

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



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Introduction

What is this document?

Chorley, South Ribble and Preston Councils are currently in the process of jointly preparing the next generation of planning policies. It is not just us doing this - all councils are required to produce a folder of local development documents setting out their planning strategy and policies called a **Local Development Framework (LDF)**. This new folder of documents, or LDF, will eventually replace the South Ribble borough Local Plan, adopted in 2000.

The Site Allocations and Development Management Policies Document is a Development Plan Document (DPD) that allocates sites in the borough for specific land uses, such as housing or business. It is an important part of the LDF (see Figure 1). The Site Allocations and Development Management Policies Document, along with the Core Strategy will set out how planning will be managed in South Ribble.

This discussion paper represents the first stage of producing the Site Allocations and Development Management Policies Document (see Figure 2) and is intended to generate discussion and debate about suggested sites for development throughout the borough. The discussion paper is not the DPD itself but a tool to discuss all the issues and sites that should be contained within the DPD.

We are seeking people's views on where future new development and services could be located and where land should be protected or improved in some way.

Figure 1

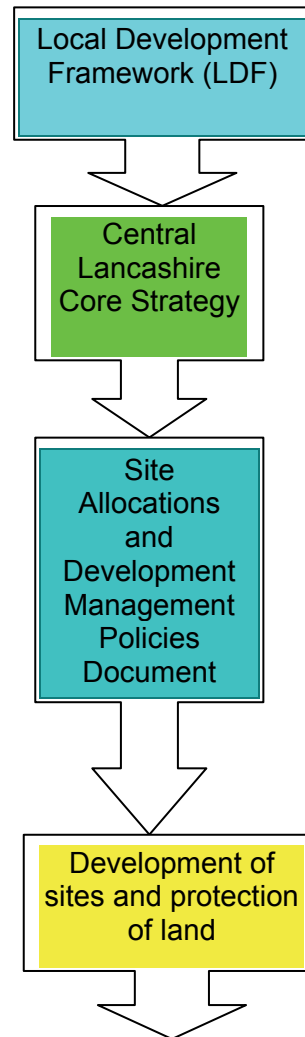
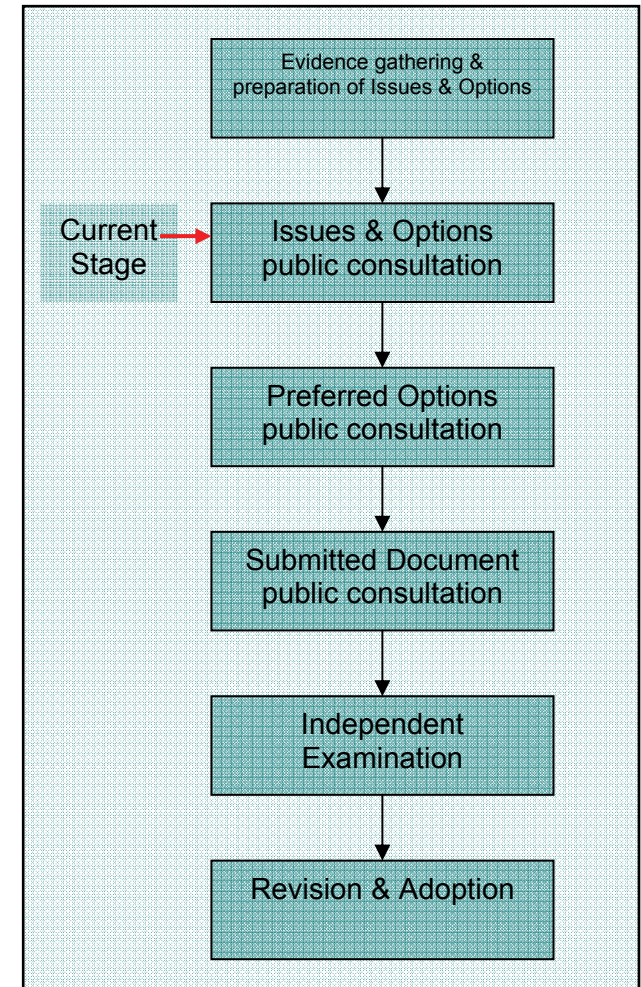


Figure 2



The Core Strategy for Central Lancashire

- 1.1 The Core Strategy is a part of the Local Development Framework (LDF) and is a strategic level document. The document sets out the long term spatial vision and the overall strategy for delivering that vision, for example identifying the overall need for different types of development including housing, employment, leisure and retail as well as the need for protecting the environment, creating and enhancing open spaces and securing investment.
- 1.2 You will notice '**Core Strategy Objectives**' boxes within the chapters. This is to ensure this discussion paper links to the ideas and policies in the Core Strategy and helps to deliver the spatial vision for Central Lancashire.
- 1.3 The Central Lancashire Core Strategy includes the authorities of South Ribble, Preston and Chorley. Preston and Chorley are also producing their own Site Allocations and Development Management Policies discussion papers for their areas and can be found at:
 - www.preston.gov.uk/sitesforpreston
 - www.chorley.gov.uk/planning

The Local Plan

- 1.4 The LDF is gradually taking over from the Local Plan for South Ribble. However, there are policies within the Local Plan which are still relevant due to the issues that South Ribble still faces. These policies were 'saved' from the Local Plan until such time as they were either added into the LDF, replaced or no longer relevant.
- 1.5 Within the chapters of this document there is an opportunity to comment on the **saved policies**. This is to ensure they are still appropriate and identify if any amendments to wording or context are needed. Your ideas and comments on these 'saved policies'

can then be fed into the next stage of the process. To view a full list of the 'saved policies' we are considering through this document please go to Appendix 9 (they are highlighted in yellow).

The need for development and Services

- 1.6 It is important to remember why there is a need for the Site Allocations and Development Management Policies DPD. We have a growing population and there is a need to secure economic prosperity and decent homes for all. This means that some new development is necessary to provide jobs, homes and community facilities. Failure to plan properly for development would mean it could happen in a haphazard way through planning appeals. There is a need for us to plan ahead 15 years through the LDF process, in terms of strategy and policy as well as the availability of sites.

What is the Issues & Options stage?

- 1.7 This 'Issues and Options' discussion paper represents the early stages in forming the Site Allocations and Development Management Policies document. The benefit of having an Issues and Options stage is that it gives us the opportunity to engage with the local community and receive suggestions at a very early stage in the decision making process.
- 1.8 This discussion paper is intended to highlight local issues, propose planning policies and generate discussions about suggested sites for development throughout the borough. It is your first chance to get involved in the decision making process. We would like your views on where future development and services could be located; what land should be kept as it is; and how sites could be improved in some way.

What has been done so far?

A 'Call for Sites' exercise to find out about all the possible sites in the borough

- 1.9 The Council started the site allocation process by carrying out a 'Call for Sites' exercise, which included people suggesting sites for development i.e. housing and/or employment, as well as aiming to protect land from development and enhance green space in the borough. Sites below 0.4 hectares were then taken out of the proposed list of sites as sites of this size (or under) are not normally allocated for development, however proposals for recreation or leisure may be possible on smaller sites. **Please note these are not the Council's suggestions and no decisions have yet been made about any of the sites.**
- 1.10 Maps and tables of existing allocations and suggested sites, can be found within Appendix 1, organised per settlement and then per use class such as housing, employment etc.

Sustainability Appraisal

- 1.11 As with all DPDs, there is a requirement to carry out a sustainability appraisal of the document and its ideas and choices. The sustainability appraisal measures the potential environmental, economic and social effects of potential changes to sites. A detailed Sustainability Appraisal of site suggestions will be carried out at the next stage – The Preferred Options. However, at this early stage a filtering exercise has been undertaken to eliminate sites suggested for housing or employment that are not in accordance with the Core Strategy. This process is set out in Figure 3.

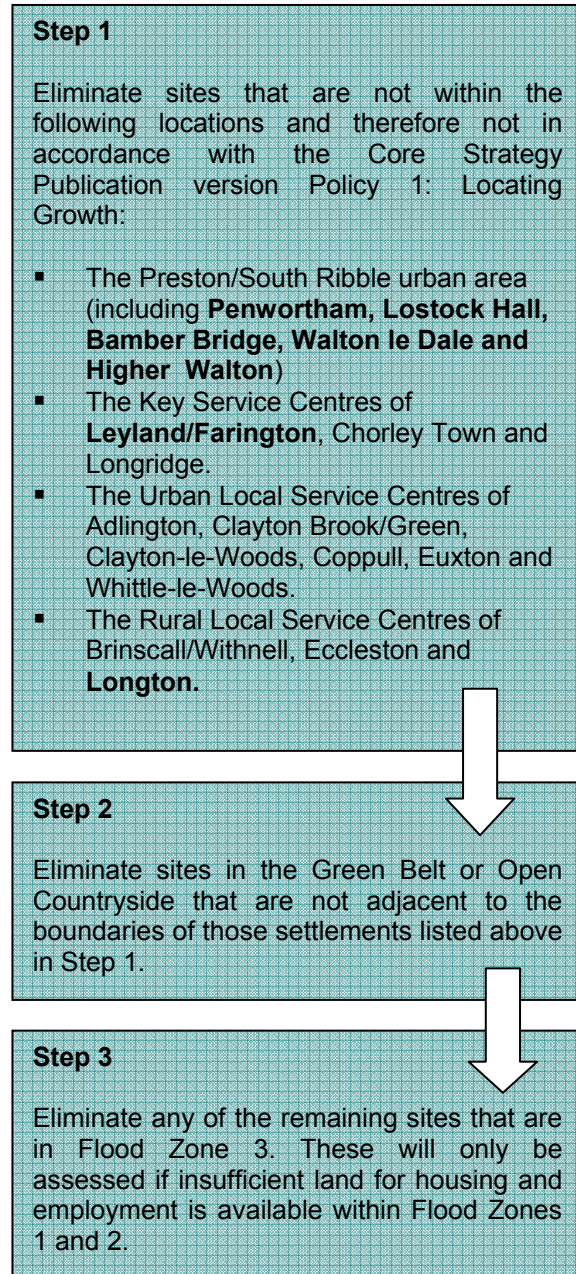
- 1.12 The initial assessment took into consideration constraints such as:

- Green Belt Land
- The calculated risk of flooding (Flood Zone 3) and
- Core Strategy, specifically Policy 1: Locating Growth

- 1.13 This provided the council with a list of sites 'not to be carried forward' (filtered out) which means they are not in conformity with Policy 1 of the Core Strategy, situated on Green Belt or in Flood Zone 3. These sites are highlighted as 'filtered out' on the maps in Appendix 1 and listed as 'not carried forward' in the accompanying tables. Maps and tables are organised per settlement, then per use class such as housing, employment etc (found in Appendix 1).

Important Note – It is important to be aware that no decisions have been made on which sites are suitable for development or protection. This is the opportunity to have your say, to be involved in the process and help shape the future of South Ribble.

Figure 3



Hint/Tip – Ensure you consider the ‘key issues’ when making your choices for sites.

The ‘Key Issues’ to be addressed

What is a Key Issue?

Within each chapter of this document, you will find the key issues located in a teal text box.

1.14 The keys issues represent the things we think we need to concentrate on and improve in South Ribble; a lot of evidence has been collected to reveal what is needed locally. It is important when reading and commenting on the document that you consider the key issues and try to balance the effects relating to transport, housing, jobs etc when making your comments. This is important when making your choices on potential sites and their uses.

1.15 Within each chapter of the document is a list of key issues within a teal text box. Please see Figure 4 on page 7 for an example of ‘Core Strategy Objectives’, ‘Key Issues’ and the text. Questions are highlighted in red throughout the chapter and each chapter asks if we have missed anything, as we are keen to know your ideas and experiences.

What are YOUR choices? Creating the solutions

What do we mean by ‘choices’?

1.16 By choices we mean that we would like you to look at the potential sites which have been identified (see maps and tables in Appendix 1), the potential type of development, then consider would this be appropriate on those sites in that location.

Some examples of the important things you should consider are as follows –

- Which site would be more accessible by public transport?
- Which site would help create more jobs?
- Which site would address the need for housing?

(Note: these are all examples of things you could consider.)

Shaping YOUR community

- 1.17 We know of a lot of work that is already being undertaken by local communities in the borough on the future of their areas and the role development can have in that future. We want to build on the work that is already going on and find out more about the key issues and challenges you face and how planning can help to tackle some of those issues.
- 1.18 At the same time we recognise the need for more homes and jobs in the borough for its long term sustainability and to offer the people living here the choices they want in the next fifteen years. A real challenge is how we find sites for development and produce development management (criteria) policies to manage that new development whilst balancing the needs and issues of all the existing communities.
- 1.19 We also want you to tell us about landscape that needs continuing protection, about the quality of open space and facilities in the borough and the future role of listed buildings, conservation areas and other special areas you are keen to protect.
- 1.20 We know these are all important to you and need your help in shaping sites and policies that will impact the future of existing and new residents.

List of existing plans we can build on

- Hutton Village Plan, 2007
 - Penwortham Town Plan, 2008
 - Samlesbury and Cuerdale Parish Plan, 2008
 - Walmer Bridge Village Plan, 2010

 - Draft Central Your Area Action Plan, 2010
 - West Leyland Your Area Action Plan, 2010
 - Western Parishes Your Area Action Plan, 2010
 - Draft Eastern Your Area Action Plan, 2010
 - Draft Penwortham Your Area Action Plan, 2010
 - Draft Leyland East Your Area Action Plan, 2010
- 1.21 The plans, listed above have been a useful way of identifying local issues you have already raised. We have looked at all of these plans and included some of the main issues within the text of this discussion paper. If there are issues that we have missed that you think we need to consider or other issues you have not yet raised then please tell us through this consultation exercise.

Important Note – It is important for us to balance the expectations of communities and what can be delivered. Please note at this stage, the delivery of sites is dependent on funding, start/continuation of schemes, the economic recovery and general Council resources. These factors will all affect delivery of sites and their potential uses.

- 1.22 There are various ways we can tackle the key issues in the borough and we want to find out what is good about your area, what is bad and what the priorities are.

The range of choices / options

- 1.23 There are a number of choices available about how land could be used and how development can fit in with existing areas. This document identifies a number of sites and makes some suggestions about the possible uses. There are opportunities to comment and tell us what you think the land in South Ribble should be used for.
- 1.24 Choices include housing, employment, retail, leisure and culture, open space, sports and recreation, habitats etc. There are a number of wider policies at national, county and local level that we need to take account of but no decisions have yet been made.

The development of land

- 1.25 We know there is a need for some new housing and jobs, retail, protecting areas of land and improving the quality of open spaces but the key issue is how we do this and which sites do we protect or use for each type of development.

The protection of land and managing development

- 1.26 We recognise that not all sites need to be developed and that there are some areas where land should be protected or development strictly managed. We want to get your opinions on the sites in the borough where you think it is a priority to protect or where you think certain criteria need to be set to protect the future of certain sites and areas. There are different choices to be made and we need your views about the direction to take and the priority issues in your areas.

Community benefits

- 1.27 New developments offer the opportunity to gain some wider community benefits such as better road infrastructure, a bus service, a new school or community facility or open space. In the current economic climate these services and facilities will be difficult to provide but development may offer an opportunity to gain some community benefits for your areas. A choice could be whether new development can be acceptable if it offers a community benefit? There are many aspects to think about and your views are needed.

The timing of development

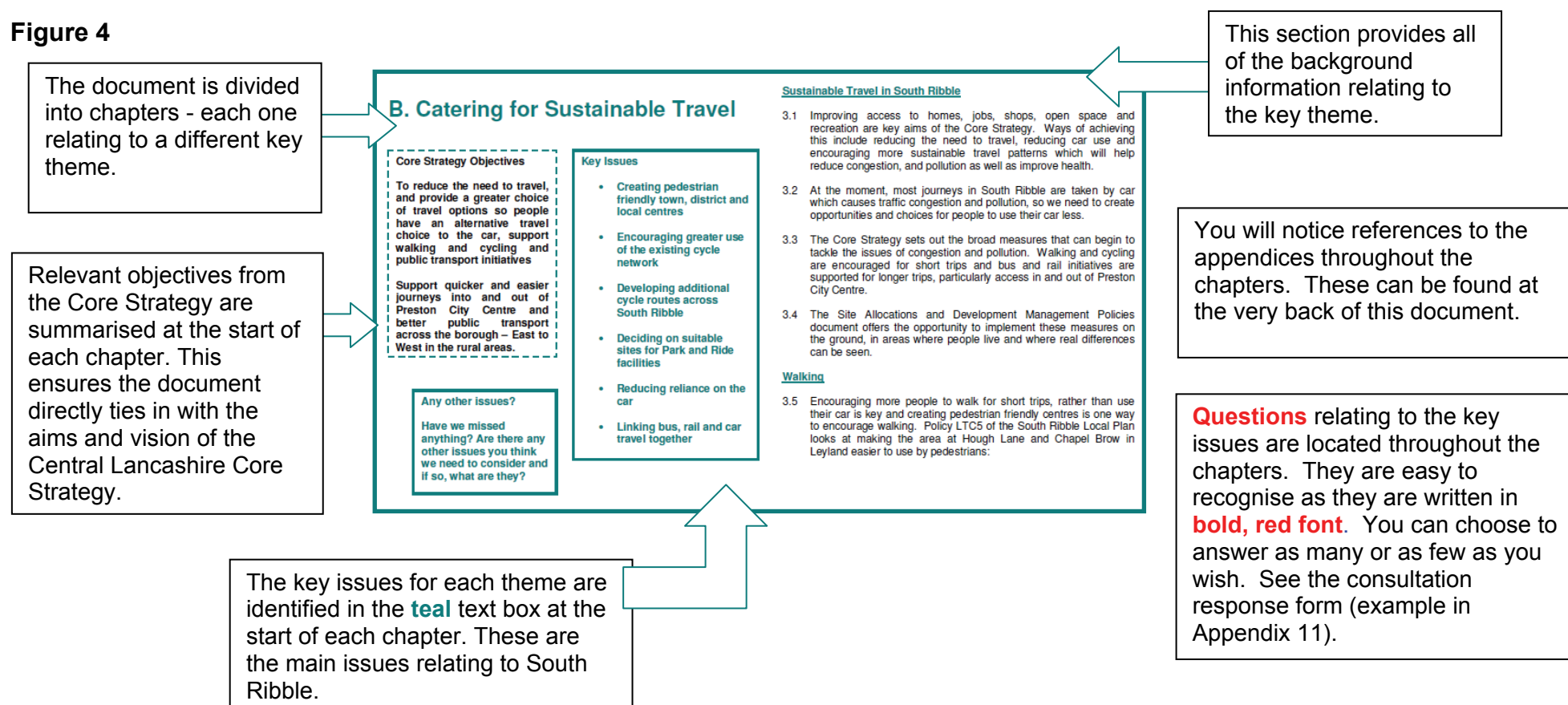
- 1.28 Development will take place over the next fifteen years, however, there may be areas where you think development is a priority or protection is a priority. The release of sites for development could be phased so that certain sites are released earlier than others or certain sites safeguarded for development at the end of the plan period. These are all choices that can be made and we need your input to help guide us to make the right decisions for your areas.

Hint/Tip – Bear in mind the different choices available when commenting on the use of sites throughout the document.

How to use this document

1.29 This document contains all of the information needed to make informed suggestions and comments at this early stage in producing the Site Allocations and Development Management Policies Development Plan Document. Below is an example page, explaining how each section is laid out and where you will find the important information. When you have read through the information, you can make comments and suggestions using a consultation form.

Figure 4



We need you to get involved – How can you do that?

What do we want from you?

- 1.30 We would like you to consider the choices put forward in terms of potential sites and their potential uses (see Appendix 1) and then answer the questions that are found within the Chapters. This will help us make the appropriate decisions about use and location of sites, to ensure we address the 'key issues' set out in the borough. Please note: you do not have to answer all of the questions.

Where is the information?

- 1.31 The information included in the 'Core Strategy Objectives' box (listed at the start of each Chapter) ensures this document links to the Central Lancashire Core Strategy. The key issues are also laid out in the different Chapters which relate to transport, housing, and economy/employment. Throughout the Chapters you will note the references to appendices. These are situated at the back of the document and on the website – www.southribble.gov.uk/ldf. You can also view the link to the site maps, via South Ribble's website. There is also the opportunity to comment on each site individually, by clicking on the map.

The Maps

- 1.32 Use the maps to see in detail the sites and help you consider what your possible choices are. This is where your input and suggestions are needed, to ensure we are providing the right amount of development and protection within the areas of need in South Ribble.

Timescales and Contact Details – How to make your comments

- 1.33 The consultation period will end on the **31 January 2011**. All comments must be received **no later than 5pm** on the final day.
- 1.34 If you have any views about any of the sites or any other parts of the document you can fill in the Consultation Response Form (see Appendix 11) and send it back to Forward Planning at the following address:

**Freepost
Central Lancashire LDF**

- 1.35 Alternatively you can email forwardplanning@southribble.gov.uk or submit your comments online at www.southribble.gov.uk/ldf
- 1.36 The Forward Plans team can also be contacted by phone on **01772 625408**

What happens next?

- 1.37 After this consultation period is carried out an important part of the process is for the Council to assess the comments that we have received on this document. The comments will be taken into account and where appropriate incorporated into the next stage of the document – The Preferred Options stage, this is when the proposals will be firmed up and consulted on again, later there will be a public hearing to help finally resolve matters.

Hint/Tip – Throughout this document there are lots of thought provoking questions. You do not have to answer all of the questions but can pick and choose which questions are relevant to you and only answer these! Please use the response form available on our website or at the back of this document.

A. Delivering Infrastructure

Core Strategy Objectives

Meet future infrastructure needs across the borough.

Funding through Developer Contributions.

Any other issues?

Have we missed anything? Are there any other issues you think we need to consider and if so, what are they?

Key Issues

- Infrastructure delivery is key to sustainable communities in South Ribble.
- Promoting a transport hierarchy supporting walking, cycling and public transport are top priorities.
- Need for a new medical centre, a relocated medical centre, two new primary schools and improvements to the Green Infrastructure network across South Ribble.

Delivering Infrastructure in South Ribble

- 2.1 Infrastructure is integral to the sustainability of cities, towns and villages, as well as the delivery of new development. Infrastructure includes traditional types such as transport (roads, railways) and utilities/energy (water, energy) as well as green infrastructure (parks, rivers) and social (schools, community centres). Sustainable development seeks to make the optimum use of the capacity of existing infrastructure, as well as provide new, well planned and accessible infrastructure to deal with new development.
- 2.2 The Core Strategy proposes a charge (levy/tariff) type approach to securing developer contributions to offset against infrastructure pressure.
- 2.3 Further work will need to be carried out to fully assess the economic viability of levy/tariff levels for different types of development once it is clear how local authorities can introduce such a mechanism.
- 2.4 The Core Strategy is supported by an Infrastructure Delivery Schedule which identifies the essential strategic infrastructure required to deliver the strategic sites and locations as well as the broader distribution and quantity of residential and employment development.

Transport

- 2.5 There are many transport links between the three districts of Central Lancashire (Preston, South Ribble and Chorley). Travel to work data highlights people travelling across the sub-region particularly for employment.

2.6 The major issues are:

- Road Improvements to overcome traffic congestion
- Duelling of the A582 (i.e. forming a dual carriageway)
- Cross borough Link Road
- Completing the Penwortham Bypass (Brown Route)
- Park and Ride
- Public Transport Improvements

Social

2.7 Social Infrastructure covers areas such as health facilities for example GP surgeries, dental practices, education facilities, such as schools and community facilities, sports centres and community halls.

2.8 The major issues identified are:

- A new medical centre in Leyland
- A Primary Care Facility in Penwortham/Lostock Hall
- The relocation of a health clinic in Bamber Bridge
- New Primary Schools in Penwortham/Lostock Hall and Leyland/Farington
- Community centre in Walton-le-Dale

Utility/Energy

2.9 Discussions with utility providers (including United Utilities) indicate that there are not any capacity issues in South Ribble with electricity, water and gas.

2.10 However, the major issues that have been identified are:

- There is not complete coverage of high speed broadband in rural areas (i.e. the Eastern Parishes and Western Parishes)

- The Waste Water Treatment Works at Walton-le-Dale and Leyland need to be upgraded
- There is the potential for renewable energy provision across South Ribble (solar, micro wind, hydro etc.)

Green

2.11 Green Infrastructure is an important element of the overall infrastructure provisions for South Ribble.

2.12 Research shows that the overall quantity of open space in the borough is of an acceptable standard but there is a need to improve the quality of open spaces and facilities and increase accessibility to spaces and facilities to increase their use.

2.13 The major issues that have been identified are:

- Improve the access, use and type of activities at existing open spaces and sports and recreation facilities
- More allotments in the borough
- Refurbishments and greater quality of leisure centres

Hint/Tip – Full information on the infrastructure issues relevant to each type of infrastructure will be found in their relevant chapters throughout this discussion paper.

B. Catering for Sustainable Travel

Core Strategy Objectives

To reduce the need to travel, and provide a greater choice of travel options so people have an alternative travel choice to the car, support walking and cycling and public transport initiatives.

Support quicker and easier journeys into and out of Preston City Centre and better public transport across the borough – East to West in the rural areas.

Any other issues?

Have we missed anything? Are there any other issues you think we need to consider and if so, what are they?

Key Issues

- **Creating pedestrian friendly town, district and local centres.**
- **Encouraging greater use of the existing cycle network.**
- **Developing additional cycle routes across South Ribble.**
- **Deciding on suitable sites for Park and Ride facilities.**
- **Reducing reliance on the car.**
- **Linking bus, rail and car travel together.**

Sustainable Travel in South Ribble

- 3.1 Improving access to homes, jobs, shops, open space and recreation are key aims of the Core Strategy. Ways of achieving this include reducing the need to travel, reducing car use and encouraging more sustainable travel patterns which will help reduce congestion, and pollution as well as improve health.
- 3.2 At the moment, most journeys in South Ribble are taken by car which causes traffic congestion and pollution, so we need to create opportunities and choices for people to use their car less.
- 3.3 The Core Strategy sets out the broad measures that can begin to tackle the issues of congestion and pollution. Walking and cycling are encouraged for short trips and bus and rail initiatives are supported for longer trips, particularly access in and out of Preston City Centre.
- 3.4 The Site Allocations and Development Management Policies document offers the opportunity to implement these measures on the ground, in areas where people live and where real differences can be seen.

Walking

- 3.5 Encouraging more people to walk for short trips, rather than use their car is key and creating pedestrian friendly centres is one way to encourage walking. Policy LTC5 of the South Ribble Local Plan looks at making the area at Hough Lane and Chapel Brow in Leyland easier to use by pedestrians, see overleaf:

Policy LTC5: 'Hough Lane and Chapel Brow Improvements': Measures will be taken to reduce through traffic in Hough Lane and Chapel Brow and to improve the environment for pedestrians and facilities for public transport.

B1. Do you support pedestrian friendly schemes in South Ribble and where and how could centres become more pedestrian friendly?

Cycling

3.6 The Core Strategy supports cycling within Central Lancashire and encourages improvements to the cycle network to make cycling easier and safer (including designated lanes), whether it is for leisure or journeys to work. Table 1 identifies a series of cycle schemes to improve lighting, signalling, road condition, create new and extend existing cycleways etc, to encourage greater use of cycling in the borough.

B2. Are there any routes in South Ribble where you think cycleways could be improved or new routes created? If so, where and how (for example, along Hough Lane)?

Table 1 Proposed Cycle Schemes in South Ribble

Reference:	Proposed Cycle Scheme
A	Ongoing improvements to cycle paths (including lighting, toucan crossings, re-surfacing) connecting Lostock Hall School, Walton Park, the Capitol Centre, in Walton-le-Dale, Brownedge Road, in Bamber Bridge and Factory Lane, in Lower Penwortham to the Preston railway and tram road links across the River Ribble into Preston
B	Improvements to cycle ways around Bamber Bridge and links across the River Ribble into Preston
C	Cycle links around the Penwortham area to link schools and new housing developments
D	Moss Side to Leyland
E	Completion of a circular cycle route around Leyland, linking Buckshaw Village, Worden Park and Lancashire Business Park, through to Cuerden Park and onto Buckshaw
F	Completion of River Lostock corridor (Leyland North / Farington) to Lancashire Business Park and beyond to Lostock Hall
G	New route from Preston to BAE Systems (Samlesbury) along the A59

Source: Highways, Lancashire County Council



Cyclists in South Ribble

Public Transport

- 3.7 Encouraging more people to use public transport is a key aim of the Core Strategy and to try and encourage people to use their cars less through providing alternative choices of travel. The benefits of using public transport are to reduce congestion, emissions and poor air quality.
- 3.8 Table 2 shows the proposed schemes for the South Ribble area over the coming years and how public transport can be more accessible for people and allow people to travel more freely to use services and employment.

Table 2 Proposed Bus Schemes in South Ribble

Reference:	Proposed Public Transport Schemes
A	Bus rapid transport routes (bus priority lanes) for 'Preston -Tardy Gate (Lostock Hall) – Leyland'; 'Chorley – Bamber Bridge – Preston' (via the B6258); Bus lanes on the A582 corridor serving a Park and Ride site in Penwortham; and a Transport Interchange at Lancashire Central (Cuerden), including a park and ride.
B	Leyland Transport Hub – improving park and ride at Leyland train station and reducing reliance on car travel into the town centre.
C	Bus improvements to the Capitol Centre (Walton-le-Dale) – encouraging bus use into the Capitol Centre rather than reliance on the car through increasing the Park and Ride facility on site.

Source: Highways, Lancashire County Council

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?

3.9 The train is another form of public transport, encouraging more people to use the train can help reduce congestion and pollution. There are existing stations at Leyland, Bamber Bridge and Lostock Hall. The Core Strategy identifies the need for a new railway station at Midge Hall to cope with future demand.

B4. There are existing stations at Leyland, Bamber Bridge and Lostock Hall that would benefit from improvements. How could development in the local area facilitate improvements for the train station?

3.10 Trampower, a private company, have proposals to develop a tram network within Central Lancashire. The Company has applied to Preston City Council for a demonstration tramline, utilising a disused track owned by Network Rail. Trampower envisage extending the tram line into Preston City Centre, connecting with Preston Railway Station, as well as eastwards to Preston East/ Bluebell Way.

3.11 The Company's plan is to develop an extensive tram network, linking South Ribble and Preston and to further extend the network to Chorley and Ormskirk (the latter using the existing railway line from Lostock Hall). Trampower claim the tram network will be privately funded and they propose to utilise renewable resources to power the trams. See Appendix 8 for a map of the proposed tramway in South Ribble.



Park and Ride

3.12 Park and Ride can be an opportunity to reduce congestion by encouraging people to drive to park and ride sites on the edge of centres and then catch the bus into the centre. This reduces the number of cars on the road, which will reduce congestion and carbon emissions.

3.13 The Core Strategy has highlighted three areas for Park and Ride facilities located in South Ribble, going into Preston. These will try and reduce reliance on the car and reduce traffic congestion on routes over the River Ribble into Preston. The three possible Park and Ride schemes are highlighted overleaf:

- Penwortham
- Cuerden Strategic Site
- Junction 31 of the M6 (near to the Tickled Trout Hotel, in Samlesbury)

3.14 Sites need to be allocated for these Park and Ride schemes. There are two identified sites for consideration for a Park and Ride site in Penwortham – Howick Cross and the Booths Roundabout (on the A582).

B5. Should the Park and Ride site in Penwortham be located at Howick Cross or at the Booths Roundabout?

3.15 The County Council states there is a need for a Park and Ride site at the Cuerden Strategic Site (i.e. junction of Lostock Lane and Stanifield Lane) and a site at Junction 31, M6 motorway (near to the Tickled Trout Hotel, in Samlesbury)

Road Travel

3.16 In South Ribble there is a major problem with traffic congestion that needs to be dealt with, especially north/south movements in and out of Preston. There is also an issue with facilitating movement from east to west across the borough. There are a number of options to help reduce traffic congestion, many of them have been discussed above such as encouraging walking and cycling, bus rapid transit system, park and ride and a new railway station; however, there are also road improvements that can be made to improve congestion.

Table 3 Proposed Road Improvement Schemes

Reference:	Proposed Road Improvement Schemes
A	Cross borough Link Road from East to West from Walton Park, through Bamber Bridge to Lostock Hall
B	Completing the Penwortham Bypass, i.e. up to the A59 (the brown route)
C	Improvements to the Watkin Lane Roundabout, in Lostock Hall
D	Improvements to the junction of Towngate and King Street, alongside the Commercial Vehicle Museum in Leyland
E	Improvements to the Sainsbury’s roundabout, at Bamber Bridge, incorporating traffic signal lighting

Source: Highways, Lancashire County Council

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? (I.e. Traffic congestion near the Capitol Centre)

Other Issues

3.17 The South Ribble Local Plan includes policy T6 on ‘Control of Development affecting Trunk Roads’. This policy sets out criteria for development on or near to a trunk road that may have an impact on the running and safety of the trunk road. It has been a useful policy in the past and is detailed overleaf, however the wording may now need amending:

Policy T6 'Control of Development Affecting Trunk Roads'. Development on, or which has implications for, trunk roads will be strictly controlled in order that such roads may continue to perform their function as routes for the safe and expeditious movement of long distance through traffic. When, in order to ensure that conditions on the trunk road would be no worse than if the development had not taken place, the development would involve works, developers will be expected to fund these works under a section 278 Agreement.

B7. Is this issue still relevant? If so, does the policy above need amending?



C. 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.

Key Issues

- Locating the majority of new housing in the South Ribble Urban Area and Key Service Centre (Identified in Policy 1 of the Core Strategy).
- Should we still be safeguarding sites for future residential development?
- Finding sites suitable for Affordable Housing, in urban and rural areas.
- Finding sites suitable for Extra Care Housing, for the ageing population.

Any other issues?

Have we missed anything? Are there any other issues you think we need to consider and if so, what are they?

Housing in South Ribble

- 4.1 Housing in South Ribble is made up of a variety of types (bungalows, flats, terraced, semi-detached, detached), tenures (rented, owned) and ages. The quality of the existing housing is mostly of a good standard and is located near to services and facilities.
- 4.2 The Core Strategy has already identified the broad locations for housing development across South Ribble and looks at issues like numbers of houses, density of new developments, housing quality, energy efficiency, design standards and housing needs within the area. It aims to provide affordable housing to meet local needs, and to continue to deliver a mix of type and tenures.



4.3 The Site Allocations and Development Management Policies document needs to try and find appropriate sites for the new housing and if necessary set some specific criteria for sites on issues such as percentage of affordable housing, density of development etc. This discussion paper is the first step in finding appropriate sites. The Central Lancashire Strategic Housing Land Availability Assessment (SHLAA) (2010) and the Central Lancashire Strategic Housing Market Assessment (SHMA) (2009) have been important documents to provide the background information for housing sites and housing need in South Ribble.



Housing on Leyland Lane, Leyland

Locating New Housing

- 4.4 Core Strategy Policy 1 ‘Locating Growth’ sets out the broad location of future housing within Central Lancashire over the next 15 years, as shown in Table 4. The Core Strategy sets out the broad locations where housing development would be suitable and this document tries to identify potential sites to deliver the new housing.
- 4.5 Table 4 identifies the key locations for housing within Central Lancashire.

Table 4 Location of potential housing within Central Lancashire

Location Total	%
Preston/South Ribble Urban Area	45
Buckshaw Village Strategic Site	10
Key Service Centres	30
Urban Local Service Centres	9
Rural Local Service Centres and elsewhere	6
Total	100

Source: Publication Core Strategy, 2010

What does this mean for South Ribble?

4.6 Housing development will be concentrated within the South Ribble Urban Area and Key Service Centres as well as a small percentage in the Rural Local Service Centre.

Table 5 Location of Housing by Settlement in South Ribble

Location	Settlement
South Ribble Urban Area	Penwortham Bamber Bridge Lostock Hall Walton-le-Dale Higher Walton
Key Service Centres	Leyland Farington
Rural Local Service Centres	Longton

Source: South Ribble Council, 2010

4.7 Sites will need to be found in these locations to meet the future housing demand/need in the borough over the next 15 years.

4.8 Policy HP1 in the South Ribble Local Plan highlights existing sites allocated for residential development. A number of these sites have not yet come forward for development but are still deemed to be appropriate for residential development. These are highlighted in Table 6 across:

Table 6 Sites yet to come forward

Reference:	Sites yet to come forward
A	West of Grasmere Avenue, Farington (part under construction)
B	Land south of the Maltings, Longton (part under construction)
C	Land east Leyland Road, Lostock Hall
D	Lime Kiln Farm, Walton Park
E	Kellet Lane, Bamber Bridge
F	Brindle Road, South of the railway, Bamber Bridge

Source: South Ribble Borough Council, 2010

4.9 This issue is also dealt with in Policies 1 and 4 of the Core Strategy. Therefore, as the allocation of housing land for the LDF period up to 2026 are dealt with in this Site Allocations and Development Management Policies DPD process there is no need to retain Policy HP1, albeit a number of these sites may still come forward for residential development.

4.10 A number of sites have been suggested as being potentially suitable for housing development, and these are shown in Appendix 1 (sites that have been suggested for housing are shown per settlement within a table and a settlement map – coloured yellow).

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 i.e. housing and employment)

- 4.11 In the South Ribble Local Plan there is currently a policy on 'Safeguarded Land'. All of these are identified for housing development on maps attached in the appendices to this document. However, this land may not all come forward for development in the next 15 years and if so, a number of these sites (policy listed below) may need to be safeguarded for future development, beyond 2026.

Development Policy 8 (D8): 'Safeguarded Land'

Within the borough, land remains safeguarded and not designated for any specific purpose at the following locations:

- a) **South of Factory Lane and east of the West Coast Main Line;**
- b) **South of Kingsfold bounded by Penwortham Way, the West Lancashire Railway Line and Cooto Lane;**
- c) **North of Brindle Road bounded by the M6 and M61 motorways;**
- d) **East of Flensburg Way, south of Moss Lane;**
- e) **South of Wade Hall, east of Leyland Lane;**
- f) **South of Cooto Lane, Chainhouse Lane, Farington;**
- g) **Howick Hall Farm, Penwortham;**
- h) **Rear of Church Lane / Croston Road, Farington;**
- i) **Leyland Lane South, Leyland; and**
- j) **To the north of Liverpool Road and adjacent to Anchor Drive Hutton.**

Existing uses will for the most part remain undisturbed during the plan period or until the plan is reviewed. Planning permission will not be granted for permanent development which would prejudice possible long term, comprehensive development of the land. Temporary development which would assist the maintenance of the land may be permitted provided that any landscape and wildlife features and access for recreation are protected.

- 4.12 The safeguarding of land and phasing the release of sites for development is an issue that needs to be considered through this document. Appendix 1 highlights possible sites for housing, however, it may be that there are some sites that are a priority to come forward first or some sites that would be preferable to safeguard for development if needed in the future, rather than be released now.

- 4.13 Targets are set for the proportion of development on either Brownfield land (previously developed) or Greenfield land; the Core Strategy sets this as at least 70% for Brownfield land.

- 4.14 Density refers to the number of units on a piece of land i.e. 30 units per hectare which is considered a lower density or 50 units per hectare which is considered a higher density. There is an opportunity through the Site Allocations process to influence the density criteria per individual site, if this would be a preferable option.

- 4.15 Planning Policy Statement 1: Sustainable Development (PPS1) supports an efficient use of land and promotes higher densities in sustainable locations.

C2. Are you aware of any sites where it might be suitable to apply set criteria for the density of housing?

Housing Type and Size

- 4.16 The Central Lancashire Strategic Housing Market Assessment provides a valuable insight into how housing markets operate now and into the future. The study enables us to consider what housing mix, housing types and housing tenures are required within the borough.

Affordable Housing

- 4.17 Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.
- 4.18 There is a shortage of affordable housing within South Ribble, as identified by the Central Lancashire Housing Market Assessment (SHMA).
- 4.19 The shortage is in both socially rented and shared ownership (intermediate) housing. The Core Strategy sets out in Policy 7: Affordable Housing a target of 30 percent affordable housing being sought from market housing schemes of 15 dwellings or more or 0.5ha or part thereof and 35 percent in rural areas of 5 dwellings or more or 0.15 ha or part thereof.

C3. Are you aware of any sites that would be suitable for affordable housing, in South Ribble?

Housing in Rural Areas

- 4.20 Providing accommodation in rural areas is a key priority in order to protect rural communities and facilities such as local shops. Housing affordability is often a deterrent for young families to move into rural areas and prevents young people from staying in rural areas. Rural affordable housing can help to solve this issue. The Core Strategy sets a target of 35% of housing to be affordable within rural areas of 5 or more dwellings, or 0.15ha or part thereof and a clause whereby on rural exception sites 100% affordable housing will be required.
- 4.21 A rural exception site is a site that adjoins existing rural communities which may be subject to policies of restraint, such as Green Belt; and which would not otherwise be released for

housing, but may only be developed in order to provide affordable housing to meet local needs in perpetuity.

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?

- 4.22 Policy D9 in the South Ribble Local Plan safeguards land within South Ribble for particular needs within the boundary of existing local villages, including for affordable housing, which remains an issue for the borough. This policy is shown below:

Development Policy 9 (D9): 'Local Needs in Villages'

Land on the periphery of Higher Walton, Gregson Lane, Coupe Green, Mellor Brook, Much Hoole and New Longton is safeguarded to meet local needs; it will only be released during the plan period for development which meets the following requirements:

- a) There is conclusive evidence of a local, affordable housing, health care, community or employment need for the development proposed; and*
- b) The proposed development cannot be accommodated within the existing built-up area of the village; and*
- c) The proposed development would be in keeping with the scale and character of the village.*

Provision of affordable housing should also meet the requirements of Policy HP6: 'Mechanisms to Ensure Affordability'.

*Please note these sites are shown within the maps and tables in Appendix 1 per settlement, as appropriate. They have been highlighted on the maps and tables as although they are not site suggestions they are existing allocations which need to be considered through this process.

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?

4.23 Countryside Areas identified on the proposals map from the South Ribble Local Plan are reserved to meet compelling local needs which cannot be satisfied elsewhere and could provide a suitable location for residential development.

4.24 They are designated in:

- Hutton;
- Longton; and
- Coupe Green.

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?

Extra Care Housing

4.25 Within South Ribble there is an increasing ageing population (predicted above the rates of Preston and Chorley) and as a result a range of extra care housing and support facilities are required and will increasingly be required in the future, beyond 2026.

4.26 The SHMA illustrates that there is a significant shortage of provision of extra care housing and the Council is committed to try and increase provision in this area through the allocation of sites. Sites can be allocated in part or in full for housing and recommendations can be made on the type of housing most suited to a site (including bungalows).

C7. Are you aware of any sites that would be suitable for extra care housing for the ageing population, in South Ribble?



Gypsy and Traveller Accommodation

4.27 The Core Strategy does not propose any specific allocations of land for gypsies, travellers and travelling show people in the borough unless there is evidence that they are required.

D. Delivering Economic Prosperity

Core Strategy Objectives

To ensure there is a sufficient range of locations available for new job opportunities.

To secure shopping opportunities to support Leyland Town Centre.

To ensure local shopping centres provide for local shopping needs.

To create new, and improve existing tourist attractions and visitor facilities in Leyland Town Centre and appropriate rural locations.

To sustain and encourage appropriate growth of rural businesses.

To ensure appropriate education facilities are available.

Key Issues

- Protecting existing employment areas and employment sites, from other uses, if appropriate.
- Consider amendments to Town, District and Local Centre Boundaries
- Supporting the rural economy.
- Finding sites for two primary schools, one in Penwortham/Lostock Hall and one in Leyland/Farlington.
- Protecting the loss of local shops.

Any other issues?

Have we missed anything? Are there any other issues you think we need to consider and if so, what are they?

Economy and Employment for South Ribble

- 5.1 Protecting the local economy and providing enough jobs for now and future generations are critical for the future success of South Ribble. The Core Strategy identifies the potential for growth within the Central Lancashire area and the opportunity to provide enough jobs and services, as long as employment land is made available.
- 5.2 The Core Strategy sets out how much land is needed over the next 15 years (plan period) which can come from the re-use of vacant premises, re-development of existing employment sites/areas as well as new development sites.



Longton Business Park

5.3 The Core Strategy is supported by national policy from the Government Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4) and local evidence studies - Chorley, Preston and South Ribble Employment Land Review to 2021 (Drivers Jonas, 2009).

5.4 The Core Strategy also names key sites that will be important to create jobs and opportunities for South Ribble over the coming years. These sites are:

5.5 Strategic Sites (Help to deliver employment)

- BAE Systems, Samlesbury
- Cuerden Strategic Site



Entrance to BAE Systems, Samlesbury

5.6 Mixed use developments (sites that have a mixture of uses on them i.e. housing/employment/retail/open space)

- Moss Side Test Track
- Lostock Hall Gasworks

5.7 The sites above have already been allocated for this use as identified in the Core Strategy.

5.8 There are also a number of existing employment sites in South Ribble, maps of all these sites can be found in Appendix 2. Policies in the Core Strategy provide protection for all these sites. This means that, unless they are no longer required, no existing employment sites in South Ribble will be lost to other uses. (Note: Sites in policies EMP1, EMP4, EMP6 and EMP7 have previously been allocated for employment use through the South Ribble Local Plan and are included as existing allocations to see if they are still relevant).

5.9 For reference: Sites identified through EMP 4 as 'Other Existing Sites' are set out in Table 7 overleaf.

Table 7 EMP4 'Other Existing Sites'

Reference:	EMP 4 'Other Existing Sites'
A	Tomlinson Road, Leyland
B	Braconash Road, Leyland
C	Heaton Street, Leyland
D	South of School Lane, Bamber Bridge
E	Brownedge Road, Bamber Bridge
F	Club Street, Bamber Bridge
G	Factory Lane, Penwortham
H	Sherdley Road, Lostock Hall
I	King Street, Leyland
J	North of Lostock Lane, Lostock Hall
K	Centurion Way Estate, Farington

Source: Information from South Ribble Local Plan

D1. We need your comments on whether these sites are still appropriate for employment use and should be allocated through this process?

5.10 There is a table of all possible new employment sites within Appendix 1, per settlement. Maps of these can also be found within Appendix 1, per settlement.

D2. Have a look through the list of sites and tell us if you agree these sites should be allocated for employment use?



5.11 In South Ribble there are a number of existing employment areas (see Table 8 overleaf) that we think perform well and are worth protecting over the coming years. They form part of a cluster of employment areas and are vital to the economy of the borough.

5.12 The employment areas are identified in the table below:

Table 8 Existing Employment Areas

Reference:	Existing Employment Areas
A	Moss Side Employment Area, Moss Side
B	Lancashire Business Park, Farington
C	Leyland Business Park, Farington
D	Centurion Business Park, Farington
E	South Rings Business Park, Bamber Bridge
F	Walton Summit Employment Area, Walton Summit

Source: Information from South Ribble Local Plan

D3. How can we protect these existing employment areas?

5.13 There are also sites within the borough that are designated as existing employment sites; however, they may be suited to different types of uses within the future such as housing.

Table 9 Existing Employment Sites with potential

Reference:	Existing Employment Sites with potential
A	Vernon Carus, Factory Lane, Penwortham
B	Samlesbury Mill, Goosefoot Lane, Samlesbury
C	Roach Bridge Mill, Roach Road, Samlesbury
D	Bannister Hall Works, Higher Walton
E	Bamfords Mill, Midge Hall
F	Peel View, Drumacre Lane, Longton

Source: Information from South Ribble Local Plan

D4. Should these sites be kept for employment uses or are there any other uses that might be more appropriate?

Shopping (Retail)

5.14 The Core Strategy supports a retail hierarchy* with Leyland Town Centre being at the top of the hierarchy within South Ribble, followed by District Centres (Bamber Bridge, Penwortham, Tardy Gate and Longton) and a series of Local Centres (Earnshaw Bridge, Farington, Higher Walton, Kingsfold, Seven Stars and Walton-le-Dale). Having a retail hierarchy protects the centres by focussing growth and investment in a positive way (vitality and viability) (such as the regeneration of Higher Walton Local Centre) and encouraging developments of an appropriate type and scale (PPS4).

* See Appendix 12 – Glossary for definition of town, district and local centres

5.15 Through the Central Lancashire Retail and Leisure Review (2010) a series of recommendations have been made in relation to the current boundaries of the centres within South Ribble. The proposed changes are to reflect the current situation of each centre and either includes or excludes appropriate/ inappropriate uses in a retail centre. For example, in some cases there are currently residential properties which are included within the retail centre boundaries but are not retail uses and in others retail uses or units suitable for retail uses that are currently excluded from the boundary of the retail centres.

5.16 Table 10 shows the proposed changes from the retail review and maps are available within Appendix 3 to highlight these suggestions. Your views are wanted.

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?

Table 10 Proposed changes to retail centre boundaries

Name of Centre	Proposed change to Boundary
Leyland	Extending the boundary to include Kings Court and Quin Street and suggesting excluding residential units on Dorothy Street
Bamber Bridge	Possibly be reduced to exclude land from the northern end of the District Centre
Longton	Could be expanded westwards to include the Booths Store
Penwortham	May be extended westwards to increase the land along the southern side of Liverpool Road
Tardy Gate	Could expand on the South East side to incorporate compatible uses and restricted on the West to exclude

Name of Centre	Proposed change to Boundary
	residential properties
Earnshaw Bridge	May be reduced to remove the non commercial uses, west of Leyland Lane
Farington	Possibly be extended to the South to include the Railway Public House
Higher Walton	May be reduced to remove the residential element from the retail core
Kingsfold	Could be reduced to remove the residential area and commercial garages within the retail core
Seven Stars	No proposed changes
Walton-le-Dale	May be reduced to exclude the commercial units to the North and rear of Victoria Road
Gregson Lane	No Proposed Changes
Walmer Bridge	No Proposed Changes
New Longton	No Proposed Changes

Source: Retail and Leisure Review, GVA Grimley, 2010

5.17 The Retail and Leisure Review (2010) also said that there was a need in the future for a new food store in Bamber Bridge to help cope with future demand.

D6. Are there any sites within the Bamber Bridge District Centre that you think are appropriate for a new food store?

5.18 The Capitol Centre has an existing retail allocation, through the South Ribble Local Plan policy FR2 (See Appendix 5):



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?

5.19 The Land at Southern Towngate, Leyland, specifically the Hulmes Mill Site, is also allocated as part of the South Ribble Local Plan for a commercial use through policy LTC1.

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)

5.20 There is also an Interim Planning Policy: Retail covering planning policy for retail applications in town and district centres. It needs to be considered whether this policy is still relevant and can be taken forward through this process. See Appendix 6 for the full policy details.

Rural Economy

5.21 Trying to encourage appropriate growth in rural areas and protecting the services, jobs and facilities to support the rural population whilst also trying to protect the rural landscape is challenging. The Core Strategy sets out broadly how this can be achieved; this document will attempt to find sites that are appropriate for development in rural areas.

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, which is shown as an existing employment site outside of the main urban area (Site in Teal). However, this site has been suggested by the Walmer Bridge Village Plan as suitable for housing. Do you agree?



Samlesbury Hall, Samlesbury

Culture and Leisure

- 5.22 The Central Lancashire Retail and Leisure Review (2010) says that currently there is no need to find sites for new cultural/leisure facilities, however, in the future this may change and sites may need to be found. Continual monitoring of this issue will be required.
- 5.23 The Central Lancashire Retail and Leisure Review (2010) also says that there is a need for more family orientated facilities (i.e. restaurants and bars) in Leyland and Bamber Bridge so as to encourage a mix of outlets for the evening economy.

D11. Do you think it is appropriate to offer more family orientated facilities in Leyland and Bamber Bridge? If so, are you aware of any suitable sites?

Education and Skills

5.24 In the future, with the level of expected development there will be a need to find sites for two new primary schools, one in Penwortham/Lostock Hall and one in Leyland/Farington. It may also be necessary to extend some existing schools to cope with expected future demand.

D12. Are you aware of any sites for two new primary schools, one in Penwortham/Lostock Hall and one in Leyland/Farington?

Other Issues

5.25 Policy LTC4 in the South Ribble Local Plan on 'Determining Planning Applications' is a particularly important policy within South Ribble and sets out a list of criteria for officers to help determine planning applications for development in Leyland Town Centre. If the policy is not retained through this process then it will no longer be a part of the development plan.

D13. Do you agree that policy LTC4 of the South Ribble Local Plan should be retained or amended through this process? If not, why not? Policy LTC4 is set out below:

Policy LTC4: 'Criteria for Determining Applications' (Leyland Town Centre): An application to provide, redevelop or extend retail, leisure or commercial uses in accordance with policies LTC1, LTC2 and LTC3, will be considered on the basis of the following criteria:

- a) Design and siting of the proposed development;***
- b) Provision of car parking and servicing, in particular the availability of rear parking and servicing facilities; and***

c) *Impact on surrounding land uses, particularly where these are predominantly residential.*

5.26 Another important issue specifically for South Ribble is the need to protect existing local shops in local areas from other forms of development (such as being turned into a house). Policy FR5 in the South Ribble Local Plan (shown below) currently includes a set of criteria preventing the loss of local shops to try and maintain local centres and serve local needs.

Policy FR5 'Loss of Local Shops' The change of use of a ground floor shop which provides for local convenience needs, to a non retail use will be permitted only where it can be clearly demonstrated that:

- a) *There is no longer a retail demand for the property;*
- b) *Alternate facilities exist to serve the locality*

D14. Do you agree that policy FR5 of the South Ribble Local Plan should be retained or amended through this process? If not, why not and how can we protect local shops in the future?



Higher Walton Local Centre

E. Protecting and Enhancing the Natural Environment

Core Strategy Objectives

To foster 'place shaping' to enhance the character and local distinctiveness of the built environment in Central Lancashire by encouraging high quality design of new buildings.

To protect, conserve and enhance Central Lancashire's places of architectural and archaeological value and the distinctive character of its landscapes.

To maintain and improve the quality of Central Lancashire's built and natural environmental assets so that it remains a place with 'room to breathe'.

Key Issues

- Collating a 'local list' of heritage assets within South Ribble.
- Enhance Worden Park – suggestions wanted.
- Debate the role of trees and a new tree replacement policy.
- Find sites for new open space provision or enhanced facilities and functions.
- Restore, create and protect habitats and species.

Any other issues?

Have we missed anything? Are there any other issues you think we need to consider and if so, what are they?

Protecting the environment of South Ribble

6.1 Central Lancashire's Green Infrastructure includes:

- River valleys, the canal networks, farms and woodland as well as more formal parks and open spaces. This resource helps to create habitat linkages and also provides areas for recreation.
- The Ribble Coast and Wetlands Regional Park, Beacon Fell Country Park and the West Pennine Moors are important for tourism and recreation and form part of the Green Infrastructure in Central Lancashire.
- The Core Strategy also identifies Green Belt, Areas of Separation and Major Open Space, to ensure that settlements and neighbourhoods do not merge.



Longton Marshes



The Fleece Inn, Penwortham

6.2 Accommodating new housing and employment development will focus development on sites within settlements. In many circumstances this will be preferable to developing green-field sites on the edges of villages and consistent with acceptable principles of sustainable development. However, continued infilling may overload existing services and harm the character of settlements if they lose valuable amenity open space. It is important to identify and protect the recreation, amenity and townscape characteristics of these spaces.

Heritage Assets

6.3 Within South Ribble there are:

- 147 Listed Buildings;
- 8 Conservation Areas;
- 4 Scheduled Ancient Monuments; and
- 2 Registered Parks and Gardens.

6.4 These are protected through existing legislation and policy, however, there are further heritage assets that are not designated yet may be worthy of protection/enhancement. The Core Strategy Policy 16: Heritage Assets discusses the idea of compiling a 'local list' of specially recognised buildings/structures that are locally important.

E1. Can you suggest any buildings/structures within South Ribble that are not currently 'listed', that you think are worthy of protecting on a 'local list'?

6.5 The 8 Conservation Areas are:

- Leyland Cross, Leyland;
- Sandy Lane, Leyland;
- Rawstorne Road, Penwortham;
- St Mary's, Penwortham;
- Greenbank Road, Penwortham;
- Church Road, Bamber Bridge;
- Church Brow, Walton-le-Dale; and
- Walton Green, Walton-le-Dale.

E2. Are there any areas, outside of existing Conservation Areas, where the local character is so distinct and valuable that it warrants special protection?

E3. Are you happy with the quality of the Conservation Areas in South Ribble?

6.6 Worden Park is a Registered Park and Garden in Leyland. Worden Park is a Grade II listed park, which is owned and run by South Ribble Borough Council.

E4. Are you aware of any enhancements/improvements needed to the park and/or buildings at Worden Park?



Environmental Improvement

6.7 Policy ENV11 Environmental Improvement recognises the need to protect the environment and consists of a series of criteria to establish whether development is appropriate in priority areas unless environment improvement works are carried out alongside the development (identified below).

Environment Policy 11 (ENV11): 'Environmental Improvement'. Proposals for development or redevelopment in the following priority areas will not be permitted unless they include environmental improvement or landscape enhancement measures:

- a) Lower Ribble Countryside Management Area;
- b) Town and District Centres;
- c) In Conservation Areas and in the vicinity of structures and sites of architectural, historical or archaeological significance;
- d) Major highway routes;
- e) East Lancashire railway line;
- f) Areas that detract from local amenity and reduce the attractiveness of the area to inward investment;
- g) Areas where dwelling improvement activity is concentrated.

E5. Do you think Policy ENV11 in the South Ribble Local Plan is still an appropriate policy to maintain? If so, are there any amendments you feel should be incorporated?

New Developments

6.8 Achieving good design is a cross cutting theme in the Core Strategy. South Ribble Borough Council is working to raise the quality of design, layout and appearance of new developments. The highest quality design of places and buildings, including hard and soft landscaping, will meet the current and future needs of the communities that use them. A Design Guide Supplementary Planning Document (SPD) will be prepared to accompany the Core

Strategy and Site Allocations and Development Management Policies DPD.

Green Infrastructure

- 6.9 The Council is committed to protecting and enhancing the Green Infrastructure network across South Ribble as it increases the quality of the environment, encourages greater accessibility, has a role in attracting investment, increases quality of life, protects natural habitats and species and helps mitigate the impacts of climate change.
- 6.10 The Council is enhancing the environment of Farington (Fishing) Lodges, improving pedestrian and wheelchair access, planting wildflower meadows and reinstating ponds and water-bodies.
- 6.11 The regeneration of the Lostock Hall Engine Sheds is a community initiative on land identified for potential residential development.
- 6.12 Protecting trees and woodlands is an issue within South Ribble as only some trees within the borough are protected via a Tree Preservation Order. When trees are lost as a result of development, replacement tree planting offers the opportunity for additional planting.
- 6.13 Three consultation questions are now posed on the relevance of policies on trees, woodlands and strategic landscaped areas.
- E6. Should the Council adopt a replacement tree policy for all trees lost to development? (i.e. if a tree is felled, then trees are planted to replace it)**
- 6.14 There are two policies that deal with trees in the South Ribble Local Plan (ENV7 and ENV8), which are set out across the page:

Environment Policy 7 (ENV7): 'Protection of Trees and Woodlands'
Planning permission will not be permitted where the proposal adversely affects trees and woodlands which are:

- a) Protected by a Tree Preservation Order;***
- b) Ancient Woodlands defined in English Nature's inventory of ancient woodlands;***
- c) In a Conservation Area; and***
- d) Within a recognised Nature Conservation site'.***

Environment Policy 8 (ENV8): 'Trees and Development'
Development proposals should minimise adverse effects upon existing tree cover and wherever practicable should include new tree planting. Planning conditions will be imposed to secure this.

E7. Are these two trees policies from the South Ribble Local Plan still relevant? If so, should they be retained in their entirety or should they be merged to form one Trees and Woodlands policy?

E8. Are you aware of any sites that would be suitable for community woodland?

- 6.15 Policy EMP9 of the South Ribble Local Plan ensures that Strategic Landscaped Areas screen the existing Employment Areas at Moss Side and Walton Summit from views from adjacent Green Belt land. This policy has been very effective over the last ten years, and it is set out overleaf:

Employment Policy 9 (EMP9): ‘Strategic Landscaped Areas in Employment Areas’

The strategic areas of shelter belt planting at Moss Side and Walton Summit Employment Areas will be protected. In new employment areas, structural landscaping will also be protected. Planning permission will not be given where the proposal has a detrimental effect on these areas unless there are overriding reasons to dictate otherwise.

E9. Do you think Policy EMP9 in the South Ribble Local Plan is still an appropriate policy to maintain? If so, are there any amendments you feel should be incorporated?

Green Belt

6.16 The Council is committed to protecting the Green Belt within South Ribble. Green Belt land will not be released for development within the plan period, (except in exceptional circumstances as defined by Planning Policy Guidance 2: Green Belts) up until 2026. The South Ribble Local Plan policy on Green Belt is set out below:

Development Policy 4 (D4) ‘Green Belt’

Green Belts as defined in previously adopted local plans will be maintained and in Leyland, Farington and Cuerden, Green Belts will be designated to the south and south east of the built up area of Leyland and to the north of Leyland in Farington and Cuerden.

E10. Do you think Policy D4 in the South Ribble Local Plan is still an appropriate policy to maintain?

Areas of Separation

6.17 The Core Strategy has identified three Areas of Separation within South Ribble. An area of separation is a policy used to protect built up areas from merging into each other, it protects the land within the boundary from all types of development.

6.18 The three areas of separation identified are between:

- Bamber Bridge and Lostock Hall (proposed Central Park)
- Walton-le-Dale and Penwortham
- Farington, Lostock Hall and Penwortham

6.19 We are consulting on the boundaries of the three areas of separation. Have a look at the proposed boundaries in Appendix 7.

Open Space/ Central Park

6.20 There are a number of policies within the South Ribble Local Plan, referenced within Appendix 6 that need to be assessed to see if they are still relevant policies to take forward within the Site Allocations DPD. There are also existing open space allocations from the South Ribble Plan and they need to be assessed as to whether they are still appropriate for open space. These sites can be found within Appendix 1. (Per settlement there is a table for open space suggestions (if they have been made) and maps highlight sites suggested for open space per settlement).

6.21 There is also an Interim Planning Policy 0S1: Open Space, full details of this policy can be found in Appendix 6).

6.22 The Central Lancashire Open Space, Sport and Recreation Study (2010) highlights:

- A need for the conversion of amenity green space into formal parks at Longton, Leyland (North) and Penwortham.
- A lack of Amenity Green Space in and around Walton-le-Dale.
- A lack of Children's Play Areas in Walton-le-Dale and Leyland.
- The need to provide more inclusive play areas on single, large sites.
- There is a widespread lack of provision for young people.
- Opportunities to increase play provision in all areas should be explored, yet especially across Leyland.

E11. Do you know of any site in South Ribble to provide new facilities for young people?

E12. Are you content with the open space provision in your area? Are you aware of any sites for new open space or areas where current open space would benefit from improvement or greater accessibility?

6.23 The Core Strategy identifies a proposed Central Park for South Ribble, between Bamber Bridge and Lostock Hall. The proposed boundary can be viewed in Appendix 7. Please note the proposed boundary for the Central Park is the same as the proposed boundary for the area of separation between Bamber Bridge and Lostock Hall.

Biodiversity

6.24 Within South Ribble there is:

- 1 Ramsar/National Nature Reserve/SSSI
- 2 Local Nature Reserves
- 66 Biological Heritage Sites
- 3 Geological Heritage Sites

E13. Are there any areas or sites within South Ribble, for the restoration or creation of new priority habitats?

Derelict Land Reclamation

6.25 Derelict land is defined through the South Ribble Local Plan as 'land which has been so damaged by industry, and other development, that it is incapable of beneficial use without treatment'. Policy ENV10 in the South Ribble Local Plan provides criteria for the successful reclamation of derelict land within South Ribble. The policy is detailed below:

Employment Policy 10 (ENV10): 'Derelict Land Reclamation'. The development of derelict and degraded land will be permitted for beneficial uses provided that it is a development appropriate to that location. Proposals for reclamation schemes should:

- Maintain and improve the environment;***
- Provide employment and residential land in the urban area thereby reducing pressure on Greenfield sites;***
- Contribute to public amenity and nature conservation.***

Priority will be given to schemes in the following areas:

- a) *On derelict industrial sites in Farington, Leyland, Lostock Hall and on the Royal Ordnance Site;*
- b) *Derelict industrial sites elsewhere; and*
- c) *Sites which detract from the attractiveness of the area.*

Regard will be had to features of natural history, landscape and heritage importance in preparing reclamation schemes. Wherever possible, these features will be retained in the final scheme.

E14. Do you think Policy ENV10 in the South Ribble Local Plan is still an appropriate policy to maintain? If so, are there any amendments you feel should be incorporated?



F. Promoting Health & Wellbeing

Core Strategy Objectives

To improve the health and wellbeing of all residents and reduce the health inequalities that affect deprived areas of the borough.

To improve access to health care, sport and recreation, open green spaces, and community facilities and services, including access to healthy food.

To create environments in South Ribble that help to reduce crime, disorder and the fear of crime, especially in the more deprived areas which often experience higher levels of crime.

Key Issues

- Finding a site for a new medical centre in Leyland and a primary care facility at Penwortham/Lostock Hall.
- Enhancing the quality and accessibility of open space and sports facilities.
- Debating the location of hot food takeaways.
- Identify alcohol free areas.
- Finding sites for allotments.

Any other issues?

Have we missed anything? Are there any other issues you think we need to consider and if so, what are they?

Planning for a Healthy South Ribble

- 7.1 Many aspects of planning policy contribute to achieving and maintaining better health. For example, planning can protect green open spaces which provide opportunities for sport and more informal exercise, it can also promote sustainable transport networks, especially cycling and walking.
- 7.2 The Core Strategy tries to include principles of health and wellbeing into the planning system by liaising with health care professionals who work in this area and can provide information on some of the key issues. The Core Strategy particularly looks at issues such as protection of existing sport, recreation facilities and open green spaces, the need for new or enhanced facilities, location of hot food takeaways, encourage local food growing and create safe and inclusive places through 'Secured by Design'.

Health Facilities

- 7.3 Health facilities in Leyland are full and there is limited capacity in Penwortham and Lostock Hall health facilities. Consequently, there is a need for a new medical centre in Leyland, a primary care facility at Penwortham/Lostock Hall and the relocation of the health clinic in Bamber Bridge.

F1. Are you aware of any sites within Leyland and Penwortham/Lostock Hall that are appropriate for:

- development of a new combined health centre including, for example, GP surgery and dental practice
- a site to relocate the health clinic at Bamber Bridge?



Penwortham St Mary's Health Centre, Cop Lane, Penwortham

Crime

7.4 This issue is covered by the Core Strategy Policy 26 'Crime and Community Safety' and is based on the principles of 'Secured by Design'. Further information will be available through a Design Guide SPD.

Sport and Recreation

7.5 There are a number of saved policies within the South Ribble Local Plan, (Appendix 9) that need to be assessed to see if they are still relevant policies to take forward within the Site Allocations Development Planning Document. There are also existing open space allocations that need to be assessed as to whether they are

still appropriate for open space over the next 15 years. A list of these sites can be found within Appendix 1. (Per settlement there is a table for open space suggestions if they have been made and maps highlight sites suggested for open space per settlement).

7.6 The Central Lancashire Open Space, Sport and Recreation Study (2010) tries to identify shortfalls in quality, quantity and accessibility of facilities within Central Lancashire.

Outdoor Sports

7.7 The Central Lancashire Open Space, Sport and Recreation Study (2010) recommends:

- The importance of outdoor sports facilities at schools and negotiating formal community use agreements with all schools.
- Increase the provision of publicly accessible tennis courts in Central Lancashire.
- The need for recreational facilities for teenagers, such as skate parks (I.e. Leyland Leisure Centre).
- Provision of new Public Rights of Way in and around Samlesbury and Hutton.

Indoor Sports

- The quantity of swimming pools and sports halls within South Ribble was of an acceptable standard, but refurbishments would be required to improve the quality and allowing greater accessibility to a wider range of users.
- Potential future demand for facilities required, this would need to be monitored.

Community Facilities

7.8 The Open Space Study (2010) found no overall need for new community facilities, places of worship or new cemeteries, but improving the quality and accessibility of facilities would be a benefit. There is a local need to regenerate and resource the community centres across the Borough.



Walmer Bridge Village Hall

Other Issues

7.9 Controlling the location of Hot Food Takeaways has risen up the planning agenda and has given scope for Local Authorities to assess if this is an issue in their area. One option would be to restrict the location of hot food takeaways so that new facilities cannot be located near schools, youth facilities and parks.

F2. Do you agree that the location of new facilities for hot food takeaways should be restricted? If yes, are there any particular issues we should consider?

F3. Should we have any public alcohol free zones, i.e. no alcohol outdoors on certain streets?



Shops at Seven Stars, Leyland

7.10 There is a waiting list, three to four years long, in South Ribble for allotments. Possible locations have been identified at Haig Avenue in Leyland, Moss Lane in Lostock Hall, Edward Street in Bamber Bridge, London Way in Bamber Bridge and possible allotments in Walton-le-Dale and the Hoghton Lane area.

7.11 The Open Space Study (2010) identifies deficiencies in allotments especially in East Leyland, Walton-le-Dale and Lostock Hall. The borough council has started work to provide additional allotments to meet demand in South Ribble.

F4. Do you agree the Council should be identifying areas for the provision of allotments? Can you suggest any specific sites/areas within South Ribble that should be a focus for allotments?

7.12 The provision of open space, sports and recreation and community facilities is not only concerned with the overall quantity of sites/areas but also the quality of these facilities and accessibility.

F5. Are you aware of any existing leisure and recreational facilities that we could enhance to improve accessibility and use by the community?



Bamber Bridge Leisure Centre

G. Tackling Climate Change

Core Strategy Objectives

To reduce energy use and carbon dioxide emissions in new developments.

To encourage the use and generation of energy from renewable and low carbon sources.

To manage flood risk and the impacts of flooding especially adjoining the River Ribble.

To reduce water usage, protect and enhance water resources and minimise pollution of water, air and soil.

Key Issues

- Mitigating and adapting to climate change – finding suitable projects.
- Debating the future of agricultural land.
- Debating the need for additional Air Quality Management Areas (AQMA).
- Preventing flood risk and managing water resources.
- Protecting the best quality agricultural land.

Any other issues?

Have we missed anything? Are there any other issues you think we need to consider and if so, what are they?

Tackling Climate Change in South Ribble

- 8.1 Tackling climate change is a key Government priority for the planning system. It involves reducing carbon dioxide (CO₂) emissions to the atmosphere, through increased use of low and zero carbon (renewable) energy sources as well as greater efficiency in the construction and use of buildings.
- 8.2 The Core Strategy requires new buildings to reach energy efficiency standards set out in the Code for Sustainable Homes and the Building Research Establishment Environmental Assessment Methodology (BREEAM). Allocating sites for development will be influenced by national statutory designations and local factors (such as local nature conservation designations), as well as the potential of a site to be supplied with decentralised, renewable or low carbon energy.
- 8.3 Planning can also contribute to adapting to the effects of climate change, which may include increased summer temperatures and a higher risk of flooding or droughts. The most appropriate mitigation is to direct development away from areas of flood risk.

Sustainable Resources

- 8.4 Climate change is the greatest long term challenge facing the world today. Encouraging energy efficiency and reducing carbon emissions in new developments is a key measure in tackling climate change.
- 8.5 In certain areas or on specific sites there may be an opportunity to increase the percentage of decentralised, renewable or low carbon energy on site and/or move up from Level 3 to 4 and 6 of the Code for Sustainable Homes rapidly, if appropriate.

Mitigation/Adaptation

- 8.6 Much of the discussion around climate change surrounds the idea of reducing the impacts of climate change; however, the climate has already changed to some extent, as a result planning for buildings, people, and habitats to adapt to the changing climate is just as important.
- 8.7 Examples of mitigation and adaptation are set out below:
- Provision and quantity of Green Infrastructure is key to mitigating and adapting to climate change
 - Trees capture the carbon dioxide and are therefore an important tool for adaptation, both the tree coverage but also the types of species used in new developments can have an impact
 - The provision of electric car infrastructure (cabling and charging points)

Renewable Energy

- 8.8 The 'Opportunities for Renewable Energy in the Borough' Study (June 2010) highlighted significant potential for renewable energy within South Ribble borough, specifically:
- Potential for onshore wind energy particularly micro generation and small scale wind turbines
 - Small scale hydro opportunities may be feasible in the long term
 - Small scale biomass plants/boilers would be suitable across the borough
 - Provision of air source and ground source heat pumps
 - Potential for solar water opportunities
 - Potential for anaerobic digestion plants within the borough

G1. Are there any particular sites or areas in the borough that could be used to capture low carbon or renewable energy? If so, what type of energy?

Water Management

- 8.9 United Utilities have planned waste water treatment improvement programmes at the Walton-le-Dale Waste Water Treatment Works and Leyland Waste Water Treatment Works to provide for overall demand trends and current shortfalls in provision. At Walton-le-Dale there is currently a risk of sewer flooding.

G2. Are you aware of any water management issues within South Ribble?



Solar Panels – Leyland

Flood Risk

8.10 The Strategic Flood Risk Assessment (2007) for Central Lancashire identified Penwortham and Walton-le-Dale (such as the corner of Station Road and School Lane) as high flood risk areas. Whilst sites will not be allocated on the basis of their flood risk potential, this will be a key factor in deciding the suitability of development taking place on a given site.

Air Quality

8.11 There are four designated Air Quality Management Areas (AQMAs) in South Ribble. These are:

- The junction of Priory Lane / Cop Lane & Liverpool Road (the A59), Penwortham
- The A6/A675 on Victoria Road, Walton-le-Dale
- The junction of Leyland Road & Brownedge Road, Lostock Hall
- Station Road, Bamber Bridge.

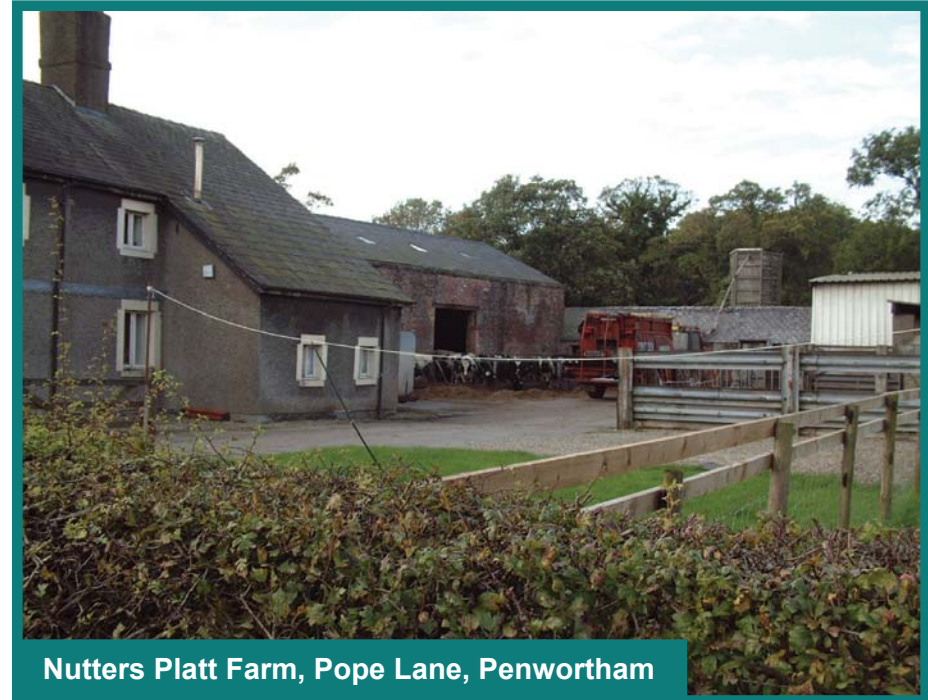
8.12 For a map of all four AQMAs please see Appendix 4.

8.13 Of all the AQMAs in South Ribble the only one with consistent failure is the Walton-le-Dale site. The borough council is actively monitoring the Turpin Green Lane area in Leyland because of air quality in 2009 and is considering declaring an AQMA for Turpin Green in 2011, if monitoring results show the need to do so.

8.14 Over the plan period of the Core Strategy the aim is to reduce traffic congestion, and carbon emissions, thereby reducing the number of AQMAs in the borough.

Agricultural Land

8.15 Agriculture remains an important part of the rural economy and a positive way of mitigating against the impacts of climate change by producing locally sourced food. Protecting agricultural land for food production is essential in procuring food security and the ability to have a self sufficient food production system if required.



Nutters Platt Farm, Pope Lane, Penwortham

8.16 The Best and Most Versatile Agricultural land has been identified at:

- Farington Moss
- Longton Moss
- Little Hoole Moss
- Much Hoole Moss
- Land to the north and west of Hutton
- Land along the River Darwen between Walton-le-Dale and Higher Walton

G3. Do you agree that protecting agricultural land for food production and from inappropriate development is the right approach? And that the Best and Most Versatile Agricultural land should be protected from residential or industrial development?



Flensburg Way, Farington Moss

Appendices

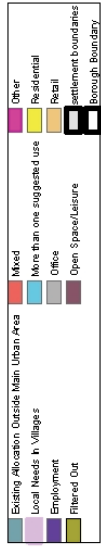
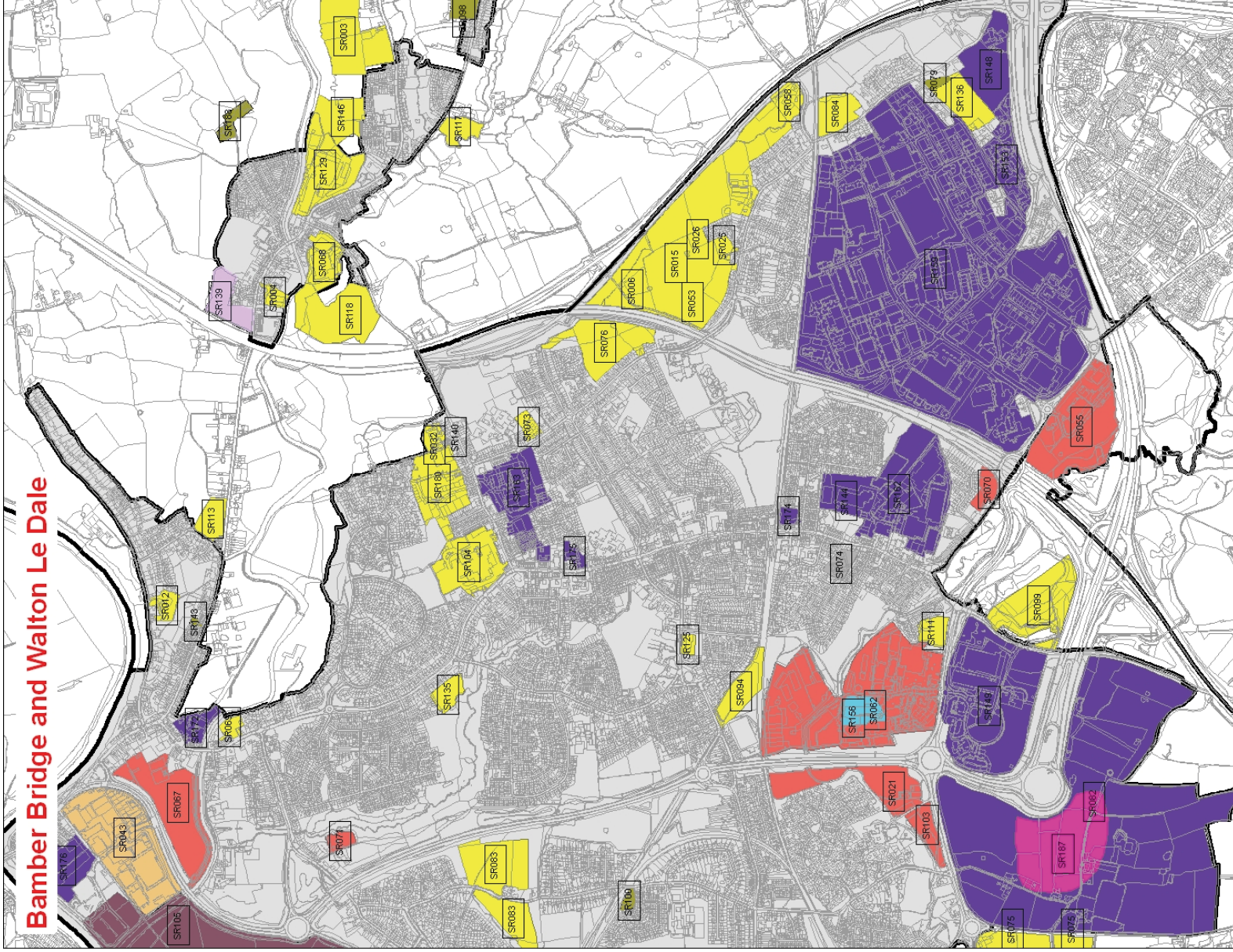
Appendix 1	Maps and Tables of Proposed sites per Settlements
Appendix 2	Existing employment sites across the Borough
Appendix 3	Maps of Proposed Boundaries of Town Centre, District Centres and Local Centres
Appendix 4	Maps of Air Quality Management Areas
Appendix 5	Site specific 'saved policies' from the South Ribble Local Plan
Appendix 6	Open Space and Retail Policies
Appendix 7	Proposed Areas of Separation and Proposed Central Park
Appendix 8	Proposed routes for the Tramway through South Ribble
Appendix 9	List of all 'saved policies' from the South Ribble Local Plan
Appendix 10	List of all consultation questions throughout discussion paper
Appendix 11	Consultation Response Form
Appendix 12	Glossary

Appendix 1 – Maps and Tables of Proposed Sites per Settlements

Settlement
Bamber Bridge/Walton Le Dale
Higher Walton, Gregson Lane & Coupe Green
Samlesbury
Lostock Hall
Farington
Leyland East
West Leyland
Much Hoole and Walmer Bridge
Longton, New Longton and Hutton
Penwortham

Hint/Tip – The following maps and tables highlight a range of potential sites for development and protection by settlement. These sites are also made up from existing allocations in the South Ribble Local Plan and site suggestions through a ‘call for sites’ exercises. These are not the Council’s suggestions and no decisions have yet been made on any of the sites suggested.

Bamber Bridge and Walton Le Dale



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BAMBER BRIDGE

Existing Allocations

Table 1 Employment Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR062	Cuerden Way	1.52	Employment	Existing Allocation
SR082	Regional Investment Site	65.47	Employment	Existing Allocation
SR148	Kellett Lane/Seed Lee Farm	4.93	Employment	Employment Land Review / Existing Allocation
SR149	South Rings	16.2	Employment	Employment Land Review / Existing Allocation
SR153	Sceptre Way	3.04	Employment	Employment Land Review / Existing Allocation
SR156	Cuerden Way	21.74	Employment	Employment Land Review / Existing Allocation
SR159	Walton Summit	3.78	Employment	Employment Land Review / Existing Allocation
SR162	Club Street	13.67	Employment	Employment Land Review / Existing Allocation

Table 2 Residential Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR006	Land off Brindle Road		Residential	SHLAA / Existing Allocation
SR015	Land off Brindle Road		Residential	SHLAA / Existing Allocation
SR026	Land off Brindle Road		Residential	SHLAA / Existing Allocation
SR053	Land off Brindle Road		Residential	SHLAA / Existing Allocation
SR058	Land off Brindle Road		Residential	SHLAA / Existing Allocation
SR084	Hospital Crossings	1.93	Residential	SHLAA / Existing Allocation / Site suggestion
SR104	Former Arla Foods Premises	5.48	Residential	SHLAA / Existing Allocation / Site suggestion
SR136	Kellett Lane	2.65	Residential	SHLAA / Existing Allocation
SR180	Charnley Fold Industrial Estate	4.80	Residential	Employment Land Review / Existing Allocation

New Possible Sites**Table 3 Residential Use**

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR025	Rear of 231 Brindle Road	0.4	Residential	SHLAA / Site suggestion
SR032	Whittle Movers, Charnley Fold	1.4	Residential	SHLAA / Site suggestion

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR070	Church Road, Bamber Bridge	0.95	Residential	SHLAA / Site suggestion
SR073	LCC Offices, Brindle Rd	0.58	Residential	SHLAA / Site suggestion
SR074	Priding house Hostel	0.85	Residential	SHLAA / Site suggestion
SR076	Land at Brindle Road	4.48	Residential	SHLAA / Site suggestion
SR094	Land off Browndedge Road	2.09	Residential	SHLAA / Site suggestion
SR099	Wigan Road	5.00	Residential	SHLAA / Site suggestion
SR111	Land at Riverside	0.92	Residential	SHLAA / Site suggestion
SR125	Baxi offices	0.61	Residential	Employment Land Review / SHLAA / Site suggestion
SR140	Charnley Fold House	0.69	Residential	Employment Land Review
SR144	Wesley Street Mill	1.90	Residential	Employment Land Review / SHLAA

Table 4 Employment Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR163	South of School Lane	5.91	Employment	Employment Land Review
SR174	Factory at Brown Street	0.41	Employment	Employment Land Review
SR175	Fourfields house	0.56	Employment	Employment Land Review

Table 5 Mixed Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR021	Land of London Way/Dewhurst Row	0.85	Mixed	SHLAA / Site suggestion
SR055	Dunbia	9.31	Mixed	Existing Allocation / Site suggestion

Table 6 Other Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR187	Cuerden Park and Ride	9.82	Other	Site suggestion

Sites Not Carried Forward**Table 7 Sites Not Carried Forward**

Site Reference Number	Site Name	Reason
SR079	Kellett Lane	Site below 0.4ha threshold

WALTON-LE-DALE

Existing Allocations

Table 8 Existing Allocations

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
n/a	n/a	n/a	n/a	n/a

New Possible Sites

Table 9 Residential Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR012	St Leonards Vicarage	0.85	Residential	Site suggestion / SHLAA site
SR069	Mayfield House Haulage Yard	0.55	Residential	Site suggestion / SHLAA site
SR071	85 Hennel Lane	0.64	Residential	Site suggestion / SHLAA site
SR113	Knot Lane/Higher Walton Rd	1.40	Residential	Site suggestion / SHLAA site
SR135	Rear of 123 Duddle Lane	1.05	Residential	SHLAA

Table 10 Employment Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR172	Mill Lane	1.18	Employment	Employment Land Review
SR176	Off Edward St	3.32	Employment	Employment Land Review

Table 11 Retail Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR043	Capitol Centre	10.88	Retail	Site suggestion / SHLAA site

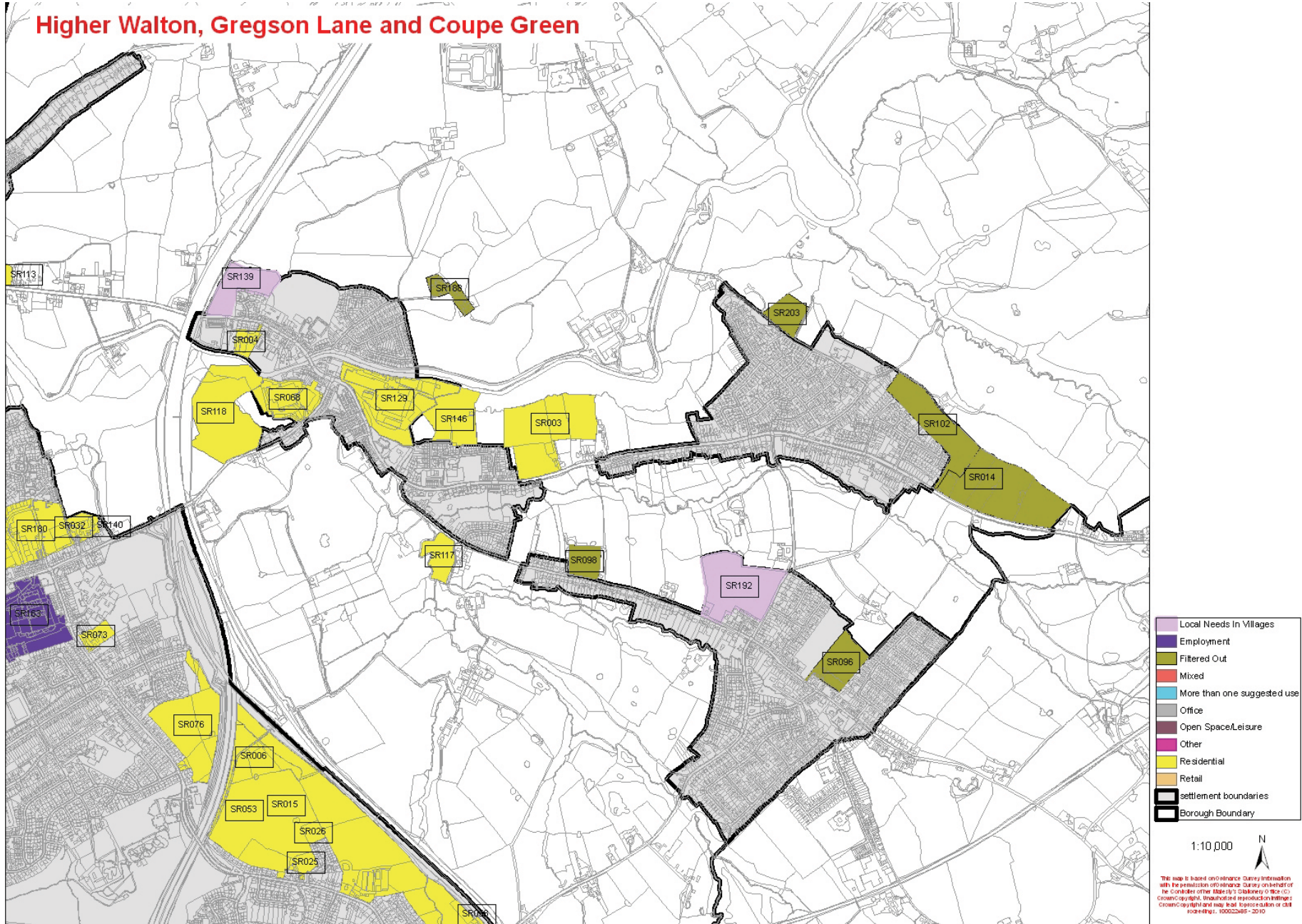
Table 12 Mixed Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR067	Land South of London Way	7.50	Mixed	Site suggestion / SHLAA site
SR071	Rear of 85 Hennel Lane	0.64	Residential	Site Suggestion

Sites Not Carried Forward**Table 13 Sites Not Carried Forward**

Site Reference Number	Site Name	Reason
SR143	Victoria Place, Higher Walton Rd	Site below 0.4ha threshold

Higher Walton, Gregson Lane and Coupe Green



HIGHER WALTON/COUPE GREEN/GREGSON LANE

Existing Allocations

Table 14 Residential Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
n/a	n/a	n/a	n/a	n/a

Table 15 Local Needs in Villages

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR139	Adjacent to and rear off Barnflatt Close	1.8ha	Village needs	Allocated in Local Plan
SR192	Land off Daub Hall Lane	3.9ha	Village needs	Allocated in Local Plan

New Possible Sites

Table 16 Residential Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR003	Mather Fold Farm	5.25	Residential	SHLAA / Site suggestion
SR004	Darwenside Nursery	0.60	Residential	SHLAA / Site suggestion
SR068	Coupes Foundry	2.30	Residential	SHLAA / Site suggestion
SR117	Land off Gregson Lane	1.11	Residential	SHLAA / Site suggestion

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR118	Land off Kittlingborne Brow	5.22	Residential	Site suggestion
SR129	Higher Walton Mill	4.80	Residential	Employment Land Review / SHLAA
SR146	Land off Rosewood Drive	4.04	Residential	SHLAA / Site suggestion

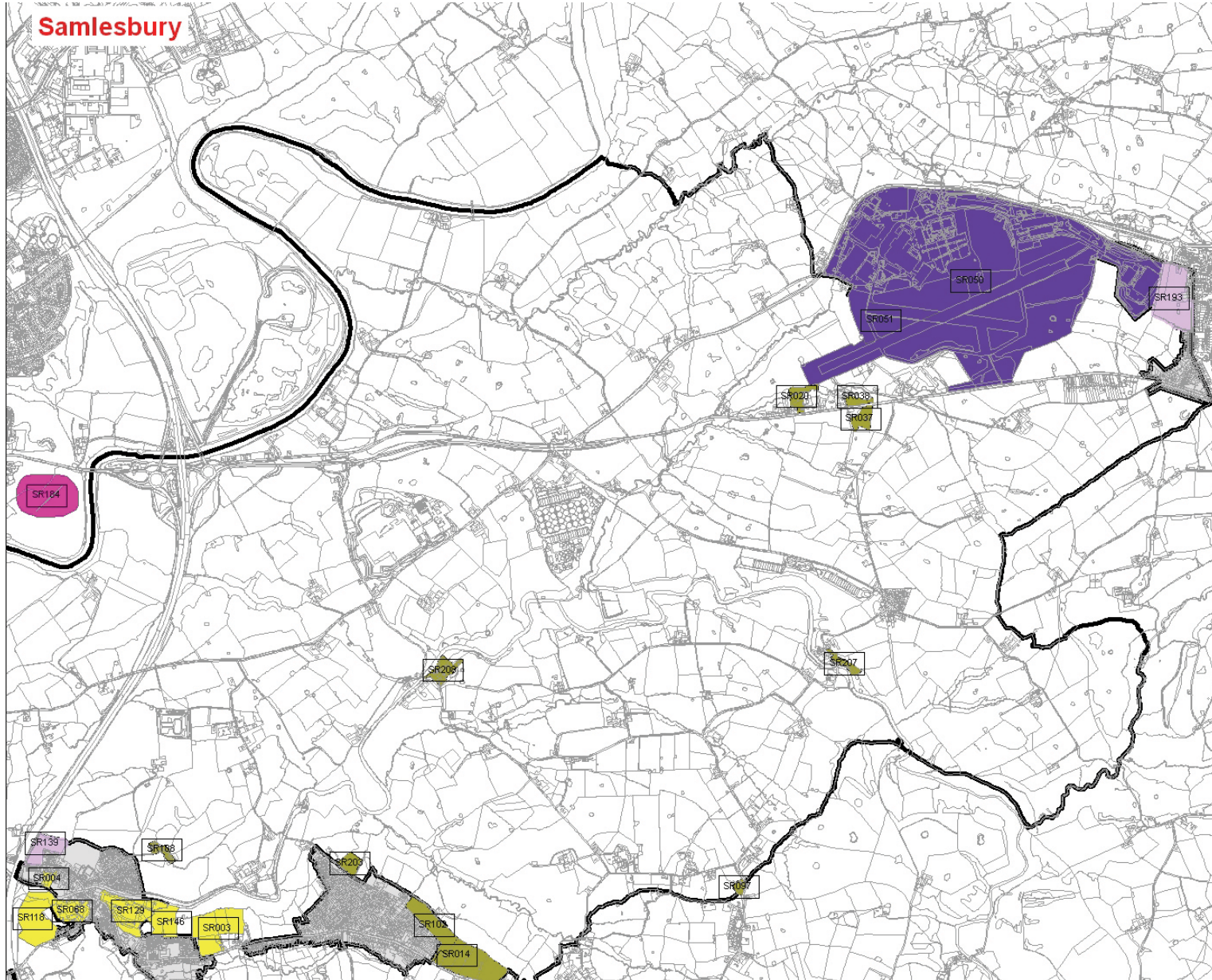
Sites Not Carried Forward

Table 17 Sites Not Carried Forward

Site Reference Number	Site Name	Reason
SR014	Olive Farm, Hoghton Lane	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR096	Gregson Lane Cricket Club	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR097	Stanley Mount, Gib Lane	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR098	Land adjoining 141 Gregson Lane	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR102	Olive Farm, Hoghton Lane	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR188	Bannister Hall	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1

Site Reference Number	Site Name	Reason
SR194	Bannister Hall Works	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR203	Land of Coupe Green	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1

Samlesbury



- Local Needs In Villages
- Employment
- Filtered Out
- Mixed
- More than one suggested use
- Office
- Open Space/Leisure
- Other
- Residential
- Retail
- settlement boundaries
- Borough Boundary

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SAMLESBURY

Existing Allocations

Table 18 Existing Allocations

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
N/A	N/A	N/A	N/A	N/A

Table 19 Local Needs in Villages

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR193	Land off Branch Rd, Mellor Brook	5.8	Village Needs	Allocated in Local Plan

New Possible Sites

Table 20 New Possible Sites

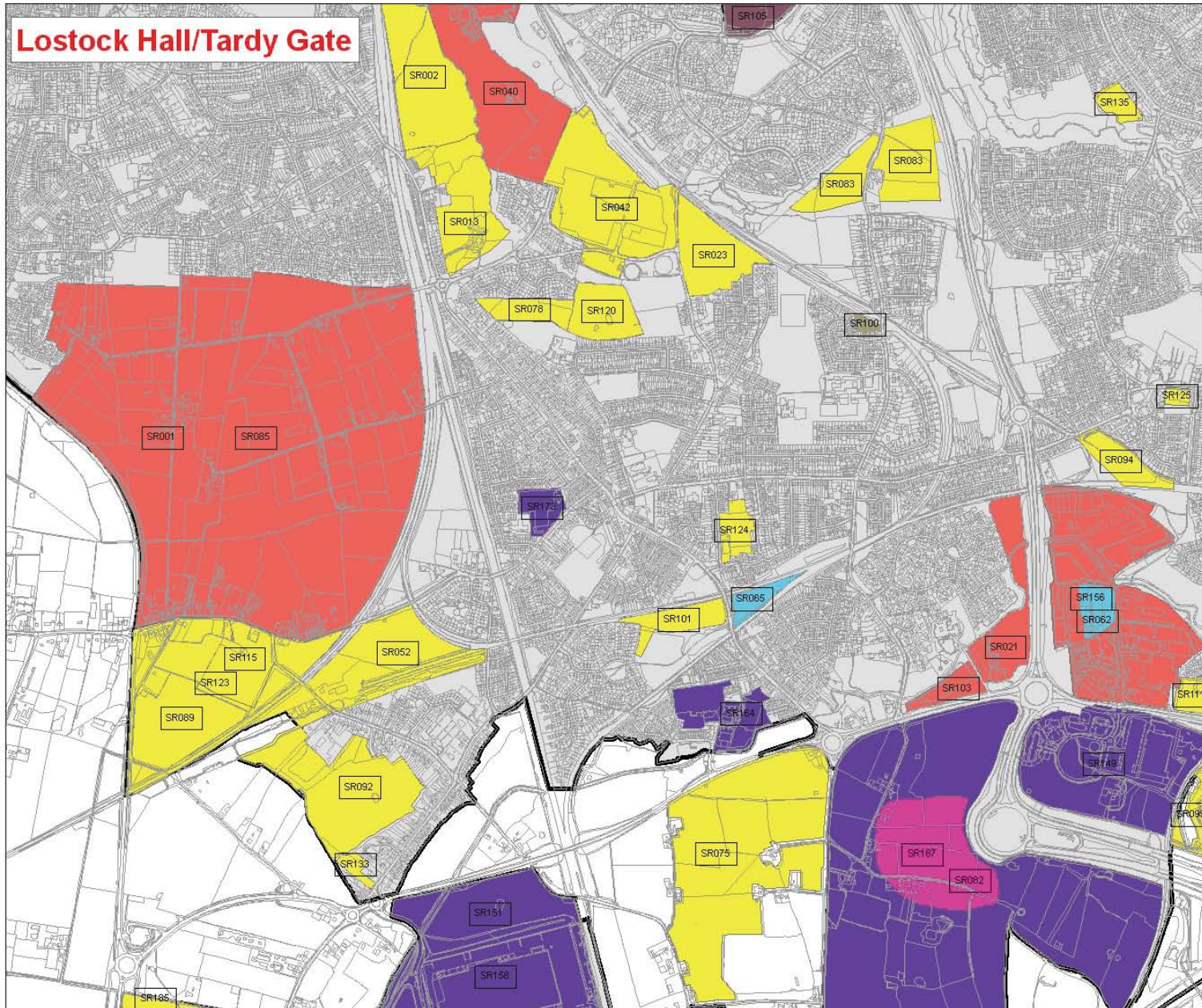
Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR050	Samlesbury Aerodrome	142.96	Employment	Employment Land Review
SR184	Tickled Trout Park and Ride	7.68	Other	Site suggestion

Sites Not Carried Forward

Table 21 Sites Not Carried Forward

Site Reference Number	Site Name	Reason
SR020	Hoghton Cottage	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR037	Rear of Halfway House	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR038	Opposite the Halfway House	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR097	Stanley Mount, Gib Lane	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR207	Samlesbury Mill, Goosefoot Lane	The site is not in accordance with Submission Core Strategy Policy 1
SR208	Roach Bridge Mill	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1

Lostock Hall/Tardy Gate



- Employment
- Filtered Out
- Mixed
- More than one suggested use
- Office
- Open Space/Leisure
- Other
- Residential
- Retail
- settlement boundaries
- Borough Boundary

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LOSTOCK HALL

Existing Allocations

Table 22 Residential Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR013	Land off Leyland Lane/The Cawsey	6.53	Residential	Site Suggestion / Existing Allocation
SR052	Land off Church Lane/Coote Lane	7.53	Residential	Site Suggestion / Existing Allocation
SR078	Land at Moorhey School	1.88	Residential	Site suggestion/SHLAA/Existing Allocation
SR083	Lime Kiln Farm	6.57	Residential	SHLAA / Site Suggestion / Existing Allocation
SR089	Apsley House Farm	6.1	Residential	SHLAA / Site Suggestion / Existing Allocation
SR092	Land off Church Lane/Rear of Croston Road	10.55	Residential	SHLAA / Site Suggestion / Existing Allocation
SR115	Land at Chainhouse Lane/ Church Lane	2.0	Residential	SHLAA / Site Suggestion / Existing Allocation
SR120	Land off Bellefield Close	4.94	Residential	SHLAA / Site Suggestion / Existing Allocation
SR123	Coote Lane/Church Lane/Lodge Lane	7.3	Residential	SHLAA / Site Suggestion / Existing Allocation

Table 23 Employment Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR164	Sherdley Road Industrial Estate	3.96	Employment	Employment Land Review / Existing Allocation
SR173	Coote Lane Mill	1.55	Employment	Employment Land Review

New Possible Sites**Table 24 Residential Use**

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR023	Wateringpool Lane	4.63	Residential	SHLAA / Site suggestion
SR101	Land at Watkin Lane	1.88	Residential	SHLAA / Site suggestion
SR124	Lostock Hall Primary	1.50	Residential	SHLAA

Table 25 Mixed Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR042	Lostock Hall Gasworks	12.36	Mixed	SHLAA / Site suggestion
SR103	St Catherine's Hospice	2.00	Mixed	SHLAA / Site suggestion

Table 26 Employment Use

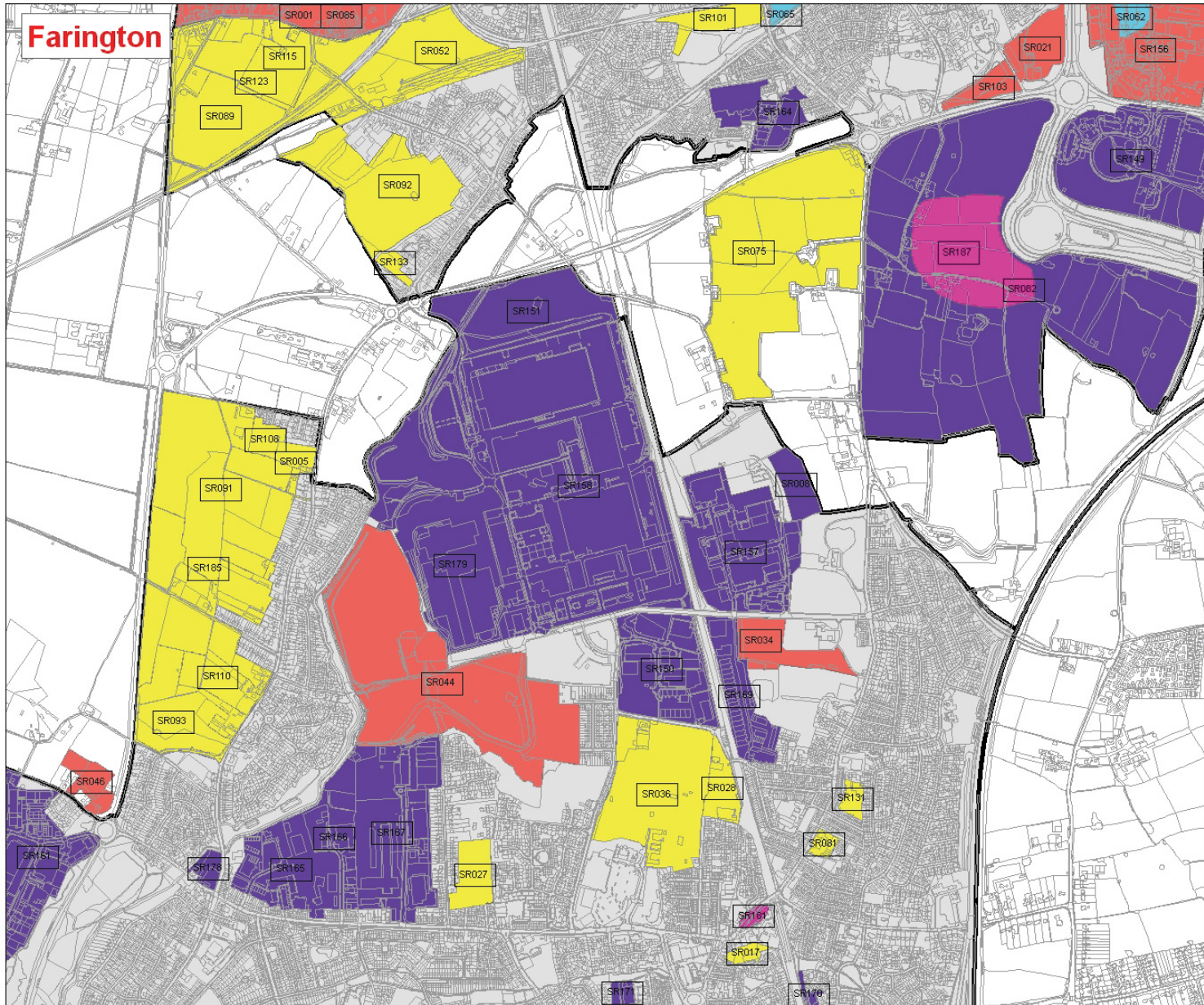
Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR173	Coote Lane Mill	1.55	Employment	Employment Land Review

Table 27 More than One Suggested Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR065	Land East of Watkin Lane	0.88	Residential	SHLAA / Site suggestion

Sites Not Carried Forward**Table 28 Sites Not Carried Forward**

Site Reference Number	Site Name	Reason
SR100	85 Todd Lane North	Site below 0.4ha threshold



FARINGTON

Existing Allocations

Table 29 Existing Allocations

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR008	Adjacent to Leyland Business Park	2.1	Employment	Employment Land Review/Existing Allocation
SR150	Carr Lane	6.0	Employment	Existing Allocation, Employment Land Review
SR151	North of Lancashire Business Park	9.2	Employment	Existing Allocation, Employment Land Review
SR157	Leyland Business Park	14.54	Employment	Existing Allocation, Employment Land Review
SR158	Lancashire Business Park	70.17	Employment	Existing Allocation, Employment Land Review
SR165	Heaton Street/Talbot Road Industrial Estate	7.04	Employment	Employment Land Review / Existing Allocation
SR166	Braconash Road Industrial Estate	3.41	Employment	Employment Land Review / Existing Allocation
SR167	Tomlinson Road Industrial Estate	13.69	Employment	Employment Land Review / Existing Allocation
SR169	Centurion Way Estate	4.46	Employment	Employment Land Review / Existing Allocation
SR179	Adjacent to Lancashire Business Park	12.9	Employment	Employment Land Review / Existing Allocation

New Possible Sites

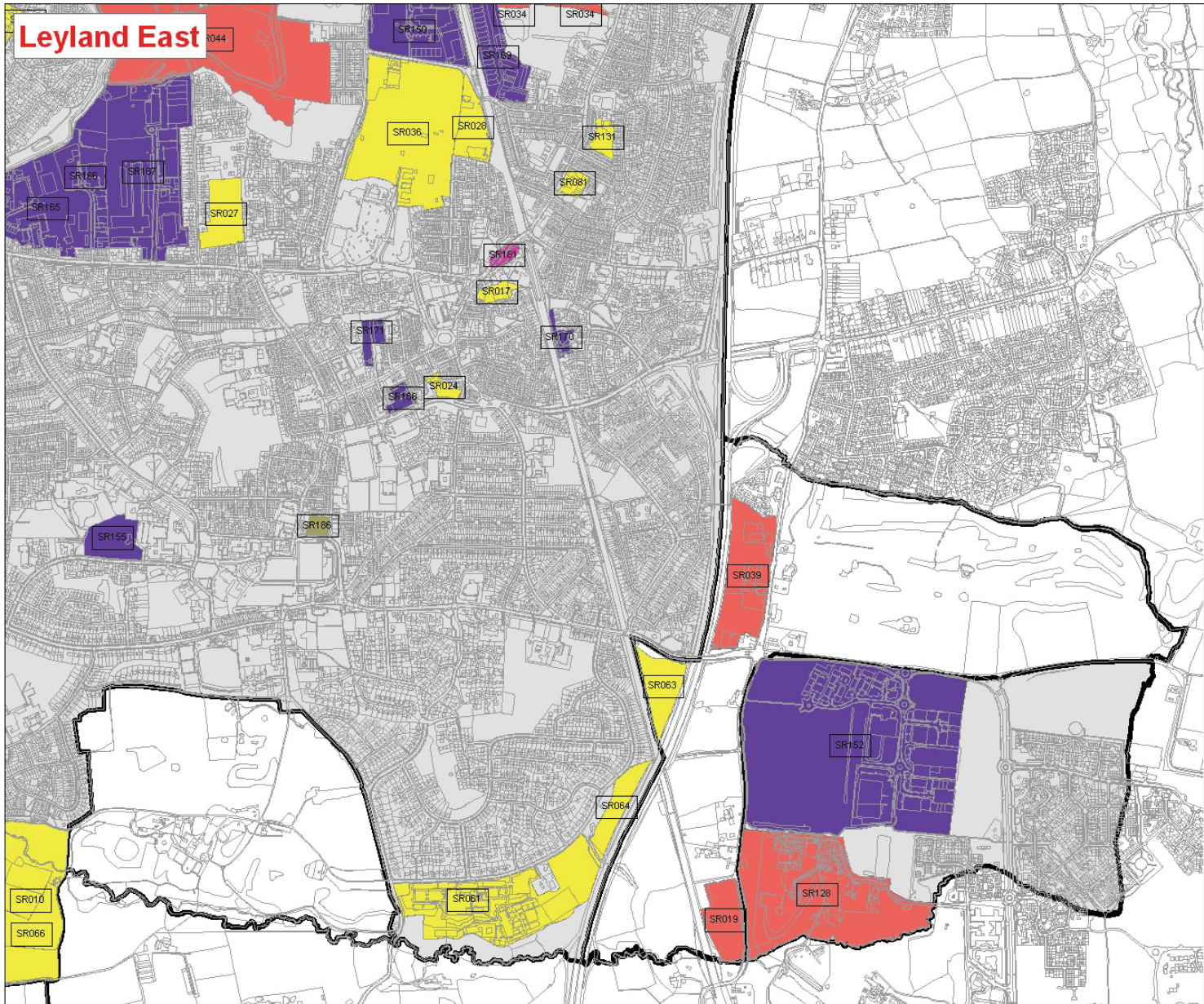
Table 30 Residential Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR005	Adjacent to 310-326 Croston Road	0.79	Residential	Existing Allocation/Site Suggestion
SR034	Land South of Centurion Way	3.21	Residential	SHLAA / Site suggestion
SR075	Farington Estate, Stanifield Lane	22.47	Residential	Site suggestion
SR081	Builders yard, Stanifield Lane	0.52	Residential	Employment Land Review / SHLAA
SR091	Moss Lane, Farington	15.8	Residential	Existing Allocation/Site Suggestion
SR093	Land off Heatherleigh	5.5	Residential	Existing Allocation/Site Suggestion
SR108	Casa Del Flores, Moss Lane	0.8	Residential	Existing Allocation/Site Suggestion
SR110	West of Croston Road	2.68	Residential	Existing Allocation/Site Suggestion
SR131	Land off East Street	0.66	Residential	Employment Land Review
SR133	212 Croston Road	0.54	Residential	Site Suggestion
SR185	Land Between Heatherleigh/Moss Lane	40.57	Residential	SHLAA / Existing Allocation

Sites Not Carried Forward

Table 31 Sites Not Carried Forward

Site Reference Number	Site Name	Reason
N/A	N/A	N/A



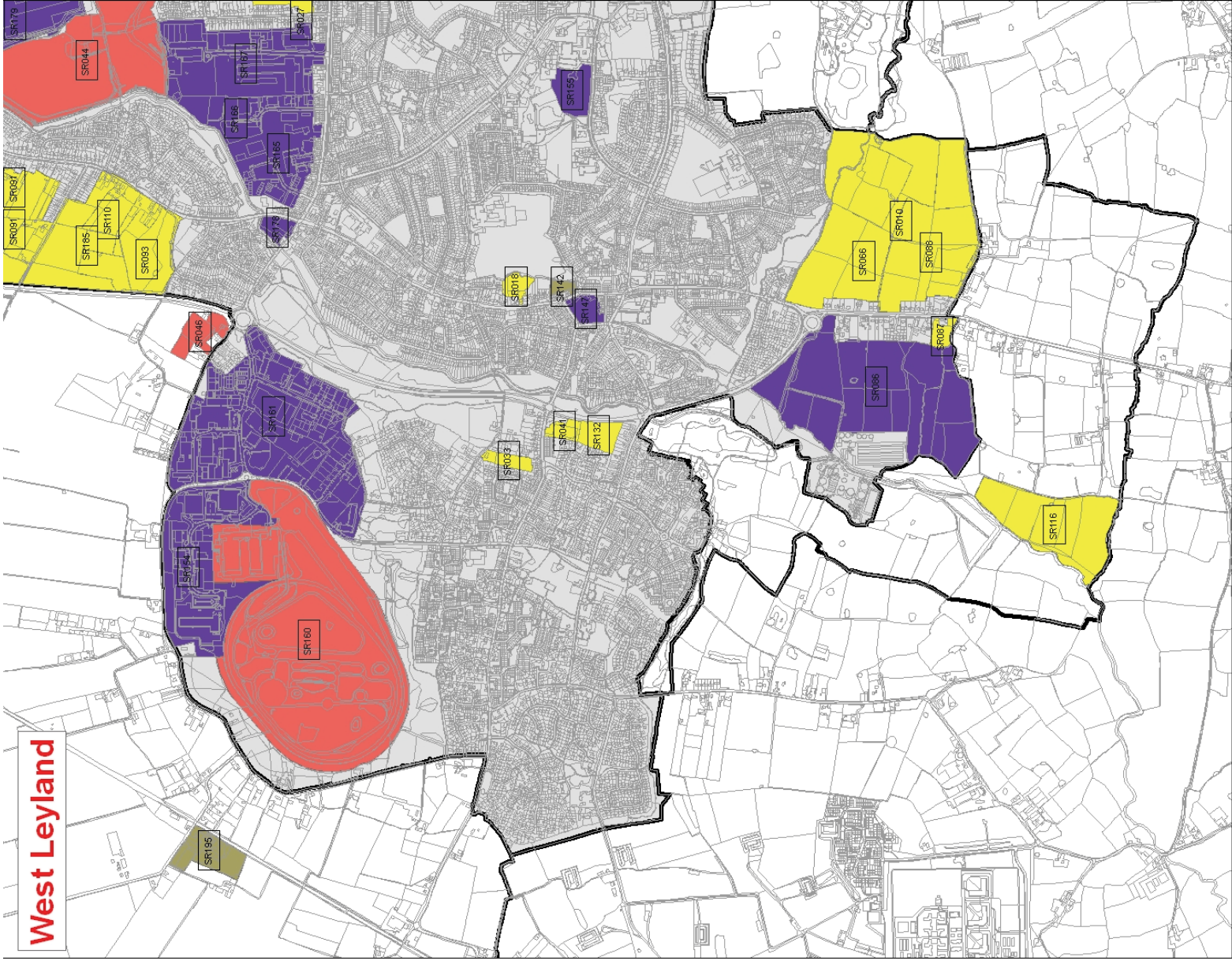
Leyland East

- Employment
- Filtered Out
- Mixed
- More than one suggested use
- Office
- Open Space/Leisure
- Other
- Residential
- Retail
- settlement boundaries
- Borough Boundary

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West Leyland



Employment	Open Space/Leisure
Filled Out	Other
Mixed	Residential
More than one suggested use	Retail
Office	settlement boundaries
	Borough Boundary

1:10,000
 North Arrow
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LEYLAND

Existing Allocations

Table 32 Employment Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR086	Land off Leyland Lane/Emnie Lane	23.61	Employment	Site suggestion / Existing Allocation / SHLAA
SR152	Matrix Park	28.67	Employment	Employment Land Review / Existing Allocation
SR154	Aston Moss	13.35	Employment	Employment Land Review / Existing Allocation
SR155	West Paddock	1.94	Employment	Employment Land Review / Existing Allocation
SR161	Moss Side Employment Area	26.71	Employment	Employment Land Review / Existing Allocation
SR168	Kings Court	0.5	Employment	Employment Land Review / Existing Allocation

Table 33 Residential Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR010	Land between Altcar Lane/Shaw Brook Road	30.42	Residential	Site suggestion / Existing Allocation
SR027	Former Prestolite Premises	2.26	Residential	Site suggestion / SHLAA / Existing

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
				Allocation
SR028	Roadferry Depot	1.88	Residential	Site suggestion / SHLAA / Existing Allocation
SR036	Farington Business Park	13.00	Residential	Site suggestion / Existing Allocation
SR066	Land fronting Leyland Lane	11.45	Residential	Site Suggestion/SHLAA/Existing Allocation
SR087	Burscough House	0.54	Residential	Site suggestion / Existing Allocation / SHLAA
SR088	Altcar Lane, Leyland	9.4	Residential	Site Suggestion/Existing Allocation/SHLAA

Table 34 Mixed Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR128	Group One, Buckshaw	14.90	Mixed	SHLAA / Existing Allocation
SR160	Moss Side Test Track	43.29	Mixed	SHLAA / Existing Allocation / Employment Land Review

Table 35 Retail Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
n/a	n/a	n/a	n/a	n/a

New Possible Sites

Table 36 Residential Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR017	Fishwicks Depot, Hewitt Street	0.54	Residential	Site suggestion / SHLAA
SR018	Land to Rear of 245-251 Leyland Lane	0.68	Residential	Site suggestion / SHLAA
SR024	Land off Dorothy Avenue	0.40	Residential	Site suggestion / SHLAA
SR033	12 Cocker Lane	0.73	Residential	Site suggestion / SHLAA
SR041	Dunkirk Mill	0.67	Residential	Site suggestion / SHLAA
SR061	Runshaw College	10.60	Residential	Site suggestion / SHLAA
SR063	Land fronting Heald House Road	2.11	Residential	Site suggestion / SHLAA
SR064	Land Fronting Langdale Road	1.77	Residential	Site suggestion / SHLAA
SR116	Hollins Lane, Leyland	9.05	Residential	Site suggestion
SR132	Rear of Dunkirk Mill	1.24	Residential	SHLAA

Table 37 Employment Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR147	Seven Stars Mill	0.95	Employment	Employment Land Review
SR170	Land off Melton Place	0.47	Employment	Employment Land Review
SR171	Iddons Factory, Quin Street	0.69	Employment	Employment Land Review
SR178	Earnshaw Bridge Mill	0.77	Employment	Employment Land Review

Table 38 Mixed Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR039	Land at Avant Garden Centre	5.13	Mixed	Site suggestion / SHLAA
SR019	Land West of Wigan Road	2.50	Mixed	Site suggestion / SHLAA
SR044	Farington Hall Estate	3.22	Mixed	Site suggestion / SHLAA
SR046	78 Longmeanygate	2.00	Mixed	Site suggestion / SHLAA

Table 39 Other Use

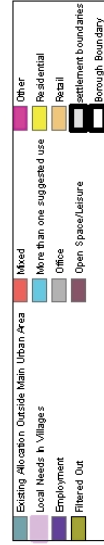
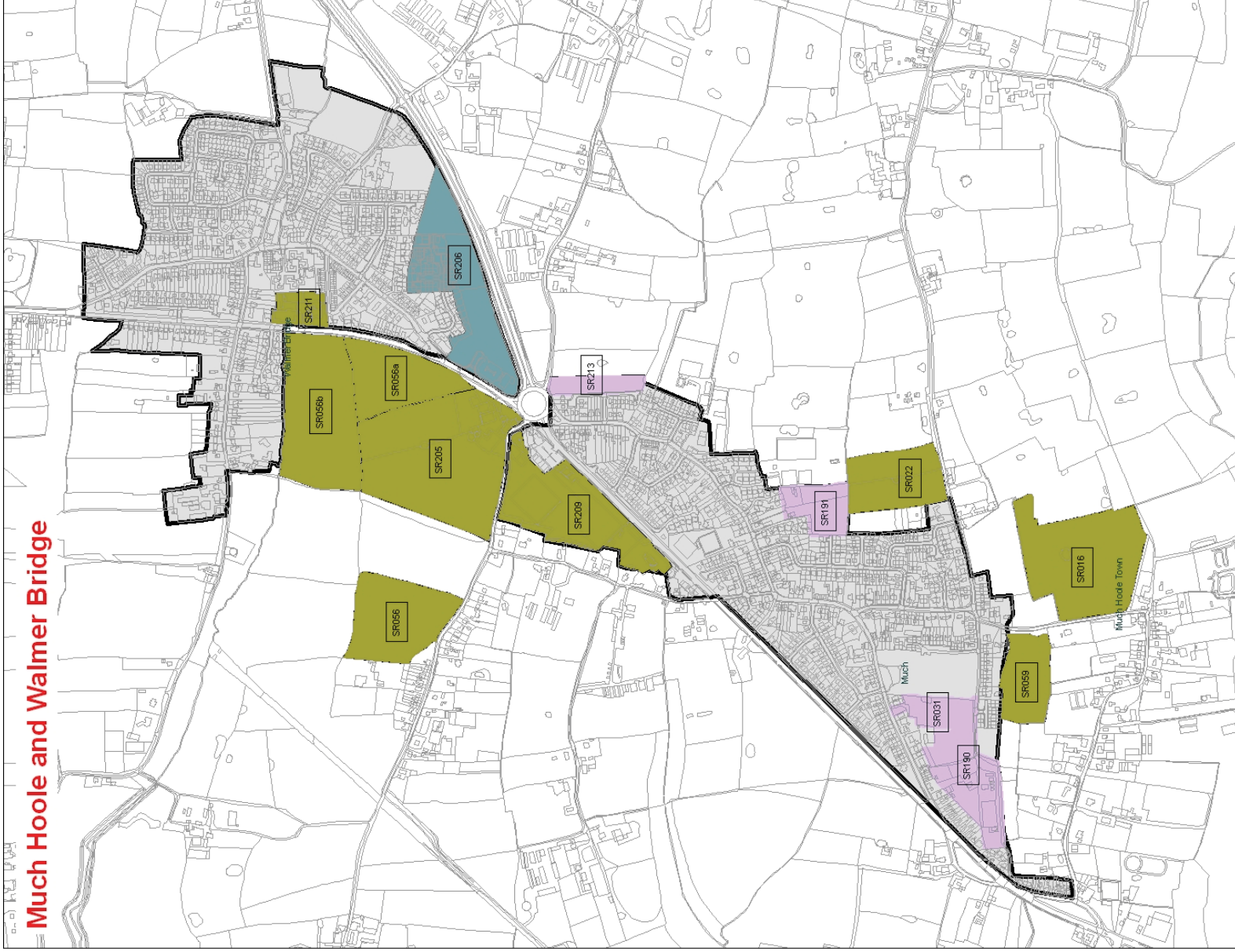
Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR181	Leyland Transport Hub	0.42	Other	Site suggestion

Sites Not Carried Forward

Table 40 Sites Not Carried Forward

Site Reference Number	Site Name	Reason
SR142	Land at Mill Lane	Site below 0.4ha threshold
SR186	Hulmes Mill Site	Site below 0.4ha threshold
SR195	Bamfords Mill	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1

Much Hoole and Walmer Bridge



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MUCH HOOLE AND WALMER BRIDGE

Existing Allocations

Table 41 Existing Allocations

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR206	Land of Liverpool Road/Jubilee Road	2.79	Employment	Existing Allocation

Table 42 Local Needs in Villages

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR031	Land West Liverpool Old Road	0.90	Village Needs	Local Needs In Villages
SR190	Land end of Northern Avenue	2.49	Village Needs	Local Needs In Villages
SR191	Land off Orchard Gardens	1.24	Village Needs	Local Needs In Villages
SR213	Land off Marfield	0.68	Village Needs	Local Needs In Villages

New Possible Sites

Table 43 Residential Use

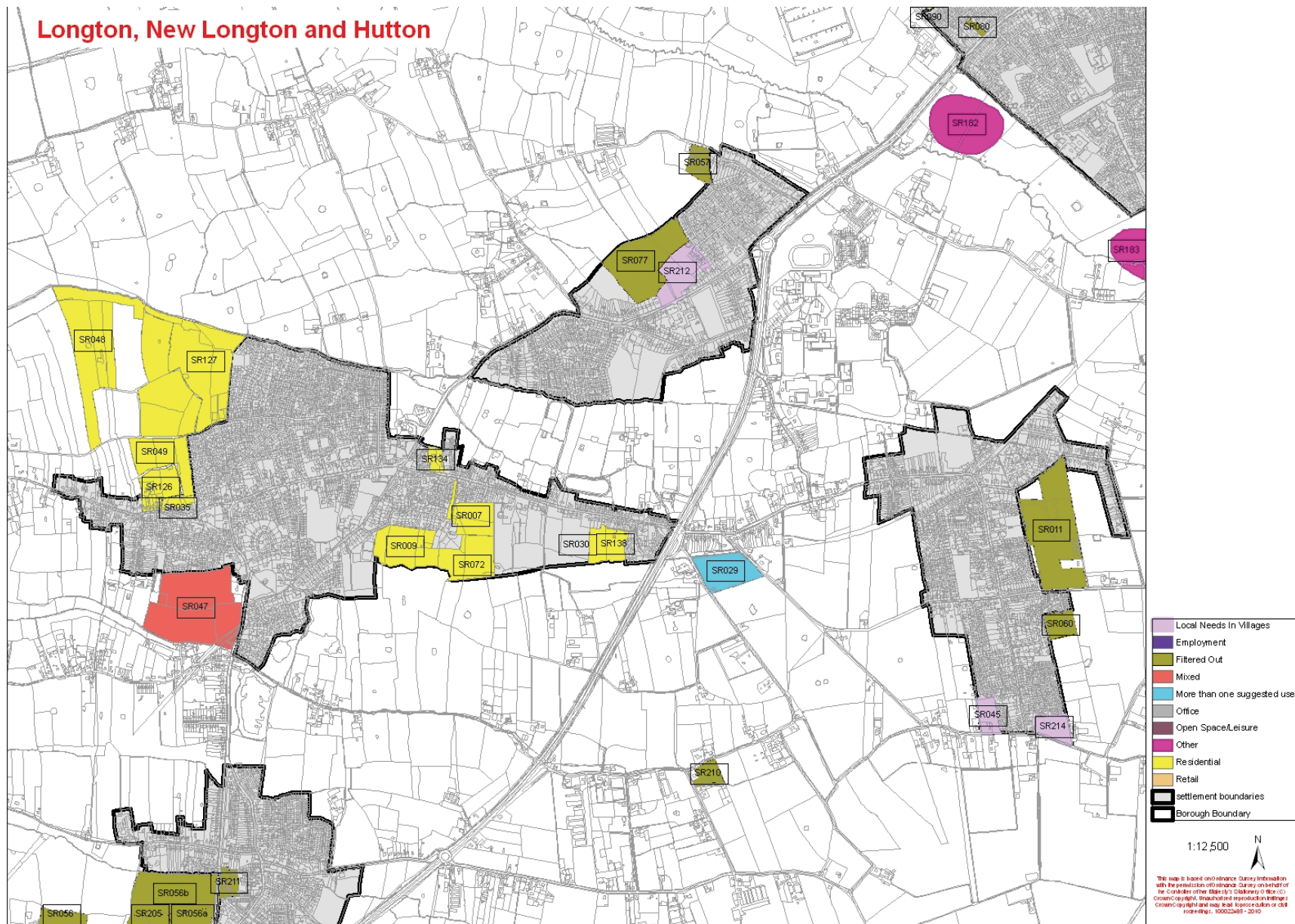
Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
N/A	N/A	N/A	N/A	N/A

Sites Not Carried Forward

Table 44 Sites Not Carried Forward

Site Reference Number	Site Name	Reason
SR016	Land at Brook Lane	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR022	North of Goose Green Farm	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR056	Lane Ends Farm Site A	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR056A	Lane Ends Farm Site B	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR056B	Lane Ends Farm Site B	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR059	Land off Smithy Lane	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR205	Lane Ends Farm/Jubilee Road	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR209	Longton Business Park	The site is not in accordance with Submission Core Strategy Policy 1
SR211	Liverpool Old Road, Walmer Bridge	The site is not in accordance with Submission Core Strategy Policy 1

Longton, New Longton and Hutton



LONGTON AND HUTTON

Existing Allocations

Table 45 Existing Allocations

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
N/A	N/A	N/A	N/A	N/A

Table 46 Local Needs in Villages

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR212	Meadowview Close/Liverpool Road	2.78	Village Needs	Allocated in Local Plan
SR214	Land off Long Moss Lane	1.19	Village Needs	Allocated in Local Plan

New Possible Sites

Table 47 Residential Use

Site Reference Number	Site Name	Site Size	Potential use	How site identified
SR007	Land to adjacent of Longton Hall	2.13	Residential	Site suggestion / SHLAA
SR009	Land off School Lane, Longton	3.68	Residential	Site suggestion / SHLAA
SR030	Rear of 132 Chapel Lane	1.50	Residential	Site suggestion / SHLAA
SR035	Rear of 28-50 Marsh Lane	0.47	Residential	Site suggestion / SHLAA
SR047	Dobsons Farm, Liverpool Road	10.37	Residential	Site suggestion / SHLAA

Site Reference Number	Site Name	Site Size	Potential use	How site identified
SR048	Land off Back Lane	15.50	Residential	Site suggestion / SHLAA
SR049	Land off Back Lane/ Rear Aspendale Close	4.20	Residential	Site suggestion / SHLAA
SR072	South of Longton Hall	3.56	Residential	Site suggestion / SHLAA
SR126	Marsh Lane, Longton	2.16	Residential	Site suggestion
SR127	Land of Back Lane/Rear of Arkholme Drive	8.39	Residential	Site suggestion
SR134	19-21 Chapel Lane, Longton	0.61	Residential	SHLAA
SR138	Rear of Chapel Meadow, Longton	0.44	Residential	SHLAA

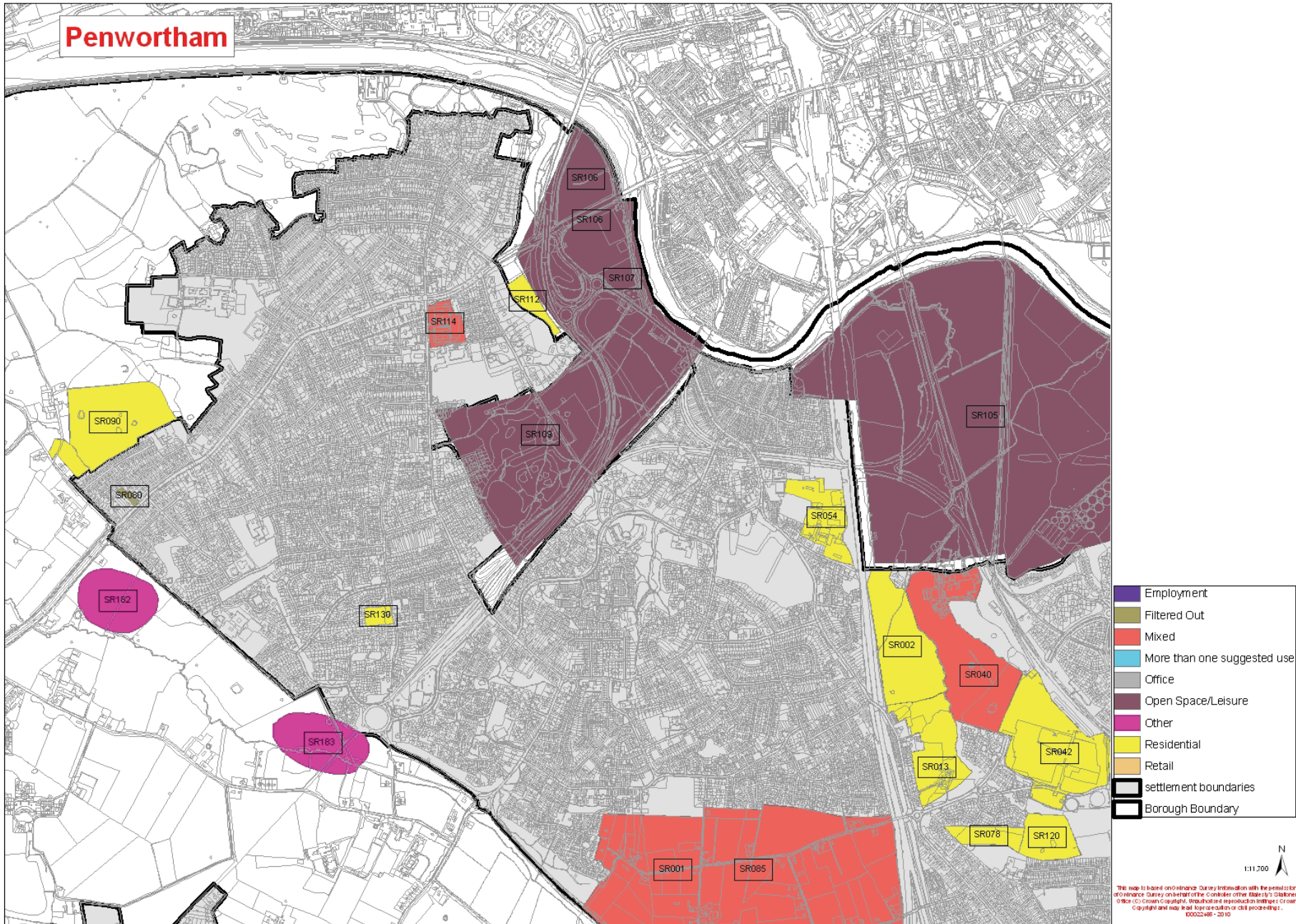
Table 48 Mixed Use

Site Reference Number	Site Name	Site Size	Potential use	How site identified
SR029	Land off Brownhill Lane	2.90	Mixed	Site suggestion / SHLAA

Sites Not Carried Forward

Table 49 Sites Not Carried Forward

Site Reference Number	Site Name	Reason
SR011	Land off Wham Lane	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR045	Land Adjacent to The Fields	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR057	Collingwood Farm	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR060	Land at Orchard Avenue	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1
SR077	Schoolhouse Farm, Liverpool Rd	The site is not in accordance with Submission Core Strategy Policy 1
SR210	Peel View, Drumacre Lane	Site located in the Greenbelt. The site is not in accordance with Submission Core Strategy Policy 1



PENWORTHAM

Existing Allocations

Table 50 Residential Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR002	Land South of Factory Lane	8.91	Residential	Site Suggestion / Existing Allocation
SR090	Howick Hall Farm	9.94	Residential	SHLAA / Site Suggestion / Existing Allocation

Table 51 Employment Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR054	Factory Lane Estate	4.23	Employment	Site Suggestion / Existing Allocation

Table 52 Mixed Use

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR001	Pickerings Farm	118.99	Mixed	SHLAA / Site Suggestion / Existing Allocation
SR085	Pickerings Farm	118.99	Mixed	SHLAA / Site Suggestion / Existing Allocation

Table 53 Open Space Sites

Site Reference Number	Site Name	Site Size (Ha.)	Potential use	How site identified
SR105	Penwortham/Walton Le Dale Greenbelt and Floodplain	27	Open space and greenbelt	Site suggestion
SR106	Penwortham Holme	30	Allotments and Greenbelt	Site Suggestion
SR107	Allotments, Penwortham	5	Allotments	Site Suggestions
SR109	Penwortham Holme	30	Allotments and Greenbelt	Site Suggestion

New Possible Sites**Table 54 Residential Use**

Site Reference Number	Site Name	Site Size	Potential use	How site identified
SR112	Lower Valley Lodge, Penwortham	1.41	Residential	SHLAA / Site suggestion
SR130	Cornwood, Broad Oak Lane	0.70	Residential	SHLAA
SR145	Pollards Farm	1.40	Residential	SHLAA

Table 55 Mixed Use

Site Reference Number	Site Name	Site Size	Potential use	How site identified
SR040	Vernon Carus Factory	4.14	Mixed	SHLAA / Site suggestion
SR114	Government Offices, Cop Lane	2.19	Mixed	SHLAA / Site suggestion

Table 56 Other Use

Site Reference Number	Site Name	Site Size	Potential use	How site identified
SR182	Broad Oak Park and Ride Site 1	5.69	Other	Site suggestion
SR183	Broad Oak Park and Ride Site 2	6.21	Other	Site suggestion

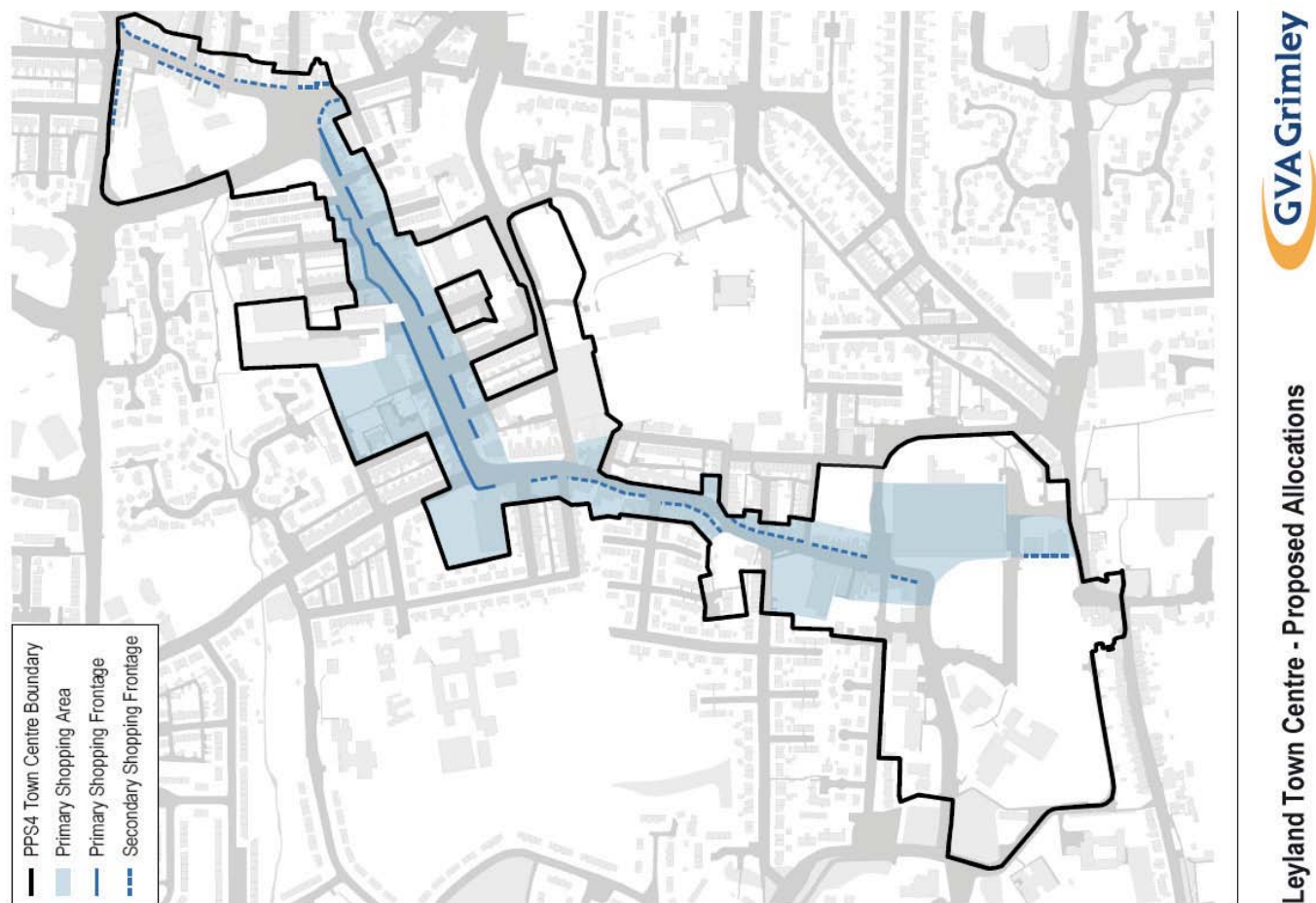
Sites Not Carried Forward**Table 57 Sites Not Carried Forward**

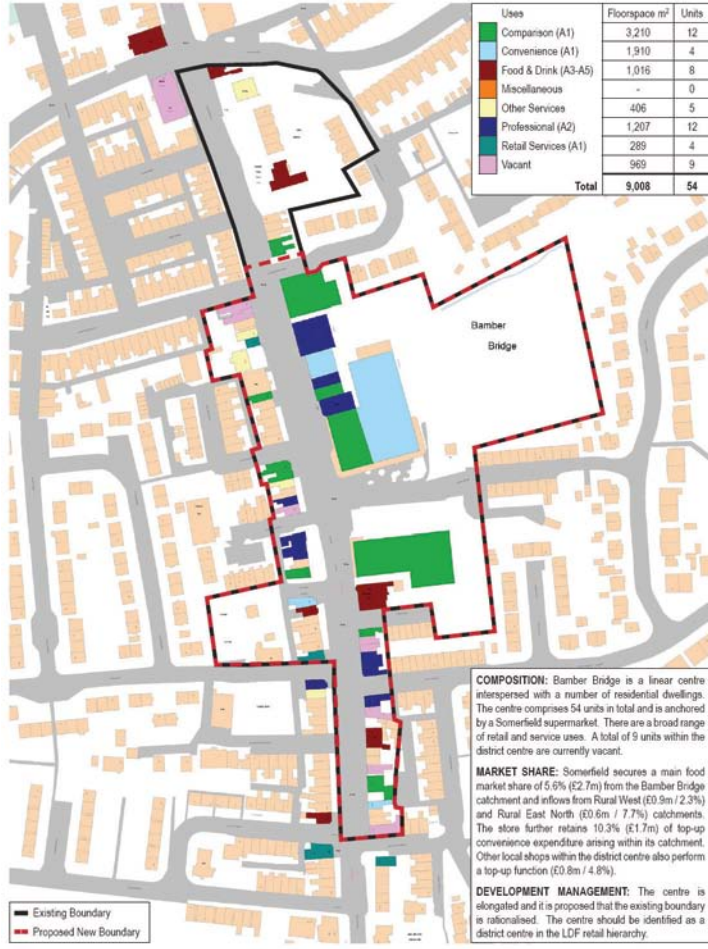
Site Reference Number	Site Name	Reason
SR080	Former Rylands Motors	Site below 0.4ha threshold

Appendix 2 – Existing employment sites across the Borough

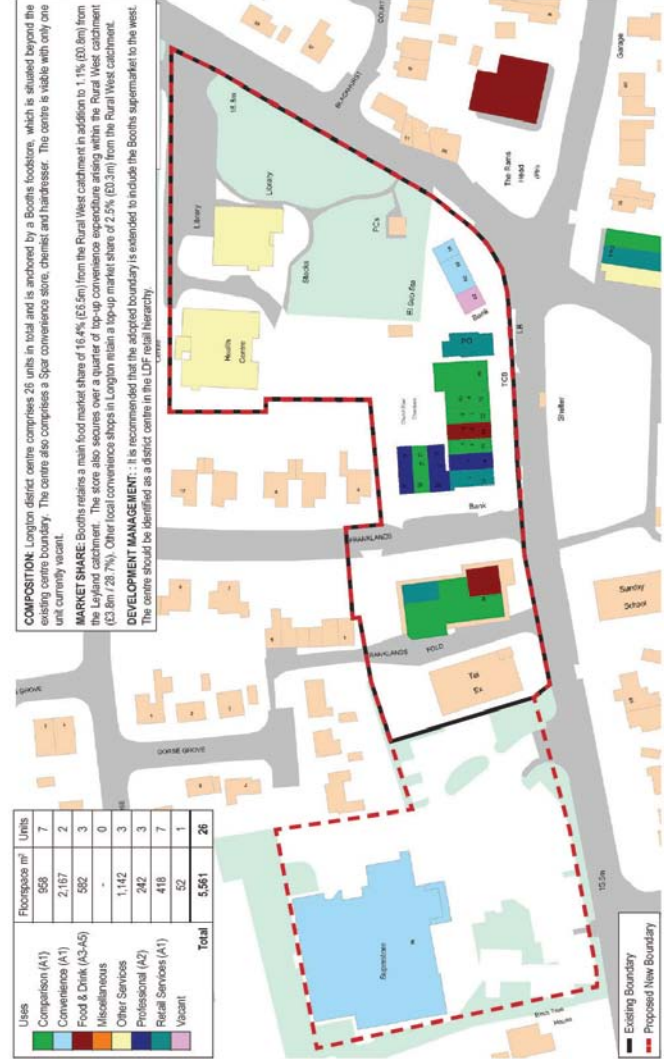


Appendix 3 – Maps of Proposed Boundaries of Town Centre, District Centres and Local Centres





Bamber Bridge District Centre



Longton District Centre



Uses	Floorspace m ²	Units
Competition (A1)	1,272	20
Convenience (A1)	654	7
Food & Drink (A3-A5)	1,308	13
Miscellaneous	275	1
Other Services	272	4
Professional (A2)	1,268	14
Retail Services (A1)	659	8
Vacant	382	1
Total	6,090	68

COMPOSITION: Penwortham is a linear, elongated district centre focused along Liverpool Road. The centre comprises 68 units in total and includes a mix of retail and service uses to serve local needs. The main convenience provision is a small Spar convenience store. There is an out-of-centre Booth's foodstore located to the south of the centre on Millbrook Way. The centre is relatively viable with only one vacant unit.

MARKET SHARE: The out-of-centre Booth's foodstore commands a 7.3% (£7.5m) main food market share from Preston Central West catchment as well as inflows from the Rural West (£0.8m/2%) and Bambur Bridge (£0.7m/1.5%) catchments. Local shops within the district centre perform a top-up convenience function retaining 5.3% (£1.8m) market share from the Preston Central West catchment. The Booth's store claims top-up market shares of 11.7% (£4m) and 1.4% (£0.4m) from Preston Central West and East catchments.

DEVELOPMENT MANAGEMENT: A slightly revised district centre boundary for the LDF is set out on the basis of the current retail and service uses within the centre. The centre should be identified as a district centre in the LDF retail hierarchy.



— Existing Boundary
- - - Proposed New Boundary

Penwortham District Centre



Uses	Floorspace m ²	Units
Competition (A1)	1,207	16
Convenience (A1)	473	2
Food & Drink (A3-A5)	1,225	12
Miscellaneous	-	0
Other Services	654	4
Professional (A2)	430	5
Retail Services (A1)	528	8
Vacant	-	0
Total	4,527	46

COMPOSITION: Tardy Gate district centre comprises 46 units in total, all of which are presently occupied. The centre comprises a Spar convenience store and a mix of retail and service uses to meet local needs.

MARKET SHARE: Whilst the convenience store meets local daily top-up convenience needs, the household survey does not identify any market share for the centre.

DEVELOPMENT MANAGEMENT: A proposed boundary for the LDF is set out on the basis of the current retail and service uses within Tardy Gate. It is recommended that the district centre is redefined as a local centre in the LDF retail hierarchy.



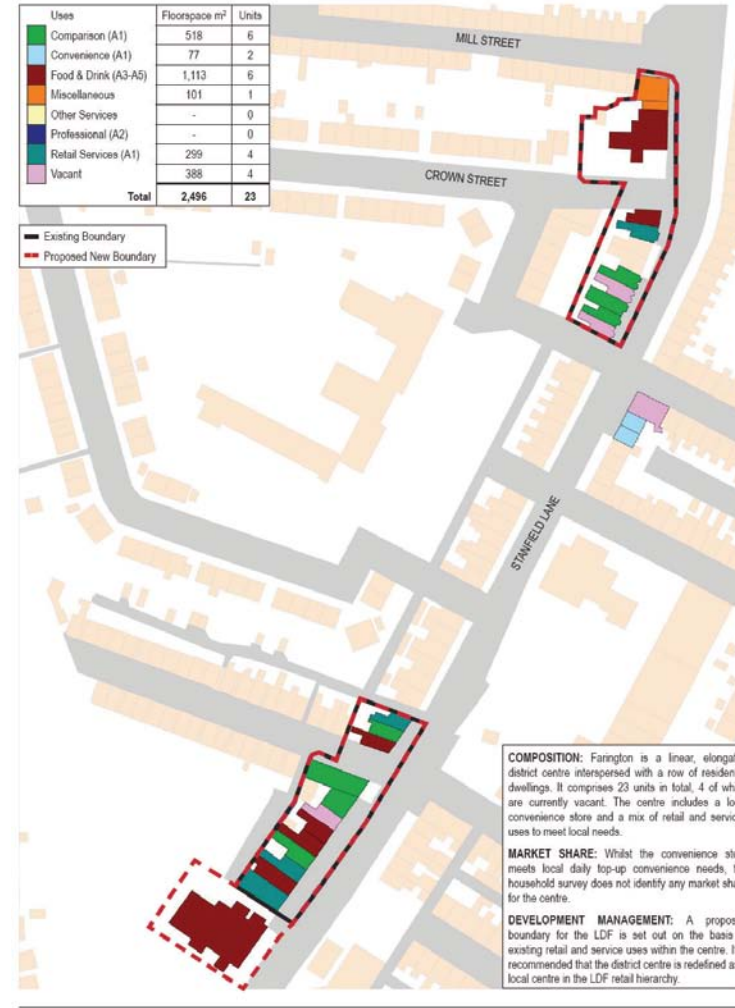
— Existing Boundary
- - - Proposed New Boundary

Tardy Gate District Centre



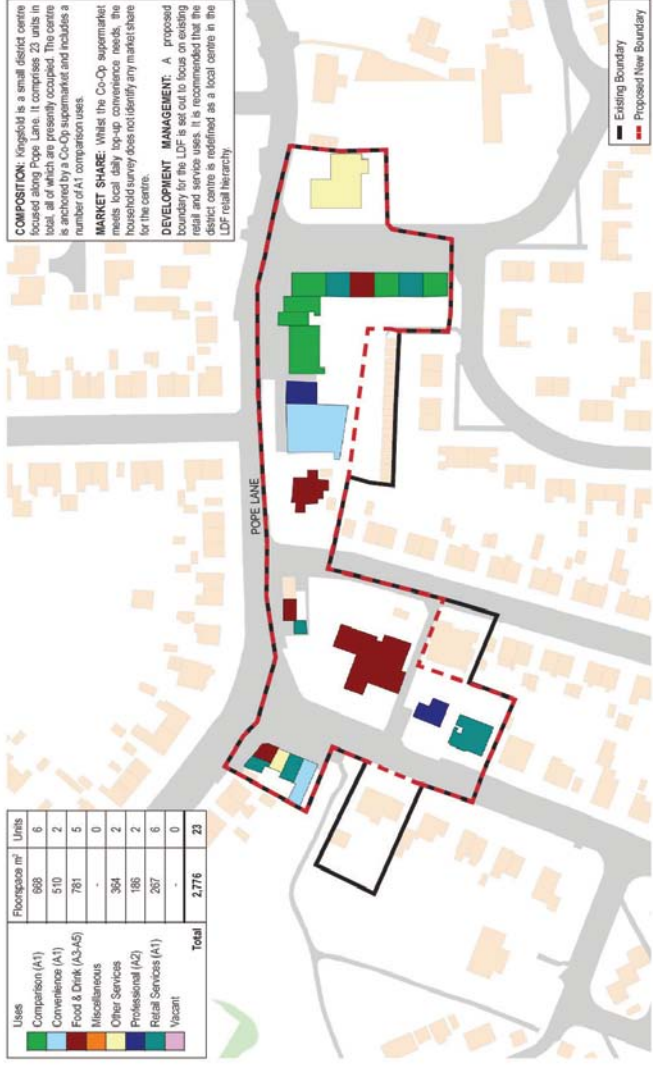


Earnshaw Bridge Local Centre

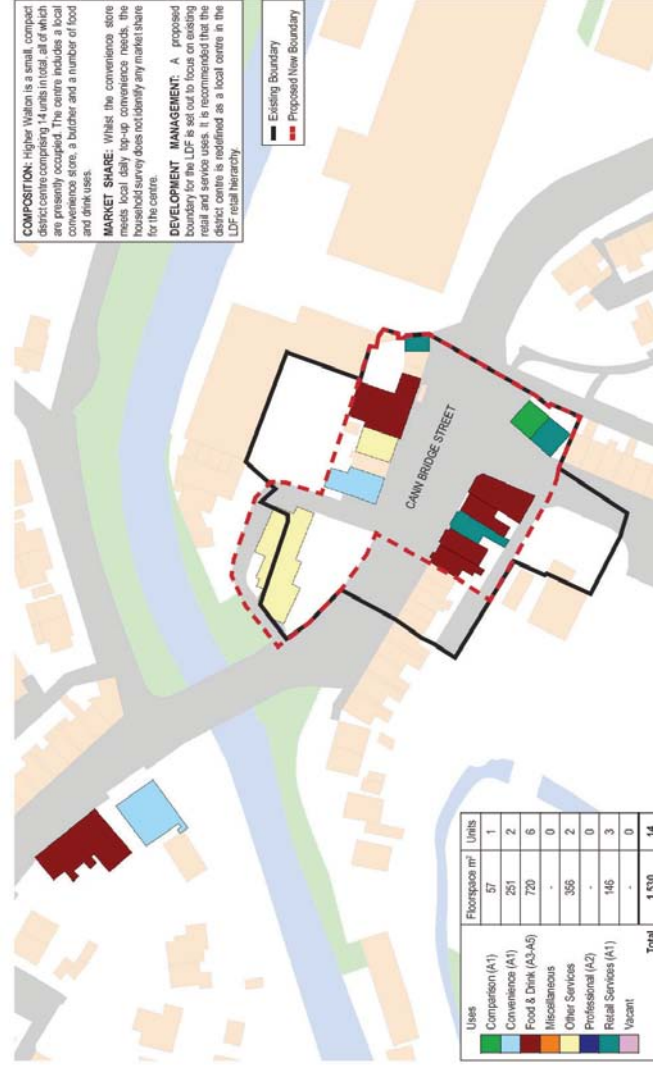


Farington Local Centre

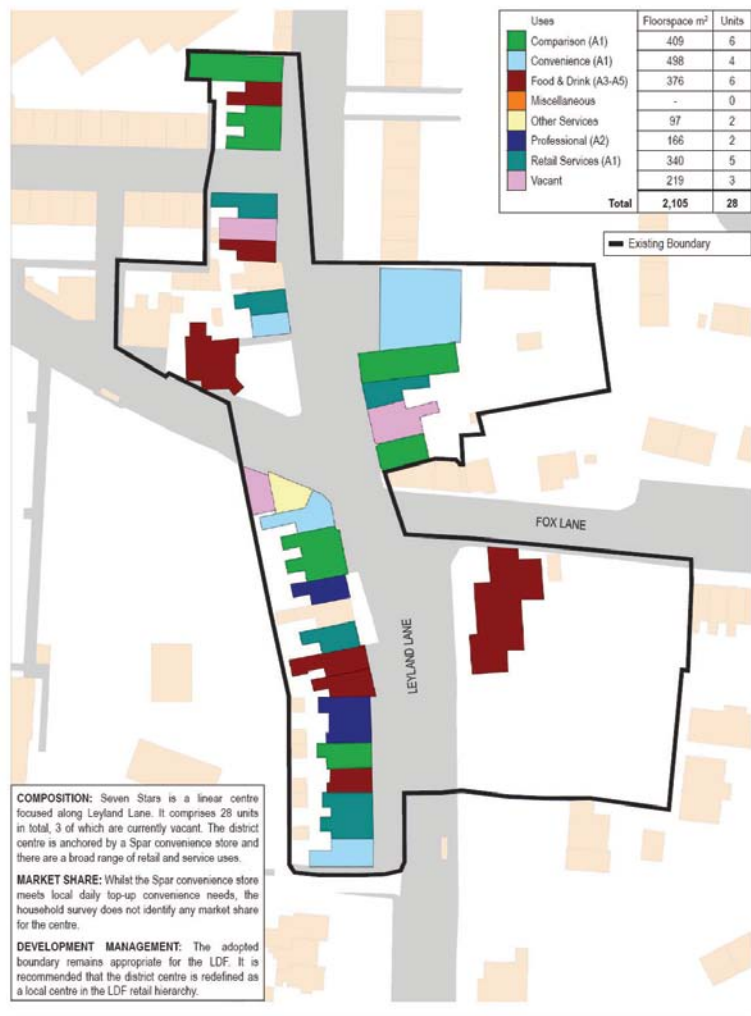




Kingsfold Local Centre



Higher Walton Local Centre



Seven Stars Local Centre

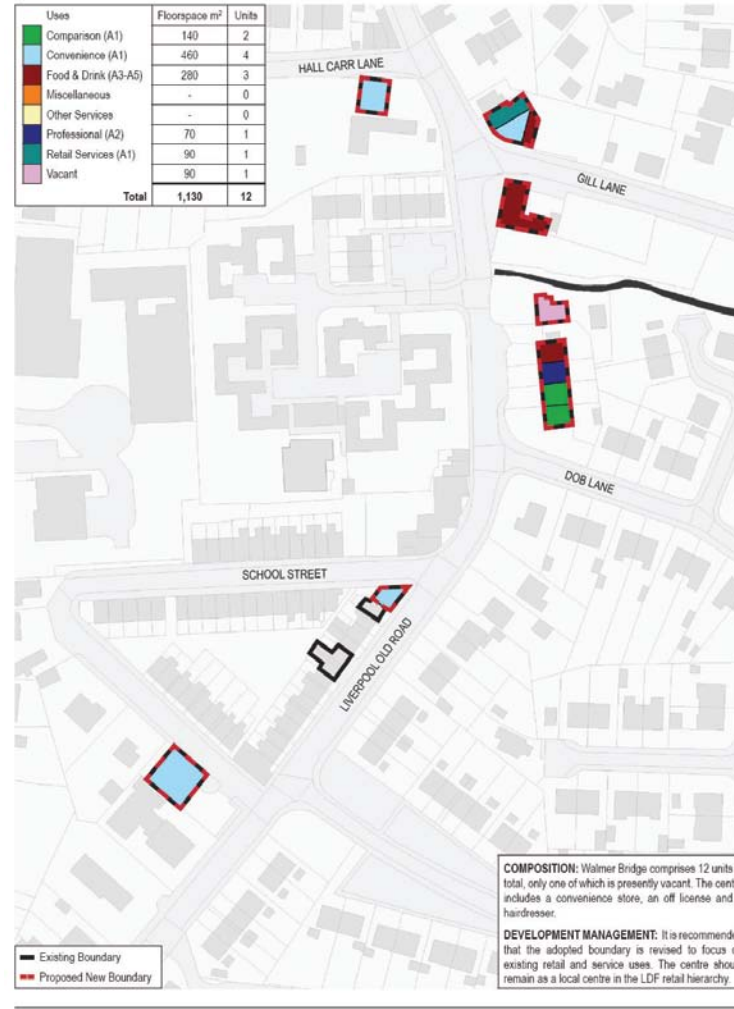


Walton-Le-Dale Local Centre





Gregson Lane Local Centre

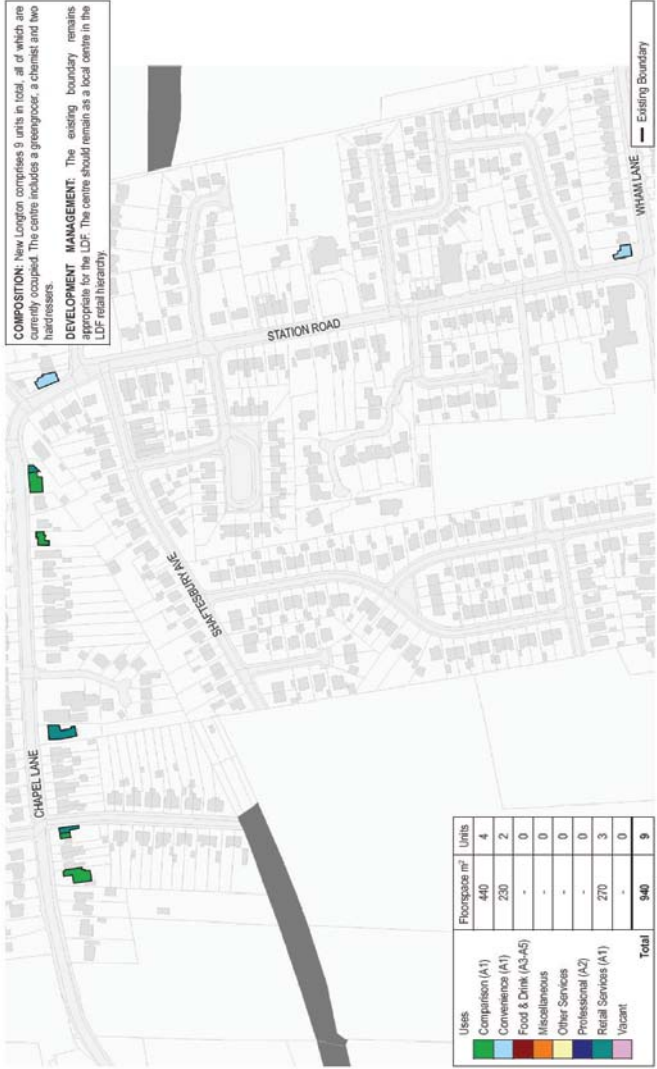


Walmer Bridge Local Centre



COMPOSITION: New Longton comprises 9 units in total, all of which are currently occupied. The centre includes a greengrocer, a chemist and two hairdressers.

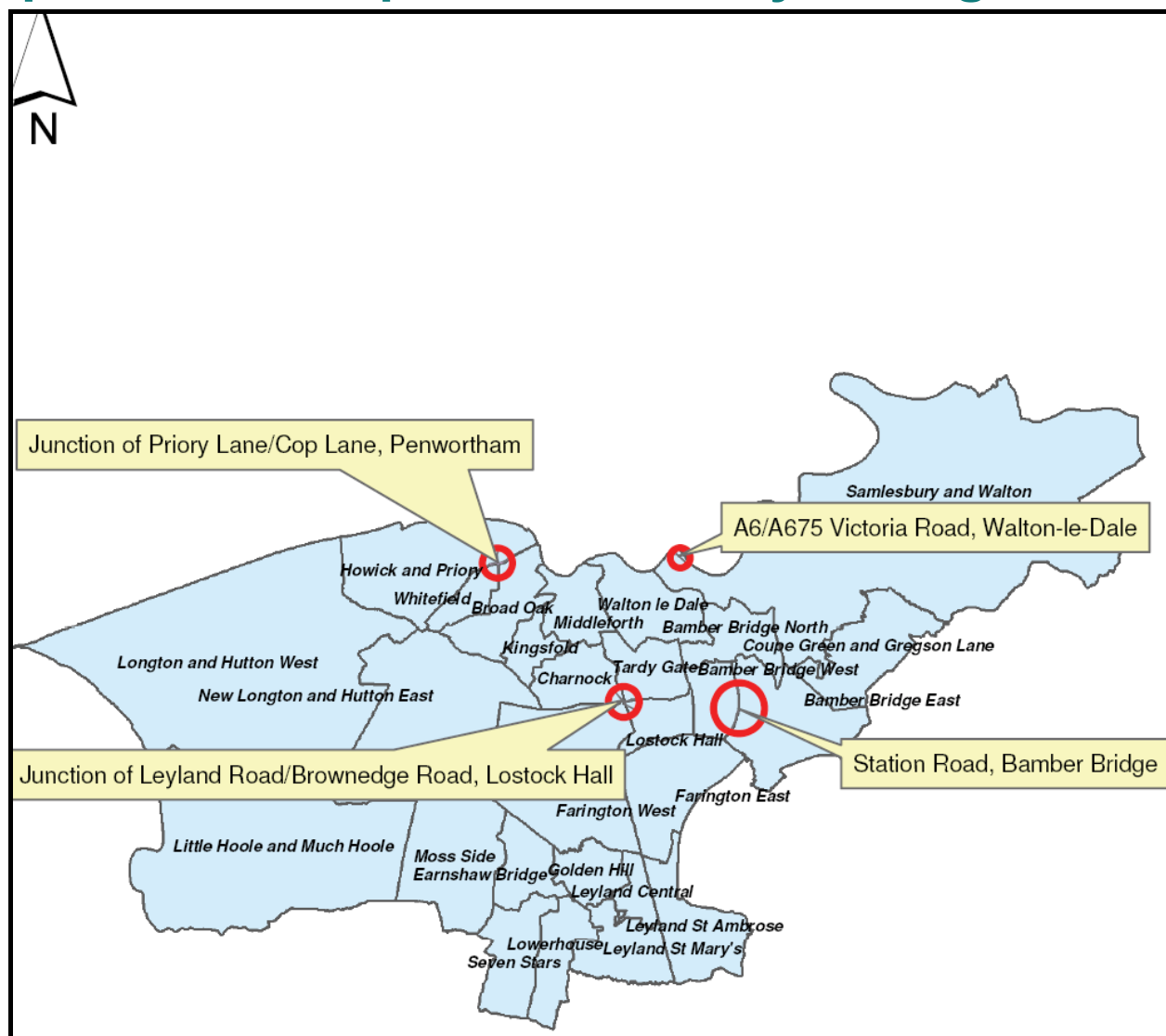
DEVELOPMENT MANAGEMENT: The existing boundary remains appropriate for the LDC. The centre should remain as a local centre in the LDC Retail Hierarchy.



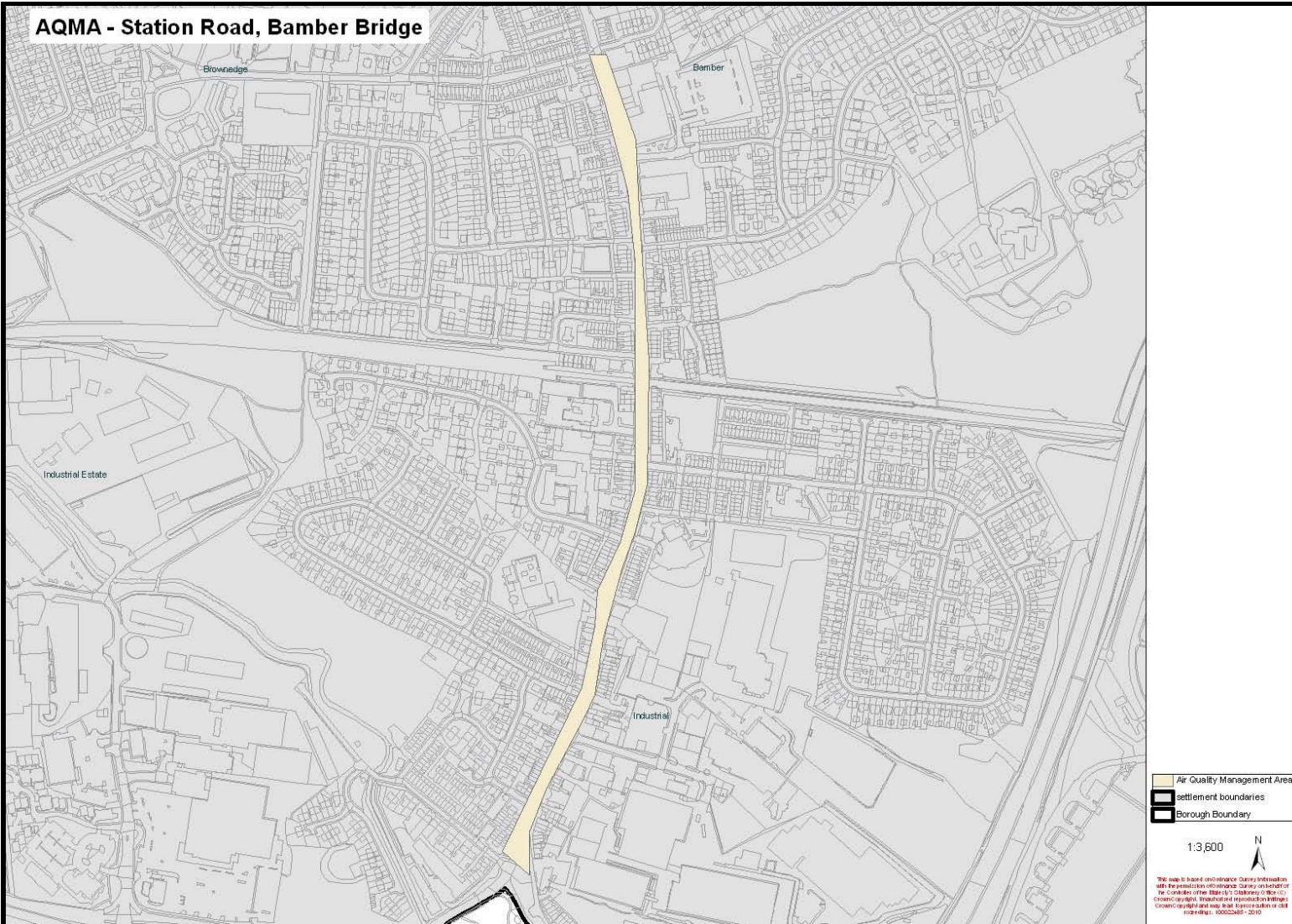
New Longton Local Centre



Appendix 4 – Maps of Air Quality Management Areas



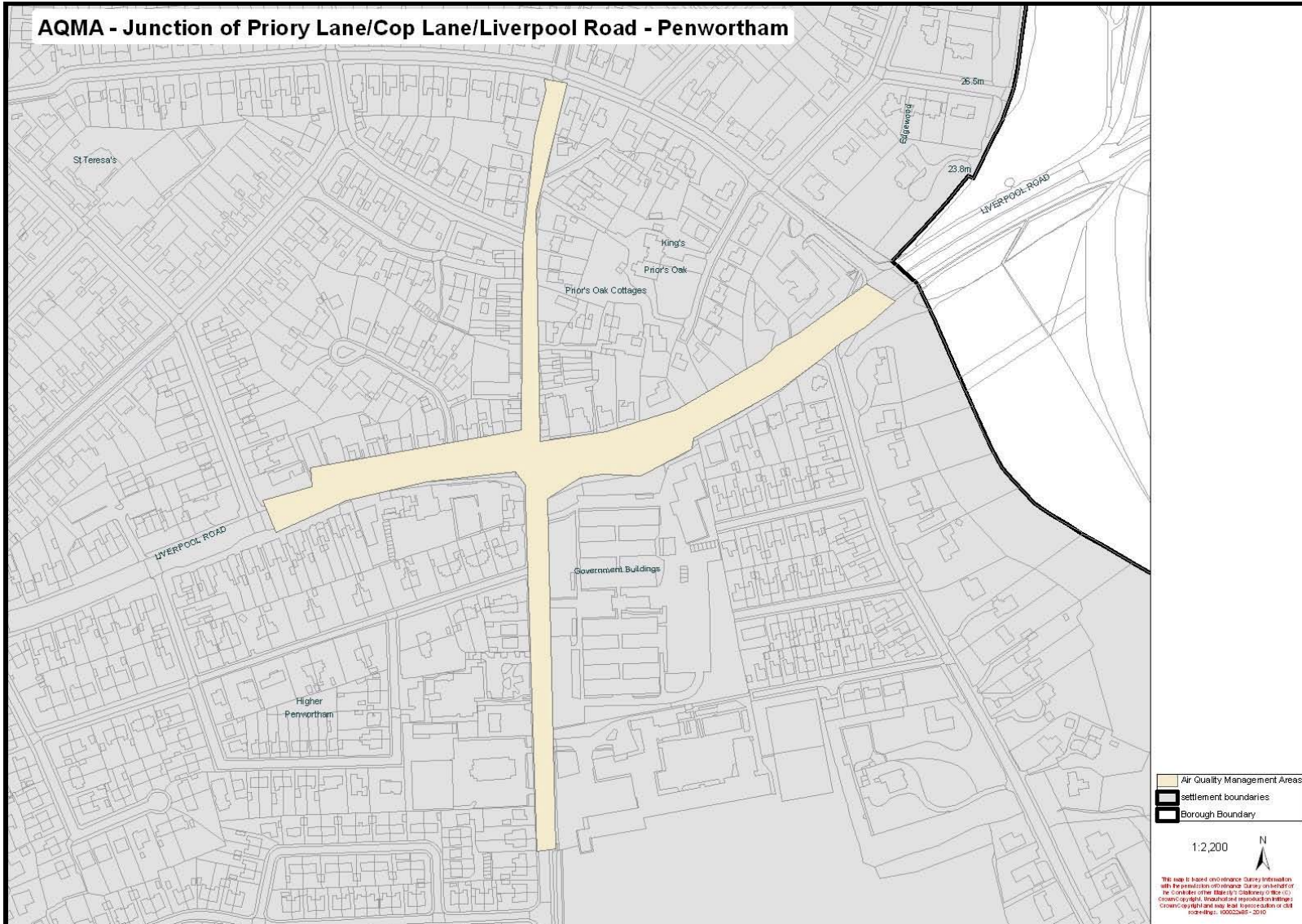
AQMA - Station Road, Bamber Bridge



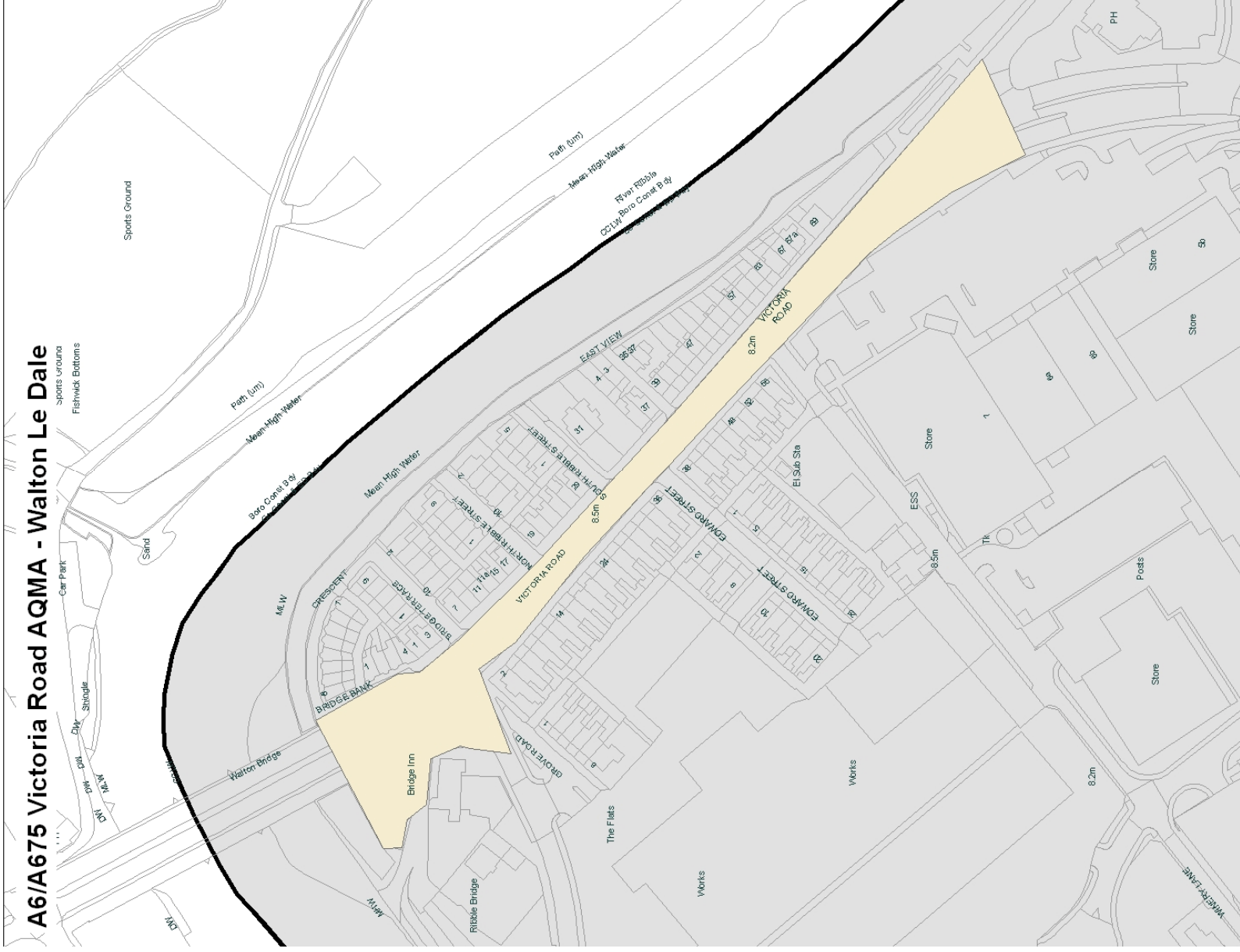
AQMA - Junction of Leyland Road/Brownedge Road, Lostock Hall



AQMA - Junction of Priory Lane/Cop Lane/Liverpool Road - Penwortham



A6/A675 Victoria Road AQMA - Walton Le Dale



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settlement boundaries
 Borough Boundary
 Air Quality Management Area

Appendix 5 – Site specific ‘saved policies’ from the South Ribble Local Plan

Policy EMP7 Land at West Paddock

Policy EMP7 ‘Land at West Paddock, Leyland is allocated for Business Use (Use Class B1) and Open Space purposes; above one third of the site will be dedicated to Open Space. Development of the site should be to a high standard of quality and design and be well related to the surrounding sensitive use of land’.

Policy LTC1 Land at Southern Towngate

Policy LTC1: Land at Southern Towngate: ‘Land at Southern Towngate is allocated for mixed uses appropriate to a town centre including retail shops, offices, housing, leisure and community including education and health facilities. The redevelopment scheme shall include provisions relating to the pedestrianisation of Southern Towngate and facilities for public transport, car parking, cyclists and taxis’.

Policy D7 Major Developed Site – Whitbread Brewery, Samlesbury

Any application for limited infilling within the core area of Whitbread Brewery, Samlesbury will be permitted provided that:

- a) It has no greater impact on the purposes of including land in the Green Belt than the existing development;*
- b) It does not exceed the height of the existing buildings; and*
- c) It would not lead to a major increase in the developed proportion of the site.*

Policy FR2 Capitol Centre

Policy FR2: Capitol Centre, Walton-le-Dale: 'Within the area defined on the Proposals Map at and adjoining the existing Capitol Centre Retail Park at Walton-le-Dale but excluding the land allocated for the Park and Ride facility, new development, redevelopment or a change of use to provide non-food retail shops, offices, an hotel, tourism or leisure facilities or a retail food store not exceeding 1,500 square metres of gross floor-space will be permitted provided that the development:

- a) Could not be accommodated within or on the edge of an existing town centre or district or local centre;***
- b) Would not individually or together with other recent or proposed development harm the vitality and viability of any existing town or district centre;***
- c) Would not significantly reduce the range and variety of uses on the site; and***
- d) Would not prejudice highway safety or the free flow of traffic and any necessary parking and servicing arrangements could be provided.***

Conditions may be imposed to restrict the range of goods sold from retail outlets to prevent changes which could have an adverse impact on the vitality and viability of existing centres'.

Appendix 6 - Open Space and Retail Policies

OSR3 - OPEN SPACE AND RECREATION POLICY 3: NEW SITES

Land is allocated for public open space at the following sites:

Hectares Acres

Blashaw Lane, Penwortham 5.7 14.0

South Walton Park 3.2 8.0

Brindle Road, Bamber Bridge 4.7 11.5

Lostock Hall Engine Sheds, Watkin Lane 2.0 4.9

Adjacent Higher Croft, Penwortham 2.8 7.0

South of Lostock Hall Gas Works 2.3 5.7

Adjacent Bamber Bridge Bypass 7.0 17.2

Holland House Farm, Walton le Dale 3.6 9.0

Hennel Lane, Walton le Dale 2.3 5.6

Before and after these proposals are implemented no development which would prejudice the use of the land as public open space will be permitted.

OSR4 - OPEN SPACE AND RECREATION POLICY 4: PARKS AND OTHER PUBLIC OPEN SPACES

Parks, recreation grounds, public playing fields, play areas and other areas of public open space identified on the Proposals Map will be retained for their recreation and amenity value. Development will only be permitted where:

- a) It is in connection with and will enhance the recreational and/or amenity value of the open space;*
- b) It is of a size and scale which does not detract from the character of the open space; and*
- c) It will not have a detrimental effect on any site of nature conservation value.*

If exceptional circumstances justify the use of public open space for other types of development, alternative provision of similar or better facilities in terms of community benefits will be required on another site. The Council will seek to secure this alternative provision through the negotiation of a section 106 obligation.

OSR5 - OPEN SPACE AND RECREATION POLICY 5: AMENITY OPEN SPACES

Development in areas of amenity open space identified on the Proposals Map will not be permitted unless:

- a) It will lead to greater public access to, and enhance the visual amenity of, the open space and it would not have a detrimental effect on any site of nature conservation value; or*
- b) The development involves a change of use or extension to an existing building which would not harm the amenity value of the open space.*

OSR6 - OPEN SPACE AND RECREATION POLICY 6: PRIVATE, EDUCATIONAL AND INSTITUTIONAL RECREATIONAL OPEN SPACES

Development which involves the loss of recreational open space as indicated on the Proposals Map, whether in private ownership or associated with a school or other institution, will not be permitted unless:

- a) The facilities now provided can be fully retained or enhanced through the development of only a small part of the site; or*
- b) Alternative provision of similar or better facilities in terms of community benefits will be implemented on another site; or*
- c) It can be demonstrated that the retention of the site of the development is not required to satisfy a recreational need; and*
- d) The development would not detrimentally affect the amenity value and nature conservation value of the site.*

OSR8 - OPEN SPACE AND RECREATION POLICY 8: NEW FACILITIES

Recreation and sports facilities will be permitted provided that:

- a) They are compatible with public amenity, nature, landscape and heritage conservation;*
- b) Proposals do not conflict with other policies in the plan including Green Belt and protecting the best and most versatile agricultural land; and*
- c) They are of an appropriate design, not visually intrusive and will not disturb local amenity because of noise, traffic generation or lighting.*

Proposals that are in close proximity to public transport, accessible to the disabled and increase public access to open land will be encouraged. Proposals on derelict and degraded land and in the urban fringe which improve environmental quality will be welcomed.

OSR7 - OPEN SPACE AND RECREATION POLICY 7: ALLOTMENTS

Allotment areas are to be retained and protected from development. If development is to be permitted any statutory or other essential facility will need to be replaced elsewhere.

OSR17 – OPEN SPACE AND RECREATION POLICY 17: HOLIDAY CARAVANS

Static and touring holiday caravans and chalets will not be permitted in the Green Belt, on the best and most versatile agricultural land, and in areas of nature conservation, landscape and heritage importance.

Interim Planning Policy OS1: Open Space says:

“Proposals for all new residential development that results in a net gain of 5 dwellings or more will be required to provide sufficient public open space to meet the recreational needs generated by the development, in accordance with the standards set out below:

Typology	Provision Standard
Parks and Gardens	0.85ha per 1000 population
Natural and Semi Natural	2.00ha per 1000 population
Amenity Green-space	1.39ha per 1000 population
Children’s Provision	0.32ha per 1000 population
Young People	0.26ha per 1000 population
Outdoor Sports	2.1ha per 1000 population
Allotments	0.14ha per 1000 population
Total	7.06ha per 1000 population

The above standards are based on a revision of Policies OSR1 and OSR2 in the Local Plan, together with an audit and quality assessment of existing provision and local needs (amounting to 7.06ha open space per 1000 population) as per PPG17. These standards aim to ensure an adequate provision of good quality and accessible play space for both adults and children, and of amenity green-space in association with new housing developments.

Open space will normally be provided on-site. Off-site provision will be at the Council’s discretion where Commuted Sum payments may be accepted in lieu of on-site provision to enhance open space facilities in the area.

If a housing development generates a need for new open space then the open space should be provided on–site. This is because it is normally the best and most practicable way to serve the recreational needs of the housing development. The open space that is provided should also meet the relevant open space quality vision”.

Interim Planning Policy: Retail says:

Proposals for non-retail uses, including financial and professional services (Class A2) and food and drink uses (Class A3), in the primary retail frontages of Leyland town centre, Bamber Bridge and Tardy Gate and Penwortham, as shown on the accompanying plans will be determined, unless exceptional circumstances are demonstrated, in accordance with the following criteria:

- (i) the overall retail function of Leyland Town Centre, Bamber Bridge and Tardy Gate and Penwortham would not be undermined; and***
- (ii) the use would make a positive contribution to the overall vitality and viability of Leyland Town Centre, Bamber Bridge, Tardy Gate or Penwortham; and***
- (iii) the proposal would not result in more than three non A1 uses being adjacent to each other: and***
- (iv) the proposal is of a high quality design that makes a positive contribution to the character and appearance of the centre, both in relation to adjacent properties and the wider street scene; and***
- (v) the proposal would not result in more than 25% of premises in the primary retail frontage being in non-retail uses (i.e. other than class A1) at ground floor level.***

In addition where the proposals are acceptable after satisfying above criteria, a retail window display should be provided and maintained.

Justification

A recent study has shown that the percentage of retail uses in Hough Lane are diminishing compared to that available in larger city and town centres in neighbouring areas (such as Preston, Chorley). It is the Council's priority to maintain and enhance the position of Leyland as the main shopping centre in the borough. Leyland is identified as a Tier 2 Centre in the retail hierarchy.

Primary retail frontages are the busiest parts of the town and district centres where the larger shops, supermarkets and chain stores are normally located and are typified by high concentrations of class A1 uses i.e. shops. Excessive proportions of non retail uses in these frontages are considered to undermine the shopping offer. The purpose of this policy is to prevent the over proliferation of non retail uses at the expense of retail provision within the towns and districts in the Borough. It is important to the vitality and viability of the town centre that the retail strength and appearance of these frontages is retained.

The policy applies to the primary retail frontages as shown on the attached plans, which comprise the following properties:

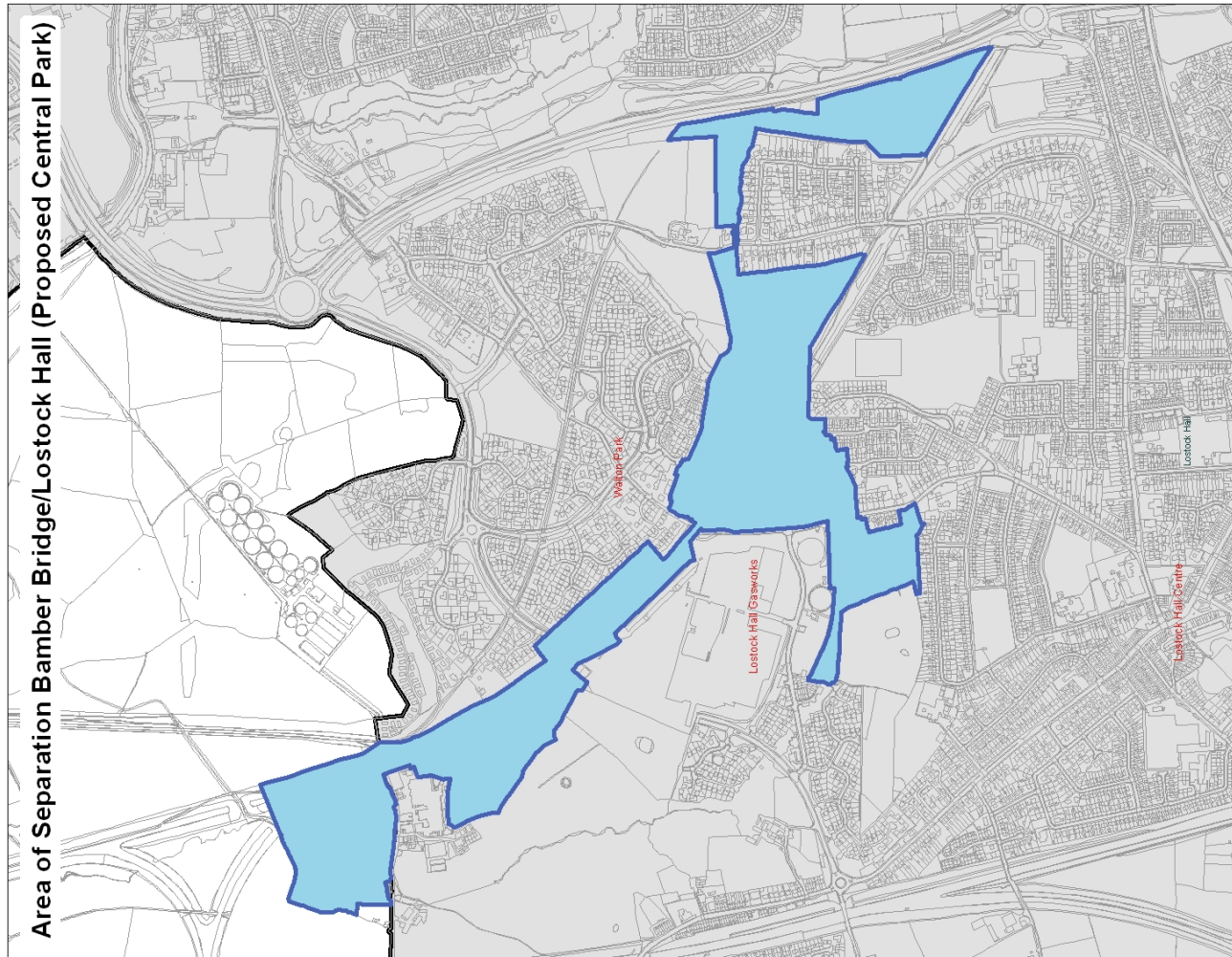
Leyland: No.4 to the Post Office/SPAR (inclusive) on the south side of Hough Lane and numbers 1 to 69 (inclusive) on the north side of Hough Lane, The Kwik Save store to the former Booths premises on Towngate and the Gables Public House on the corner of Towngate and Hough Lane.

Bamber Bridge: 145 to 187, 193 to 231, 148 to 200 (all inclusive) Station Road, and 1-3 Wither Grove Road

Tardy Gate: 1 to 15 Hope Terrace, 6-26 Watkin Lane, 1 to 7 Victoria Terrace, 448 to 468 Leyland Road, 1 to 3 William Street (all inclusive).

Penwortham: 12 to 78, 27 to 79 Liverpool Road (all inclusive), and 2 Cop Lane

Appendix 7 – Proposed Areas of Separation and Proposed Central Park



Area of Separation Bamber Bridge/Lostock Hall (Proposed Central Park)

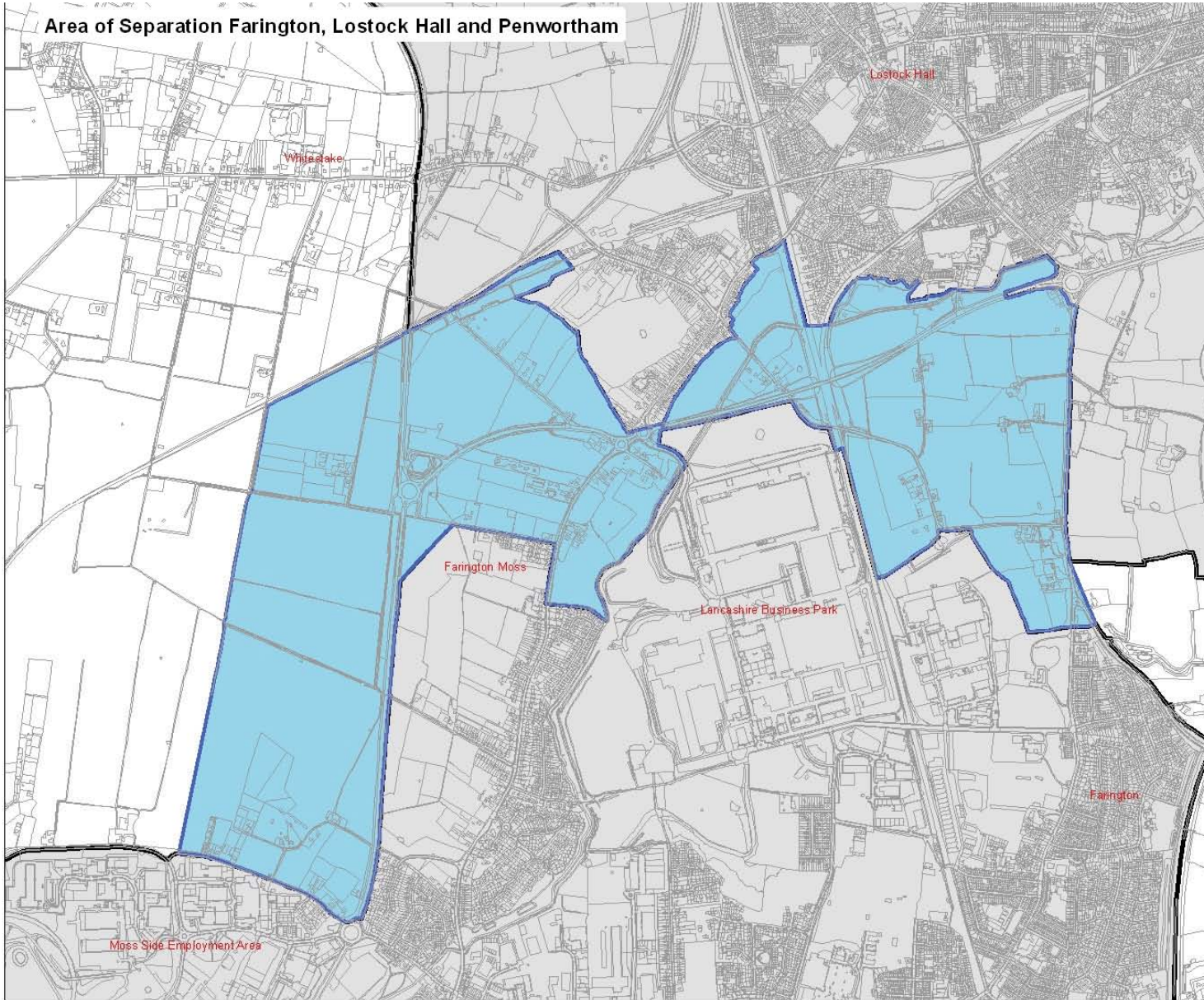
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1:6,575



Area of Separation Farington, Lostock Hall and Penwortham



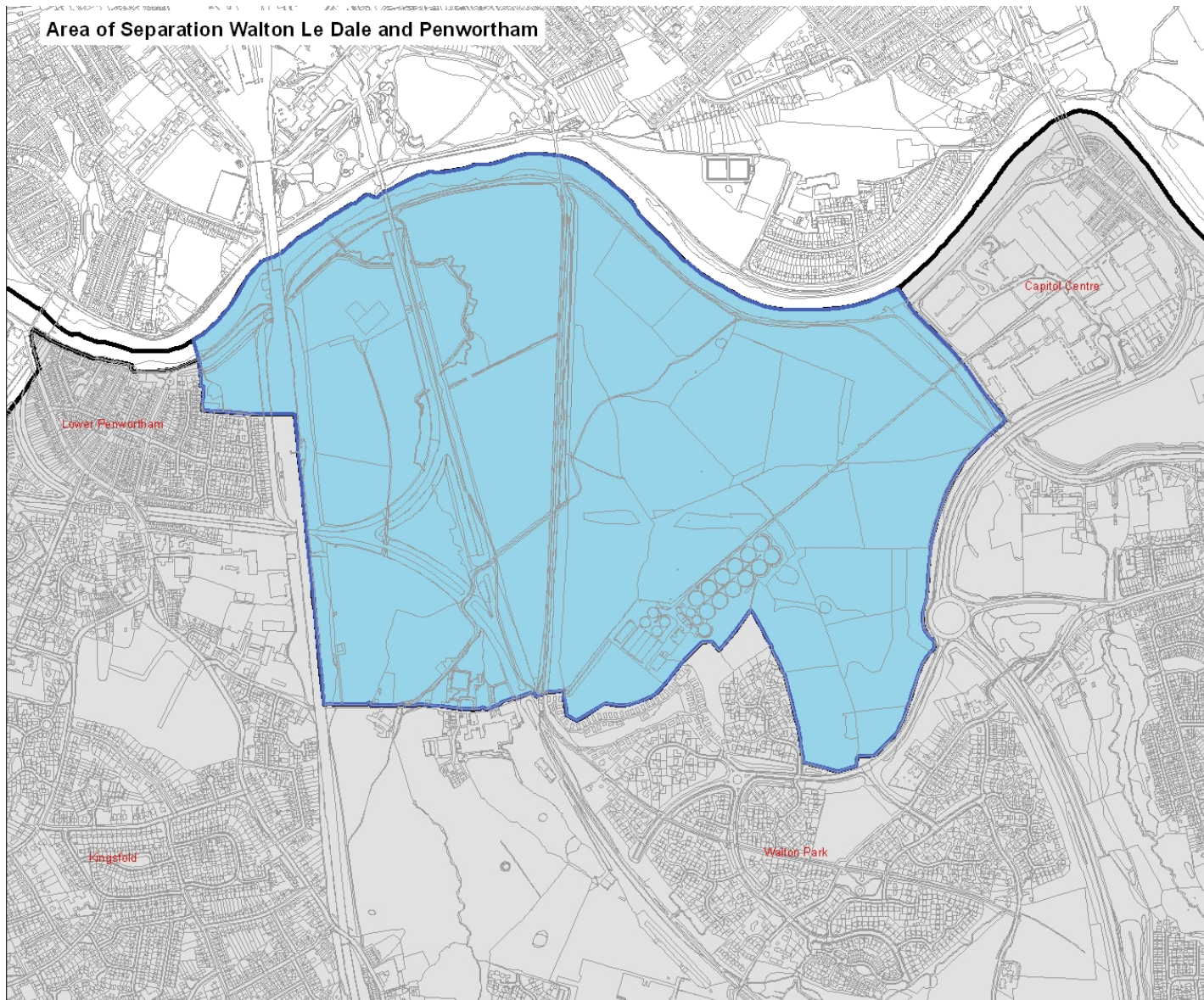
1:11,000



- settlement boundaries
- Borough Boundary
- Areas of Separation

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Area of Separation Walton Le Dale and Penwortham



1:7,500 N

- settlement boundaries
- Borough Boundary
- Areas of Separation

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Appendix 8 – Proposed routes for the Tramway through South Ribble



Appendix 9 – List of all ‘saved policies’ from the South Ribble Local Plan

Note: Those cells highlighted in yellow are the key policies and issues which will be discussed through this Site Allocations discussion paper and if required, the policies will be replaced in the adopted Site Allocations and Development Management Policies Development Plan Document, in the future.

National Planning Statements

Planning Policy Guidance 2: Green Belt (PPG2)
Planning Policy Statement 3: Housing (PPS3)
Planning Policy Statement 4: Sustainable Economic Development (PPS4)
Planning Policy Statement 5: Planning for the Historic Environment (PPS5)
Planning Policy Statement 7: Rural Areas (PPS7)
Planning Policy Guidance 8: Telecommunications (PPG8)
Planning Policy 13: Transport (PPG13)
Planning Policy Guidance 14: Development on Unstable Land (PPG14)
Planning Policy Guidance 19: Outdoor Advertisement Control (PPG19)
Planning Policy Statement 22: Renewable Energy (PPS22)
Planning Policy Statement 23: Planning and Pollution Control (PPS23)
Planning Policy Statement 25: Development and Flood Risk (PPS25)

South Ribble Local Plan Policies 'Saved'**Replaced by ...**

D1 - New Development	See Policy 1 of the Core Strategy
D3 - Existing Built-Up Areas	See Policy 1 of the Core Strategy
D4 - Green Belt	Site Allocations DPD
D5 - Development in the Green Belt	See PPG2
D7 - Major Developed Site - Whitbread Brewery	Site Allocations DPD
D8 - Safeguarded Land	Site Allocations DPD
D9 - Local Needs in Villages	Site Allocations DPD
D10 - Green Wedges	See Policy 18 (Inc. amendments) and Policy 19 of the Core Strategy
D11 - Best and Most Versatile Agricultural Land	See Policy 31 of the Core Strategy
D12 - The Re-use and Adaptation of Rural Buildings	See Policy 13, Policy 17 of the Core Strategy and Design SPD

Housing Policies

HP1 - Allocation of Housing Land	See Policy 1 and 4 of the Core Strategy and Site Allocations DPD
HP3 - Affordable Housing - Site Specific Targets	See Policy 7 of the Core Strategy
HP5 - Rural Areas Exception Policy	See Policy 7 of the Core Strategy
HP7 - Agricultural Workers Dwellings	See PPS7 (Annex A)
HP8 - Removal of Agricultural Occupancy Conditions	See PPS7 (Annex A)
HP9 - Caravan Sites for Gypsies	See Policy 8 of the Core Strategy

South Ribble Local Plan Policies 'Saved'

Replaced by ...

Employment Policies

EMP1 - Allocation of Employment Land	See Policy 1 and 9 of the Core Strategy and the Site Allocations DPD
EMP2 - Major Inward Investment Site	See Policy 9 of the Core Strategy
EMP3 - Main Existing Employment Areas	See Policy 10 of the Core Strategy and the Site Allocations DPD
EMP4 - Other Existing Sites	See Policy 10 of the Core Strategy and the Site Allocations DPD
EMP5 - Business Use	See Policy 10 of the Core Strategy and PPS4
EMP6 - Mixed Use Schemes	See Policy 9 of the Core Strategy and the Site Allocations DPD Clause C Liverpool Road Walmer Bridge (Housing) SA DPD
EMP7 - Land at West Paddock, Leyland	Site Allocations DPD
EMP8 - Land at Samlesbury Aerodrome	See Policy 1 and Policy 9 of the Core Strategy, Site Allocations DPD
EMP9 - Strategic Landscaped Areas in Employment Areas	Site Allocations DPD

Retail Policies

LTC1 - Land at Southern Towngate	Site Allocations DPD - commercial, mixed or residential use
LTC3 - Other Development within the Town Centre	See Policy 11 of the Core Strategy
LTC4 - Criteria for Determining Applications	Site Allocations DPD
LTC5 - Hough Lane and Chapel Brow Improvements	Site Allocations DPD
LTC6 - Linking of Chapel Brow and Hough Lane	See Policy 11 of the Core Strategy, specifically clause D
LTC7 - Car Parking in Leyland Town Centre	See Policy 3 of the Core Strategy and Lancashire County Council Structure Plan
FR1 - Definition of District Centres	Policy 11 of the Core Strategy. Site Allocations DPD
FR2 - Capitol Centre, Walton le Dale	SA DPD

South Ribble Local Plan Policies 'Saved'**Replaced by ...**

FR3 - Development Elsewhere in the Urban Area	See Policy 11 of the Core Strategy and PPS4
FR4 - Other Retail and Commercial Development	See Policy 11 of the Core Strategy and PPS4
FR5 - Loss of Local Shops	Site Allocations DPD

Environment Policies

ENV1 - Landscape Protection and Enhancement	See Policy 21 of the Core Strategy
ENV2 - Sites of Special Scientific Interest	See Policy 22 of the Core Strategy
ENV3 - Protecting Other Sites and Features of Nature Conservation Interest	See Policy 22 of the Core Strategy
ENV4 - Protection of the Habitats of Wildlife	See Policy 22 of the Core Strategy
ENV5 - Habitat Creation	See Policy 22 of the Core Strategy
ENV6 - Wildlife Corridors	See Policies 18, 19 and 22 of the Core Strategy
Site Allocations DPD	Site Allocations DPD (Combine ENV7 and ENV 8)
Site Allocations DPD	Site Allocations DPD(Combine ENV7 and ENV 8)
ENV9 - Unstable or Contaminated Land	See PPG14
Site Allocations DPD	Site Allocations DPD
Site Allocations DPD	Site Allocations DPD
ENV12 - Listed Buildings	See Policy 16 of the Core Strategy and PPS5
ENV13 - Alterations and Additions to Listed Buildings	See Policy 16 of the Core Strategy and PPS5
ENV14 - Setting of a Listed Building	See Policy 16 of the Core Strategy and PPS5
ENV15 - Development in Conservation Areas	See Policy 16 of the Core Strategy and PPS5

South Ribble Local Plan Policies 'Saved'**Replaced by ...**

ENV16 - Article 4 Directions	See Policy 16 of the Core Strategy and PPS5
ENV17 - Development and Archaeological Sites	See Policy 16 of the Core Strategy and PPS5
ENV18 - Development and Historic Parks and Gardens	See Policy 16 of the Core Strategy and PPS5
ENV19 - Coastal Zone	See Policies 20 and 29 of the Core Strategy and PPS25
ENV20 - Flood Risk	See Policy 29 of the Core Strategy and PPS25
ENV21 - Groundwater Resources	See Policy 29 of the Core Strategy
ENV22 - Pollution	See Policy 29 of the Core Strategy & PPS23
ENV23 - Water Resources and Development	See Policy 29 of the Core Strategy
ENV24 - External Lighting and Development	See Policy 17 of the Core Strategy & Design SPD
ENV25 - Hazardous Substances and Installations	No longer save
ENV26 - Development of Renewable Energy Schemes	See Policy 27 and Policy 28 of the Core Strategy and PPS22

Open Space and Recreation Policies

OSR3 - New Sites	See Policies 19 and 24 of the CS and the Site Allocations DPD
OSR4 - Parks and Other Public Open Spaces	See Policies 19 and 24 of the CS and the Site Allocations DPD
OSR5 - Amenity Open Spaces	See Policies 19 and 24 of the CS and the Site Allocations DPD
OSR6 - Private, Educational and Institutional Recreational Open Spaces	See Policies 19 and 24 of the CS and the Site Allocations DPD
OSR7 - Allotments	See Policy 23 of the Core Strategy and the Site Allocations DPD
OSR8 - New Facilities	See Policy 24 of the Core Strategy and the Site Allocations DPD
OSR9 - Golf Courses	See Policy 24 and Policy 13 of the Core Strategy

South Ribble Local Plan Policies 'Saved'**Replaced by ...**

OSR10 - Commercial Stables	Policy 13 Core Strategy, amendment to Clause D add 'private and commercial' before horse stabling and add into the Glossary
OSR11 - Priority Areas	See Policy 18, Policy 20 and Policy 22 of the Core Strategy
OSR12 - Recreational Routes	See Policy 18 and Policy 19 of the Core Strategy
OSR13 - Disused Transport Routes	See Policy 18 and Policy 19 of the Core Strategy
OSR14 - Footpath Network	See Policy 18, Policy 19 and Policy 20 of the Core Strategy
OSR15 - Tourism Developments	See Policy 11, Policy 12 and Policy 13 of the Core Strategy
OSR16 - Small Scale Tourism	See Policy 13 of the Core Strategy
OSR17 - Holiday Caravans	Site Allocations DPD / Alter to include all caravans/PPG2

Transport Policies

T1 - Protection of New Highway Routes and Schemes	See Policy 3 of the Core Strategy
T3 - Link Road	See Policy 3 of the Core Strategy and the Site Allocations DPD
T5 - Road Hierarchy	See Policy 3 of the Core Strategy
T6 - Control of Development Affecting Trunk Roads	Site Allocations DPD
T7 - Implications of Development for Non Trunk Roads	See Policy 3 of the Core Strategy
T8 - Traffic Management	See Policy 3 of the Core Strategy
T9 - Traffic Calming	See Policy 3 of the Core Strategy
T10 - Parking Standards	See Policy 3 of the Core Strategy, PPG13 and LCC Structure Plan
T11 - Cycling	See Policy 3 of the Core Strategy
T12 - Footpaths and Bridleways	See Policy 3 of the Core Strategy

South Ribble Local Plan Policies 'Saved'**Replaced by ...**

T13 - Pedestrian Movement	See Policy 3 of the Core Strategy
T14 - Facilities in Highway Schemes	See Policy 3 of the Core Strategy
T15 - Pedestrianisation	See Policy 3 of the Core Strategy and the Site Allocations DPD

Quality of Development Policies

QD1 - Design Criteria for New Development	See Policy 17 of the Core Strategy and Design Guide SPD
QD2 - Design of Residential Extensions and Free Standing Structures	See Policy 17 of the Core Strategy and Design Guide SPD
QD3 - Design of New Shopfronts	See Policy 17 of the Core Strategy and Design Guide SPD
QD4 - Crime Prevention	See Policy 17 and Policy 26 of the Core Strategy and Design Guide SPD
QD5 - Security Shutters	See Policy 17 of the Core Strategy and Design Guide SPD
QD6 - Noise Sensitive Developments	See Policy 17 of the Core Strategy
QD7 - Landscaping in New Developments	See Policy 17 of the Core Strategy and Design Guide SPD
QD8 - Landscaping along Major Highway Routes	See Policy 17 of the Core Strategy and Design Guide SPD
QD9 - Advertisements	PPG19
QD10 - Personal Mobility	See Policy 17 of the Core Strategy and Design Guide SPD
QD11 - New Agricultural Buildings	See Policy 13 and Policy 17 of the Core Strategy and Design Guide SPD
QD12 - Telecommunications	PPG8

South Ribble Local Plan Policies 'Saved'**Replaced by ...****Community Services Policies**

C1 - Community Facilities	See Policy 25 of the Core Strategy
C2 - Existing Community Services	See Policy 25 of the Core Strategy
C3 - School Sites	Site Allocations DPD
C5 - Public Utilities	See Policy 2 of the Core Strategy and Infrastructure Delivery Schedule

Implementation Policies

IMP1 - Community Benefit	See Policy 2 of the Core Strategy
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Interim Planning Policies

HP2R - Affordable Housing	See Policy 7 of the Core Strategy
HP4R - Affordable Housing	See Policy 7 of the Core Strategy
HP6R - Affordable Housing	See Policy 7 of the Core Strategy and Affordable Housing SPD

H1R - Housing	See Policy 4 of the Core Strategy
H2R - Housing	See Policy 4 and Policy 17 of the Core Strategy and Design Guide SPD
H3R - Housing	See Policy 10 of the Core Strategy
H4R - Housing	PPS3
H5R - Housing	See Policy 17 and Policy 27 of the Core Strategy

OS1 - Open Space	Site Allocations DPD
Retail	Site Allocations DPD

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.	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?

Question No	Question
D11.	Do you think it is appropriate to offer more family orientated facilities in Leyland and Bamber Bridge? If so, are you aware of any suitable sites?
D12.	Are you aware of any sites for two new primary schools, one in Penwortham/Lostock Hall and one in Leyland/Farlington?
D13.	Do you agree that policy LTC4 of the South Ribble Local Plan should be retained or amended through this process? If not, why not? Policy LTC4 is set out opposite:
D14.	Do you agree that policy FR5 of the South Ribble Local Plan should be retained or amended through this process? If not, why not and how can we protect local shops in the future?
E1.	Can you suggest any buildings/structures within South Ribble that are not currently 'listed', that you think are worthy of protecting on a 'local list'?
E2.	Are there any areas, outside of existing Conservation Areas, where the local character is so distinct and valuable that it warrants special protection?
E3.	Are you happy with the quality of the Conservation Areas in South Ribble?
E4.	Are you aware of any enhancements /improvements needed to the park and/ or buildings at Worden Park?
E5.	Do you think Policy ENV11 in the South Ribble Local Plan is still an appropriate policy to maintain? If so, are there any amendments you feel should be incorporated?
E6.	Should the Council adopt a replacement tree policy for all trees lost to development? (ie if a tree is felled, then trees are planted to replace it)
E7.	Are these two trees policies from the South Ribble Local Plan still relevant? If so, should they be retained in their entirety or should they be merged to form one Trees and Woodlands policy?
E8.	Are you aware of any sites that would be suitable for community woodland?
E9.	Do you think Policy EMP9 in the South Ribble Local Plan is still an appropriate policy to maintain? If so, are there any amendments you feel should be incorporated?
E10.	Do you think Policy D4 in the South Ribble Local Plan is still an appropriate policy to maintain?

Question No	Question
E11.	Do you know of any site in South Ribble to provide new facilities for young people?
E12.	Are you content with the open space provision in your area? Are you aware of any sites for new open space or areas where current open space would benefit from improvement or greater accessibility?
E13.	Are there any areas or sites within South Ribble, for the restoration or creation of new priority habitats?
E14.	Do you think Policy ENV10 in the South Ribble Local Plan is still an appropriate policy to maintain? If so, are there any amendments you feel should be incorporated?
F1.	<p>Are you aware of any sites within Leyland and Penwortham/ Lostock Hall that are appropriate for:</p> <ul style="list-style-type: none"> - development of a new combined health centre including, for example, GP surgery and dental practice - a site to relocate the health clinic at Bamber Bridge?
F2.	Do you agree that the location of new facilities for hot food takeaways should be restricted? If yes, are there any particular issues we should consider?
F3.	Should we have any public alcohol free zones, ie no alcohol outdoors on certain streets?
F4.	Do you agree the Council should be identifying areas for the provision of allotments? Can you suggest any specific sites/areas within South Ribble that should be a focus for allotments?
F5.	Are you aware of any existing leisure and recreational facilities that we could enhance to improve accessibility and use by the community?
G1.	Are there any particular sites or areas in the borough that could be used to capture low carbon or renewable energy? If so, what type of energy?
G2.	Are you aware of any water management issues within South Ribble?
G3.	Do you agree that protecting agricultural land for food production and from inappropriate development is the right approach? And that the Best and Most Versatile Agricultural land should be protected from residential or industrial development?

Appendix 11 – Consultation Response Form

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/Mrs/Ms/Dr/Rev/Other (please specify)
Forename:	
Surname:	
Organisation:	
Address:	
Telephone:	
Email:	

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:	
Nature of response: (Please circle)	Support/objection/suggestions for changes
Comments:	

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.

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

Thank you for completing this survey. The following questions are optional and are being asked as South Ribble Borough Council needs to monitor our different customer groups in order to ensure that our service is available to all. Any of the information you supply will be treated as confidential and will only be used for monitoring and statistical purposes.

Please circle your responses*

Are you: Male/Female* _____

What age are you? _____

Do you have any long-standing illness, disability or infirmity? Yes/No*

If yes, does this illness or disability limit your activities in any way? Yes/No*

Do you consider yourself to be:
(please circle only one of the following)

White British	_____
White Irish	_____
Other White (please specify)	_____
Black or Black British Caribbean	_____
Black or Black British African	_____
Other Black/Black British (please specify)	_____
Mixed White & Black Caribbean	_____
Mixed White & Black African	_____
Mixed White & Asian	_____
Other Mixed Background (please specify)	_____
Asian or Asian British – Pakistani	_____
Asian or Asian British – Indian	_____
Asian or Asian British – Bangladeshi	_____
Asian or Asian British – Chinese	_____
Other Asian Background (please specify)	_____
Other Ethnic Group (please specify)	_____

Appendix 12 – Glossary

Affordable Housing	Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. Affordable housing should include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
AQMA	Air Quality Management Area – An area where levels of pollution and air quality might not meet national air quality objectives. If it does not a plan is prepared to improve the air quality - a Local Air Quality Action Plan.
Brownfield Land	Land that has been previously developed excludes the gardens of houses.
Central Lancashire	The collective name for the administrative area covered by Preston, Chorley and South Ribble, which is the area covered by this Core Strategy.
Core Strategy	The key overarching policy document in the LDF that other DPDs and SPDs must conform with.
District Centres	Usually comprise groups of shops often containing at least one supermarket, and a range of non-retail services, such as banks, building societies and restaurants as well as local public facilities such as a library.
DPD	Development Plan Document - A statutory policy document of the LDF, such as the Core Strategy, Area Action Plan and Site Specific Allocations.
Developer Contributions	Monies collected from developers or direct works done by them to mitigate the impacts of new development where these cannot be satisfactorily addressed by conditions attached to a planning permission. This may include the creation of new wildlife areas or to provide additional infrastructure required by the development, such as new school facilities or provision of affordable housing.
Extra Care Housing	Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self contained homes, their own front doors and a legal right to occupy the property. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages, and can sometimes provide an alternative to a care home.

Green Belt	Statutorily designated land around built-up areas intended to limit urban sprawl and prevent neighbouring settlements joining together. There is a strong presumption against inappropriate development. Not all Greenfield land is in the Green Belt. There is no Green Belt land around the north of Preston or east of Chorley Town.
Greenfield Land	Land that is not built on, typically farm land but also playing fields, allotments and the gardens of houses.
Green Infrastructure	Open land in both the natural and built environments, from countryside through to urban parks and play areas that provide a range of functions, such as contributing to biodiversity, alleviating flood risk and providing recreation.
Heritage Assets	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).
Infrastructure	Facilities, services, and installations needed for the functioning of a community, such as transportation and communications systems, water and power lines, and public institutions including schools and hospitals.
LDF	Local Development Framework – is a folder of all the documents that comprise the Local Development Plan and support it – replaces the Local Plan.
Local Centres	Include a range of small shops of a local nature, serving a small catchment, typically local centres might include, amongst other shops a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot food takeaway and laundrette. In rural areas, large villages may perform the role of a local centre.
Local Plan	The ‘old style’ local part of the development plan to be replaced by the LDF.
PCT	Primary Care Trust – Groups set up by the National Health Service that commissions a range of health care related services, activities and advice.
PPG	Planning Policy Guidance notes – Have now been superseded by PPS, but provided guidance on a range of topics on how local policies should meet national planning goals.
PPS	Planning Policy Statement - Sets out national land use policy in relation to a variety of issues that regional and local policies must have regard to.
Proposals Map	A map that shows allocated sites for development, other land use proposals and protected sites.

SA	Sustainability Appraisal - An assessment that considers the environmental, social and economic effects of a plan and appraises them in relation to the aims of sustainable development. Refer to SEA below.
SFRA	Strategic Flood Risk Assessment – These are required to meet national and regional policy requirements in relation to flood risk in a local area.
Spatial Planning	Planning (used in preparing the LDF) which goes beyond traditional land uses to integrate policies for the development and use of land with other (non-planning) policies and programmes which influence the nature of places and how they function.
SPD	Supplementary Planning Document - give further guidance on specific policy topic areas such as affordable housing provision, that have been identified in core policy in the Local Development Framework or to give detailed guidance on the development of specific sites
Strategic Site	Sites that have been identified as having strategic importance in implementing the Core Strategy



This document can be made available in large print, Braille, audio and other languages on request