

DRAFT PERFORMANCE MONITORING FRAMEWORK

South Ribble Site Allocations Policy	Desired outcomes	Performance Indicators this contributes to
Policy A1 – Developer Contributions	<ul style="list-style-type: none"> • To ensure developments contribute to particular infrastructure schemes to support the existing community and the new development by way of: <ul style="list-style-type: none"> ○ increasing accessibility to enable both current and future communities to access the necessary jobs, homes, services and amenities ○ easing congestion and thus mitigating its impact on services and the environment, supporting economic growth • To support the provision of infrastructure such as: <ul style="list-style-type: none"> ○ Utilities and waste ○ Flood prevention ○ Sustainable drainage measures ○ Transport ○ Community infrastructure ○ Green infrastructure ○ Climate change ○ Affordable housing ○ Leyland Town Centre regeneration 	<ul style="list-style-type: none"> • Year on year reduction in traffic congestion (Core Strategy). • Level of NOx at the AQMA points to be less than 40µg/m³. • No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). • Gross affordable dwellings constructed. • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy) • Rating of public open spaces.
Policy A2 – Cross Borough Link Road	<ul style="list-style-type: none"> • To ensure that development across the borough can be delivered sustainably, enabling both current and future communities to access the necessary jobs, homes, services and amenities • To enable economic growth, including the diversion of traffic away from the centre of Penwortham and freeing up road space for local traffic, buses, pedestrians and cyclists. • To ensure these schemes are delivered and that the land is protected to do so. • To open up land for development (Lostock Hall Gas Works). • To improve public transport and accessibility in an east-west direction through the borough, increasing community access to the range of services within the borough and help traffic flow on existing roads. • To improve the attractiveness and accessibility of Tardy Gate District Centre for its users. 	<ul style="list-style-type: none"> • Year on year reduction in traffic congestion (Core Strategy). • Level of NOx at the AQMA points to be less than 40µg/m³. • Increase in public transport as method of travel to work (Census data – baseline 2011).
Policy A3 – The completion of the	<ul style="list-style-type: none"> • To ensure delivery and completion of the remaining sections of the road by protecting land from physical development. 	<ul style="list-style-type: none"> • Level of NOx at the AQMA points to be less than 40µg/m³.

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Penwortham Bypass	<ul style="list-style-type: none"> • To enable improvements to the existing bypass by reserving land for this purpose. • To enable economic growth, alleviate congestion through Penwortham and divert high levels of commuter traffic accessing Preston and free up road space for local traffic, buses, pedestrians and cyclists. 	<ul style="list-style-type: none"> • Year on year reduction in traffic congestion (Core Strategy).
Policy B1 – Existing Built-Up Areas	<ul style="list-style-type: none"> • To improve accessibility by ensuring a better use of services and utilities • To reduce development pressures in the Green Belt, in order to protect the character of the local area. • To ensure development is in keeping with the character and appearance of the area. • To protect the amenities of nearby residents. 	<ul style="list-style-type: none"> • Increase in public transport as method of travel to work (Census data).
Policy B2 – Village Development	<ul style="list-style-type: none"> • To maintain the vibrancy of villages, and provide opportunities for local investment and growth, by allowing some development on the periphery of these areas to accommodate local needs such as new community facilities or affordable housing. 	<ul style="list-style-type: none"> • Gross affordable dwellings constructed. • % of new dwellings, affordable (target tba).
Policy B3 – Commercial and Employment Site	<ul style="list-style-type: none"> • To protect the employment opportunities, as well as the retail offer which the South Rings Business Park provides whilst allowing flexibility for the change of use if appropriate. • To ensure a high quality development. 	<ul style="list-style-type: none"> • Cumulative take-up of land for employment development from April 2009 compared to plan period requirements • All non-residential developments to be BREEAM rated Very Good or Excellent by 2016, and Outstanding by 2026 (Core Strategy). • % of JSA claimants (age 16 to 64) below the Lancashire average.
Policy B4 – Commercial and Employment Site	<ul style="list-style-type: none"> • To encourage redevelopment opportunities on land at Cuerden Way, Bamber Bridge, for the following uses: <ul style="list-style-type: none"> ○ offices ○ food retail ○ employment ○ leisure ○ recreation ○ tourism facilities. 	<ul style="list-style-type: none"> • Cumulative take-up of land for employment development from April 2009 compared to plan period requirements • All non-residential developments to be BREEAM rated Very Good or Excellent by 2016, and Outstanding by 2026 (Core Strategy). • % of JSA claimants (age 16 to 64) below the Lancashire average.
Policy B5 – The Capitol Centre	<ul style="list-style-type: none"> • To protect the current uses at the Capitol Centre, whilst also allowing opportunities for further investment when redevelopment opportunities arise. 	<ul style="list-style-type: none"> • Occupancy rate of within the boundary (target tba). • No reduction in range of uses within the boundary.
Policy B6 – Design	<ul style="list-style-type: none"> • To help protect the local character and distinctiveness of the 	<ul style="list-style-type: none"> • All non-residential developments to be BREEAM rated

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Criteria for New Development	<p>borough, and maintain and enhance its attractiveness which can increase property values and sense of pride within areas. This will be achieved by:</p> <ul style="list-style-type: none"> ○ encouraging the improved design of alterations, extensions and new developments ○ ensuring they are in scale and character with the building and in keeping with the surrounding area ○ ensuring they avoid overlooking, loss of light and a reduction in privacy and amenity space, particularly for neighbouring properties <ul style="list-style-type: none"> ● To minimise undue road congestion and consequent reduction in the quality of the environment ● To only permit development that does not cause an unacceptable degree of disturbance 	<p>Very Good or Excellent by 2016, and Outstanding by 2026 (Core Strategy).</p> <ul style="list-style-type: none"> ● All housing developments to meet the Code for Sustainable Homes standards (January 2013: Level 4, January 2016: Level 6) (Core Strategy). ● All housing developments (over 5 hectares) to achieve a 'good' Building for Life rating by 2016, and 'very good' by 2021. All major non-residential developments to achieve a score of 3 in the Places Matter assessment, increasing to 4 by 2021. (Core Strategy)
Policy C1 – Pickering’s Farm, Penwortham	<ul style="list-style-type: none"> ● To make a significant contribution towards housing delivery in the borough. ● To ensure delivery of the necessary infrastructure prior to commencement of the development, using CIL contributions to provide further transport infrastructure ● To ensure green infrastructure is an integral part of the development to create a high quality attractive environment ● To ensure a high quality of development throughout the site to embrace sustainable development principles 	<ul style="list-style-type: none"> ● At least 417 housing completions per annum. ● Gross affordable dwellings constructed. ● All housing developments (over 5 hectares) to achieve a 'good' Building for Life rating by 2016, and 'very good' by 2021. All major non-residential developments to achieve a score of 3 in the Places Matter assessment, increasing to 4 by 2021. (Core Strategy) ● All housing developments to meet the Code for Sustainable Homes standards (January 2013: Level 4, January 2016: Level 6) (Core Strategy)
Policy C2 – Moss Side Test Track, Leyland	<ul style="list-style-type: none"> ● To make a significant contribution towards housing delivery in the borough ● To ensure the provision of community facilities within the site, including a small local centre to serve the needs of residents ● To achieve a comprehensive and sustainable development of high quality, and ensure green infrastructure is an integral part of the development to create a high quality attractive environment ● To make a significant contribution to economic growth in the borough, delivering infrastructure and local services for the area using CIL contributions resulting from the development to support these. ● To ensure delivery of the necessary infrastructure prior to commencement of the development, reducing the impact of the 	<ul style="list-style-type: none"> ● At least 417 housing completions per annum. ● Gross affordable dwellings constructed. ● All housing developments to meet the Code for Sustainable Homes standards (January 2013: Level 4, January 2016: Level 6) (Core Strategy) ● All housing developments (over 5 hectares) to achieve a 'good' Building for Life rating by 2016, and 'very good' by 2021. All major non-residential developments to achieve a score of 3 in the Places Matter assessment, increasing to 4 by 2021. (Core Strategy) ● No net loss of areas of biodiversity importance (Core Strategy). ● All non-residential developments to be BREEAM rated

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	development on the local highway network and increase the site's sustainability	Very Good or Excellent by 2016, and Outstanding by 2026 (Core Strategy).
Policy C3 – Land between Heatherleigh and Moss Land, Farington	<ul style="list-style-type: none"> • To make a contribution towards housing delivery in the borough. • To make a significant contribution to the sustainable economic growth within the borough by supporting delivering of the necessary infrastructure for the wider area. 	<ul style="list-style-type: none"> • At least 417 housing completions per annum. • Gross affordable dwellings constructed. • All housing developments to meet the Code for Sustainable Homes standards (January 2013: Level 4, January 2016: Level 6) (Core Strategy) • All housing developments (over 5 hectares) to achieve a 'good' Building for Life rating by 2016, and 'very good' by 2021. All major non-residential developments to achieve a score of 3 in the Places Matter assessment, increasing to 4 by 2021. (Core Strategy)
Policy C4 – Cuerden Strategic Site	<ul style="list-style-type: none"> • To attract high profile new businesses and to deliver a high quality environment and landscape, stimulating economic growth in Central Lancashire and the wider Lancashire sub region with the potential of attracting significant inward investment. • To ensure the development of the necessary infrastructure requirements for high quality employment uses including commercial, industrial, retail and leisure uses 	<ul style="list-style-type: none"> • Cumulative take-up of land for employment development from April 2009 compared to plan period requirements • All non-residential developments to be BREEAM rated Very Good or Excellent by 2016, and Outstanding by 2026 (Core Strategy). • % of JSA claimants (age 16 to 64) below the Lancashire average.
Policy C5 – BAE Systems, Samesbury	<ul style="list-style-type: none"> • To attract high profile new businesses and investment, which will also help to deliver a high quality environment and landscape and bring forward new employment investment and opportunities to the local area, wider sub region and on a national level. • To bring forward the provision of the necessary infrastructure to generate strategic employment opportunities and help create a dynamic and vibrant employment location. 	<ul style="list-style-type: none"> • Cumulative take-up of land for employment development from April 2009 compared to plan period requirements • All non-residential developments to be BREEAM rated Very Good or Excellent by 2016, and Outstanding by 2026 (Core Strategy). • % of JSA claimants (age 16 to 64) below the Lancashire average.
Policy D1 – Allocations of Housing Sites	<ul style="list-style-type: none"> • To identify a supply of specific, deliverable sites to provide five years' worth of housing. • To ensure the development of sites which offer the opportunity for redevelopment or re-use, the development of which will contribute towards regeneration, viability and vitality, and which are within or close to existing or proposed public transport corridors and sustainable brownfield land. 	<ul style="list-style-type: none"> • At least 417 housing completions per annum. • Gross affordable dwellings constructed. • More than 70% of new dwellings built on previously developed land (Core Strategy target). • Increase in public transport as method of travel to work (Census data).
Policy D2 – Phasing, Delivery and Monitoring	<ul style="list-style-type: none"> • To ensure a steady supply of housing land availability across the borough over the Plan period. 	<ul style="list-style-type: none"> • More than 70% of new dwellings built on previously developed land (Core Strategy target).

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	<ul style="list-style-type: none"> • Ensure that the scale and timing of development is coordinated with the provision of new infrastructure and other services required for sustainable forms of development. • To concentrate development on previously developed sites during the first six years. 	<ul style="list-style-type: none"> • At least 417 housing completions per annum. • Gross affordable dwellings constructed. • All housing developments to meet the Code for Sustainable Homes standards (January 2013: Level 4, January 2016: Level 6) (Core Strategy) • All housing developments (over 5 hectares) to achieve a 'good' Building for Life rating by 2016, and 'very good' by 2021. All major non-residential developments to achieve a score of 3 in the Places Matter assessment, increasing to 4 by 2021. (Core Strategy) • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy). • Be in a position to be able to identify a five year supply of dwellings (plus appropriate buffer) at each year end.
Policy D3 – Agricultural Workers' Dwellings in the Countryside	<ul style="list-style-type: none"> • To support rural activities. • To guide and control the construction of new agricultural workers' dwellings in the countryside. 	<ul style="list-style-type: none"> • More than 70% of new dwellings built on previously developed land (Core Strategy target). • Number of agricultural workers' dwellings developed per annum.
Policy E1 – Allocation of Employment land	<ul style="list-style-type: none"> • To assist and support the local economy, ensuring there are jobs and skills opportunities for local people. • To attract investment and reduce dependence on the private car for work. 	<ul style="list-style-type: none"> • % of employment floorspace on previously developed land (target tba). • Cumulative take-up of land for employment development from April 2009 compared to plan period requirements. • All non-residential developments to be BREEAM rated Very Good or Excellent by 2016, and Outstanding by 2026 (Core Strategy). • % of JSA claimants (age 16 to 64) below the Lancashire average.
Policy E2 – Protection of Employment Areas and Sites	<ul style="list-style-type: none"> • To protect existing employment sites, ensuring a wide range and choice of employment provision in the borough thus supporting the local economy. • To encourage the redevelopment of employment and industrial land following the closure or rationalisation of existing uses. 	<ul style="list-style-type: none"> • % of employment floorspace on previously developed land (target tba). • All non-residential developments to be BREEAM rated Very Good or Excellent by 2016, and Outstanding by 2026 (Core Strategy). • % of JSA claimants (age 16 to 64) below the Lancashire average. • Loss of employment land.

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Policy E3 – Leyland Town Centre	<ul style="list-style-type: none"> To support cafés and restaurant uses and the retention of shops to enhance the vitality and viability of the Town Centre shopping area. To ensure that planning aids the delivery of the Masterplan. 	<ul style="list-style-type: none"> Year on year increase in footfall on Hough Lane, Leyland. Proportion of A1, A3 and A4 uses in Leyland Town Centre.
Policy E4 – District Centres	<ul style="list-style-type: none"> To protect, improve and control the appearance and mix of uses in the existing District and Local Centres to maintain their vitality and viability. To prevent the over-proliferation of non-retail uses at the expense of retail provision within the centres. 	<ul style="list-style-type: none"> Level of vacant units in town/district centres. Proportion of A1, A3 and A4 uses in District Centres.
Policy E5 – Local Centres	<ul style="list-style-type: none"> To protect, improve and control the appearance and mix of uses in the existing District and Local Centres to maintain their vitality and viability. To prevent the over-proliferation of non-retail uses at the expense of retail provision within the centres. 	<ul style="list-style-type: none"> Proportion of A1 uses in Local Centres.
Policy F1 - Parking Standards	<ul style="list-style-type: none"> To contribute to sustainability and health objectives. To give visitors a choice about how they travel. 	<ul style="list-style-type: none"> Parking standards met on 100% of approved planning applications. Year on year reduction in traffic congestion (Core Strategy). Increase in public transport as method of travel to work (Census data – baseline 2011).
Policy G1 – Green Belt	<ul style="list-style-type: none"> To ensure the control of development in certain areas by maintaining the openness and character of the area and restricting urban sprawl. 	<ul style="list-style-type: none"> No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). More than 70% of new dwellings built on previously developed land (Core Strategy target).
Policy G2 – The Re-Use and Adaptation of Buildings in the Green Belt	<ul style="list-style-type: none"> To reduce demands for new buildings in the countryside. To strike the right balance between making full use of existing buildings which represent an asset in visual and/or financial terms, and the need to avoid extensions or changes of use which individually or cumulatively create a significant visual or other environmental impact in the Green Belt. 	<ul style="list-style-type: none"> No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). More than 70% of new dwellings built on previously developed land (Core Strategy target).
Policy G3 - Safeguarded Land for Future Development	<ul style="list-style-type: none"> To protect Green Belt boundaries in the future by safeguarding land between the urban areas and the Green Belt to meet the borough's longer term development needs. 	<ul style="list-style-type: none"> No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). More than 70% of new dwellings built on previously developed land (Core Strategy target).
Policy G4 – Protected Open Land	<ul style="list-style-type: none"> To protect valuable open areas of land to ensure natural breaks in the built-up areas and settlements. 	<ul style="list-style-type: none"> No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy).

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		<ul style="list-style-type: none"> • More than 70% of new dwellings built on previously developed land (Core Strategy target).
Policy G5 – Areas of Separation	<ul style="list-style-type: none"> • To protect the areas of separation from inappropriate development. 	<ul style="list-style-type: none"> • No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). • More than 70% of new dwellings built on previously developed land (Core Strategy target).
Policy G6 – Central Park	<ul style="list-style-type: none"> • To support the creation of a new park in the borough, this will be known as Central Park. • To allow a natural break in the built environment between the areas of Lostock Hall, Walton Le Dale to the north, Bamber Bridge to the east and Penwortham to the north west. • To improve the natural environment and visual appearance of the existing built-up area of Lostock Hall and Bamber Bridge, thus attracting further investment and enhancing the health and wellbeing of both local residents and visitors. 	<ul style="list-style-type: none"> • No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). • Reduction in percentage of children recorded as being obese in reception year – source NW Health Observatory. • More than 70% of new dwellings built on previously developed land (Core Strategy target).
Policy G7 – Green Infrastructure – Existing Provision	<ul style="list-style-type: none"> • To protect and enhance the green infrastructure network across the borough and thus: <ul style="list-style-type: none"> ○ increase the quality of the environment ○ encourage greater accessibility and multi-use of green infrastructure facilities ○ attract investment ○ improve quality of life ○ protect natural habitats and species ○ help to mitigate against the impacts of climate change. 	<ul style="list-style-type: none"> • No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). • More than 70% of new dwellings built on previously developed land (Core Strategy target). • No net loss in areas of biodiversity importance (Core Strategy target). • Number of Green Flag awards for parks/green spaces in the borough. • Rating of public open spaces. •
Policy G8 – Green Infrastructure and Networks – Future Provisions	<ul style="list-style-type: none"> • To protect and enhance the green infrastructure network across South Ribble and thus: <ul style="list-style-type: none"> ○ increase the quality of the environment ○ encourage greater accessibility ○ attract investment ○ improve quality of life ○ protect natural habitats and species ○ help to mitigate against the impacts of climate change. • To encourage further provision to extend the existing green infrastructure network. • To join up the borough’s green and built-up areas and where 	<ul style="list-style-type: none"> • No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). • More than 70% of new dwellings built on previously developed land (Core Strategy target). • No net loss in areas of biodiversity importance (Core Strategy target). • Rating of public open spaces.

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	<p>possible deliver a village green approach.</p> <ul style="list-style-type: none"> • To protect the environmental character of green infrastructure surroundings including existing townscape character. • To support the creation of well-designed green corridors which will act as development buffers to ensure a sensitive transition to adjoining areas. 	
Policy G9 – Worden Park	<ul style="list-style-type: none"> • To protect land for the extension to the Worden Park. • To ensure the appropriate enhancements and maintenance is delivered. • To ensure the delivery of the park’s extension is in line with the delivery of the residential site – P. • To increase accessibility to the park for Leyland residents, including a new access with car parking facilities, and in turn increase the park’s use and attractiveness. • To ensure the delivery of new cycleways and footpaths will through the extension. 	<ul style="list-style-type: none"> • Worden Park to maintain Green Flag status. • No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy) • Rating of public open spaces.
Policy G10 – Green Infrastructure Provision in Residential Developments	<ul style="list-style-type: none"> • To protect and enhance the green infrastructure network across South Ribble and thus: <ul style="list-style-type: none"> ○ increases the quality of the environment ○ encourage greater accessibility ○ attract investment ○ improve quality of life ○ protect natural habitats and species ○ help to mitigate against the impacts of climate change. • To improve opportunities to access good sport, physical activity and recreation facilities, including children’s play areas. • To ensure that all new development delivers the appropriate green infrastructure. 	<ul style="list-style-type: none"> • No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy)
Policy G11 – Playing Pitch Protection and New Provision	<ul style="list-style-type: none"> • To protect and enhance the green infrastructure network across South Ribble and thus: <ul style="list-style-type: none"> ○ increases the quality of the environment ○ encourage greater accessibility ○ attract investment ○ improve quality of life ○ protect natural habitats and species ○ help to mitigate against the impacts of climate change. • To improve opportunities to access good sport, physical activity and recreation facilities, including children’s play areas. 	<ul style="list-style-type: none"> • No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy) • Rating of public open spaces.

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	<ul style="list-style-type: none"> To ensure that all new development delivers the appropriate green infrastructure. 	
Policy G12 – Green Corridors	<ul style="list-style-type: none"> To deliver a green corridor network which performs the role of important natural buffers between all urban areas and new development To protect the attractiveness of the borough and enable communities to access these corridors for recreational purposes. To provide new green corridors to the existing/neighbouring communities and built-up areas. 	<ul style="list-style-type: none"> No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). More than 70% of new dwellings built on previously developed land (Core Strategy target). No net loss in areas of biodiversity importance (Core Strategy target). Rating of public open spaces.
Policy G13 – Trees, Woodlands and Developments	<ul style="list-style-type: none"> To ensure the provision of native species of new trees, woodlands and/or hedgerows within developments to provide a wide range of benefits including: <ul style="list-style-type: none"> health and wellbeing tackling climate change landscaping and noise proofing protecting amenity value. To ensure appropriate measures are in place to protect newly planted trees. To protect ancient woodlands from the adverse effects of development. 	<ul style="list-style-type: none"> No unnecessary loss of trees/woodland protected by TPOs. No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy).
Policy G14 – Unstable Contaminated Land	<ul style="list-style-type: none"> To encourage development on unstable or contaminated brownfield land. To ensure that unstable and contaminated land constraints and on derelict land reclamation are not a barrier to development. To ensure unstable land does not have an adverse impact on the stability of surrounding areas. 	<ul style="list-style-type: none"> Area of unstable/contaminated land redeveloped. % of employment floorspace on previously developed land (target tba). More than 70% of new dwellings built on previously developed land (Core Strategy target).
G15 – Derelict Land Reclamation	<ul style="list-style-type: none"> To ensure that unstable and contaminated land constraints and on derelict land reclamation are not a barrier to development. To ensure development on derelict land where the reclamation of land is required and appropriate. To provide employment and residential land in the urban areas thereby reducing pressure on greenfield sites. To maintain and improve the environment and include landscape enhancement measures. 	<ul style="list-style-type: none"> % of employment floorspace on previously developed land (target tba). More than 70% of new dwellings built on previously developed land (Core Strategy target).
H1 – Protection of Health, Education and Other Community	<ul style="list-style-type: none"> To protect, enhance and accommodate new health, education and other community facilities where appropriate. To ensure appropriate health, cultural, recreational, sport and 	<ul style="list-style-type: none"> Working age population qualified to NVQ Level 4 or higher (Core Strategy - Better or equal to regional averages).

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Services & Facilities	<p>education facilities are provided either on site or in the surrounding area through CIL and/or developer contributions.</p> <ul style="list-style-type: none"> • To ensure the provision of services and facilities for all members of the community including: <ul style="list-style-type: none"> ○ education, training and skills provision ranging from childcare and pre-school facilities, through to schools and further education ○ Health facilities ranging from local GP surgeries to locally based community health centres. • To ensure new facilities and services are accessible by public transport, walking and cycling. 	<ul style="list-style-type: none"> • No net loss of amount of sport, recreation and informal open space lost to other uses (Core Strategy). • Reduction in percentage of children recorded as being obese in reception year – source NW Health Observatory. • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy) • Number of schools within the borough. • Number of health facilities within the borough.