a buffer of 5% to enhance competition and choice, which should be increased to 20% (moved forward from later in the Plan period) where there has been a record of persistent under delivery. In addition to this, Local Planning authorities must include a supply of specific, developable sites, or broad locations for growth, for years 6 – 10 and where possible years 11 – 15.
- 7.3 Policy 4 of the Central Lancashire Core Strategy sets out the number of new houses required in the Borough in line with figures contained in the Regional Spatial Strategy, which equates to 417 dwellings per year from 2010 – 2026, this is a total of 6,255 dwellings for the 15 year Plan period. Since 2010 there has been low build rates in the Borough which has therefore resulted in a shortfall of 560 units, which will be made up within the Plan period.

Other Sites (at June 2012)

Site Name	No of Dwellings	2010-2016	2016-2021	2021-2026
Small sites with planning permission	246	246	0	0
Small Sites identified from the SHLAA	178	178	0	0
Large sites under construction	198	198	0	0
Total	622	622	0	0

Totals (at June 2012)

Source	No of Dwellings	2010-2016	2016-2021	2021-2026
Sites with Planning Permission	1397	786	440	171
Sites with Current Application	835	240	345	250
New Allocations	1408	484	684	240
Major Sites for Development (Residential Led)	2700	580	1000	1120
Other Sites	622	622	0	0
Total	6962	2712	2469	1781

Allocation of Housing Land Descriptions

A: Group One, off Central Avenue, Buckshaw Village, Leyland

7.17 This is a brownfield site of 14.9 ha which forms part of a much larger site of 54.34 ha extending into Chorley Borough and forming of the former Royal Ordnance Site. It represents an extension to the newly developed Buckshaw Village and covers the area between Wigan Road and Central Avenue.

7.18 Outline planning permission was granted in 2008 for a mixed use redevelopment of the site which included between 878 – 1,168 residential units, and up to 19,500 square metres of commercial floorspace. The area within South Ribble will consist of residential development and Green Infrastructure and can potentially accommodate up to 260 dwellings. The site has been cleared as part of the remediation process and the access into the site off Wigan Road is currently under construction.

7.19 The first reserved matters application has been approved in respect of a 1.42 ha area of land for 75 dwellings, and is now under construction.

B: Former Farington Business Park, Farington

7.20 This is a brownfield site of some 13 ha on the northern part of the former Farington Business Park. The southern area was developed for commercial/retail uses, including Argos, Morrisons and Homebase, some time ago. The site, which has been largely cleared, has full planning permission for 471 dwellings with access approved from Wheelton Lane and Carr Lane. Construction of the housing development has yet to commence.