

South Ribble Borough Council

Main Modifications Schedule

Main Modifications to the Publication Version of the Site Allocations and Development Management Policies DPD

M/A	Page	Paragraph in Publication Version DPD	Representation ID	Representor Ref	Amendment	Completed	Attachment
MM01	2	New paragraph after 2.2	-	-	<p>Add the following additional text to Page 2, after current paragraph 2.2 to read as follows:</p> <p><u>To monitor the success of the policies in this DPD, a performance monitoring framework has been developed (shown at Appendix 8). This identifies indicators relevant to the objectives of the Central Lancashire Core Strategy, the key document of the Local Development Framework. These indicators will be monitored each year through the Annual Monitoring Report (AMR) so that a comparison can be made between the predicted effects of implementation of the Plan and the actual effects. Monitoring will help to identify how well the policies are working and also identify any adverse effects. If any adverse effects arise, the policies will be reviewed or mitigation measures developed to overcome and prevent further adverse effects. Appropriate contingency actions are set out in the performance monitoring framework.</u></p> <p>Please note: the Performance Monitoring Framework will become Appendix 8 of the Plan.</p>	Yes	Appendix MM39

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MM02	2	2.3	132	93	'...emerging local issues and national guidance. <u>These policies taken together and in consideration with the adopted Central Lancashire Core Strategy and other guidance will be used to determine planning applications within South Ribble.</u>	Yes	No
MM03	8	3.6	622	346	3.6 Outside of the areas already identified above, South Ribble has a number of smaller villages, in the interest of sustainable development, growth and investment in such places, development will be confined to small scale infill, conversion of rural buildings and proposals to meet local need <u>and, where there are exceptional reasons, larger scale redevelopment schemes may be appropriate.</u>	Yes	No
MM04	16	Policy B3	219	122	<p>Policy B3 Commercial and Employment Site at South Rings Business Park, Bamber Bridge</p> <p>Within the area defined on the Proposals Map at South Rings Business Park, Bamber Bridge, new development, re-development or change of use will be permitted to provide <u>the following uses only:</u></p> <p>Offices, non food retail, employment, leisure, recreation and tourism facilities, provided that:</p> <ul style="list-style-type: none"> a) comprehensive development of the site is demonstrated through the submission of a masterplan; b) A phasing and infrastructure delivery schedule is set out; and c) The implementation of a high quality development in accordance with an agreed Design Code. <ul style="list-style-type: none"> • <u>Offices, non- food retail, employment, leisure, recreation and tourism facilities</u> 	Yes	No

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					Add at the end of Policy B3: <u>Proposals Map Ref: a</u>		
MM05	18	Policy B6 Design Criteria for New Development	-	-	<p>Policy B6 Design Criteria for New Development</p> <p>d) The proposal would not adversely affect the character or setting of a listed building and /or the character of a conservation area and/or any heritage asset;</p> <p><u>d) the proposal would sustain, conserve and where appropriate enhance the significance, appearance ,character and setting of a heritage asset itself and the surrounding historic environment. Where a proposed development would lead to substantial harm or loss of significance of a designated heritage asset, planning permission will only be granted where it can be demonstrated that the substantial public benefits of the proposal outweigh the harm or loss to the asset.</u></p> <p>Justification</p> <p>New paragraph 5.21</p> <p><u>5.21 Heritage assets are buildings, monuments, sites, places, areas or landscapes that have heritage significance. They include designated heritage assets such as listed buildings and conservation areas and locally important assets such as locally listed buildings and locally important areas. The more important the asset, the greater the weight that will be given to its conservation. Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, consent will only be granted where it can be demonstrated that the substantial public</u></p>	Yes	No

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					<p><u>benefits outweigh that harm or loss as set out in Paragraph 133 of the National Planning Policy Framework.</u></p> <p>Para 5.21 re number as 5.22.</p> <p>Move Policy B6 to Chapter G.</p>		
MM06	20	Insert after Major Sites for Development – Create new paragraph	-	-	<p><u>Major Sites for Development</u></p> <p><u>6.0 Where sites require a masterplan as part of a condition in the policy or justification text, including the preparation of an agreed Masterplan to achieve the comprehensive development of a Major Site the following applies. It is expected that a Masterplan will be prepared by the landowner/developer of the site in advance of the submission of any planning applications. It is the Councils intention that the draft Masterplan should be the subject of consultation with all stakeholders and interested parties shall be agreed with the Council and thereafter adopted for the purposes of development management in the determination of subsequent planning applications.</u></p> <p><u>6.1 The Council welcomes early discussions with landowners/developers on the scope, content and process of preparation of a Masterplan. A Masterplan should set the vision for the site and the strategy for implementing that vision. It should include, amongst other matters, an access and movement framework, green infrastructure and ecology mitigation and enhancement, a hydrology and drainage assessment, land use and development capacity analysis, infrastructure requirements, a</u></p>	Yes	No

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					<u>viability assessment and a phasing and delivery strategy.</u>		
MM07	22	6.13	-	-	6.13 The Moss Side Test Track site, covering an area of 45 ha <u>40.6 ha</u> , lies to the north of the residential area and west of the employment area of Moss Side.	Yes	No
MM08	23	6.18	-	-	6.18 . . . to serve the residential and employment areas and off-site highway improvements <u>and the provision of improved public transport to the development</u>	Yes	No
MM09	24	6.22	-	-	6.22 CIL contributions resulting from development could be used to contribute towards regeneration schemes in Leyland Town Centre, improvements to Leyland railway station, an extension to and enhancement of Worden Park, bus rapid transit route connecting Preston, Tardy Gate and Moss Side and the re-opening of Midge Hall Railway Station. <u>6.22 CIL contributions resulting from the development would be used to contribute towards local infrastructure needs. In line with Core Strategy Policy 3 – Travel, the Council will continue to explore the feasibility and deliverability of the re- opening of Midge Hall Railway Station, which would provide significant public transport benefits to the site and to the adjacent residential and employment areas.</u>	Yes	No
MM10	24	6.25	211	116	6.25 Access to the site must be from Croston Road, Heatherleigh and Moss Lane (<u>via the roundabout at Flensberg Way</u>). There is to be no access to the site from Bannister Lane. <u>Bannister Lane shall not be used to provide a permanent primary or secondary vehicular access to the site so that the character and amenity of the Lane is</u>	Yes	No

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					<u>maintained.</u> Section 106 or CIL contributions from the development would contribute towards local infrastructure improvements.		
MM11	25	Policy C4	-	-	Policy C4 – Cuerden Strategic Site ... a) An agreed masterplan for the comprehensive development of the site, to include <u>retail</u> , employment . . .	Yes	No
MM12	26	6.31	-	-	6.31 Whilst this allocation will have an employment focus, there may be an opportunity for the provision of alternative uses such as ancillary retail, leisure and housing.	Yes	No
MM13	27	6.37	218	121	6.37 ... A Masterplan approach will be required to secure the delivery of the necessary infrastructure. <u>In order to fully realise the economic benefits of the of the Enterprise Zone at Samlesbury, a new dedicated access will be designated and constructed into the Strategic Site from the A677.</u>	Yes	No
MM14	27	6.39	-	-	. . . against the loss of Green Belt and the impacts on the landscape and wider environment. <u>On part of the Enterprise Zone is a proposed Biological Heritage Site (BHS). The qualifying habitats and species of the proposed BHS should be retained, either in situ and/or through mitigation and/or compensation in accordance with Policy G16 – Biodiversity and Nature Conservation.</u>	Yes	No
MM15	29	7.9	-	-	7.9 This document does not propose to allocate any sites for gypsies, travellers or travelling showpeople. <u>Currently, the evidence from the GTAA, 2007 identifies no need for pitches in the Borough. The authority is in the process of updating the GTAA evidence and if required will produce a Gypsy and Traveller Accommodation DPD in the early years of the Plan Period.</u> If applications for sites are received they will be assessed against Policy 8 of the Core Strategy,	Yes	No

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					which is a criteria based policy to assess applications for such development. <u>This will need to be taken together with any updated GTAA evidence and associated Gypsy and Traveller Accommodation DPD if produced in the future.</u>		
MM16	30	7.14	-	-	Reduced housing delivery due to lower average build rates can be made up over the Plan period. As of March 2012 there was a shortfall of 560 units. However, having considered the phasing of housing delivery, the Council is of the view that there is potential for this to be made up over the first six years (Phase 1) of the Plan (or over the full Plan period if necessary).	Yes	No
MM17	31	Policy D1 and Table 1	-	-	See appendix for changes.	Yes	Appendix MM17
MM18	31	7.16	-	-	Justification 7.16 . . . which consist of small sites with permission (average of under ten dwellings less than 0.4 ha), other small sites . . .	Yes	No
MM19	32-34	Table 2	-	-	See appendix for changes.	Yes	Appendix MM19
MM20	42	Policy D2	-	-	See appendix for changes.	Yes	Appendix MM20
MM21	47	Table 3	-	-	Allowance for Losses needs amending from 35 ha to <u>17.5ha</u> in line with changes made to the now adopted Core Strategy Total column needs amending from 62ha to <u>44.5ha</u> to reflect the above change.	Yes	No
MM22	51	Policy E2	-	-	Policy E2 – Protection of Employment Areas and Sites (Publication Version) Land is protected for employment uses including business, general	Yes	No

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					<p>industrial or storage and distribution (Use Classes B1, B2 and B8) as shown on the Proposals Map: a) in line with Core Strategy Policies 9 and 10 and the Controlling the Reuse of Employment Premises Supplementary Planning Document; and b) to support the local economy by ensuring there are jobs for local people and to attract commuters from outside the borough, at the following sites:</p> <p>Policy E2 – Protection of Employment Areas and Sites (Modified Version)</p> <p>Land is protected for employment uses including business, general industrial or storage and distribution (Use Classes B1, B2 and B8) as shown on the Proposals Map: a) in line with Core Strategy Policies 9 and 10 (<u>Policy 10 does include a set criteria for the change of use to protected employment land if it was deemed appropriate within the plan period</u>) b) <u>The Controlling the Reuse of Employment Premises Supplementary Planning Document;</u> and c) to support the local economy by ensuring there are jobs for local people and to attract commuters from outside the borough, at the following sites:</p>		
MM23	52 - 58	8.27 – 8.54	-	-	A main modification is proposed to the retail chapter to provide an update and clarity of approach and link to the Central Lancashire Core Strategy, as well as accompanying document such as the Leyland Masterplan.	Yes	Appendices MM23a & MM23b

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MM24	66	G1 Green Belt	-	-	<p>Policy G1 Green Belt</p> <p>The area covered by Green Belt is shown on the Proposals Map. <u>As set out in the NPPF</u>, there is a general presumption against inappropriate development within the Green Belt. <u>Planning permission will not be given for the construction of new buildings unless there are very special circumstances, for purposes other than for:</u> for: <u>Exceptions to this are:</u></p> <ul style="list-style-type: none"> a) <u>buildings for agriculture and forestry;</u> b) <u>provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;</u> c) <u>the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</u> d) <u>the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</u> e) <u>limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or</u> f) <u>limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.</u> 	Yes	No

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					<p> a) Agriculture and forestry uses; b) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purpose of including land in it; c) The limited extension <u>or</u> alteration or replacement of <u>a</u> dwellings building provided the works <u>do it does</u> not result in disproportionate additions over and above the size of the original dwelling building. This must be appropriate to the form and scale of the existing building; d) The replacement of a building, providing that the new building is in the same use and not materially larger than the one it replaces e) The re-use of existing buildings in accordance with Policy G2; f) The limited infilling or the partial or complete redevelopment of <u>previously developed sites (brownfield land) , whether redundant or in continuing use, which would not have a greater impact on the openness of the Green belt and the purpose of including land within it than the existing development</u> eg) Proposals for renewable energy schemes may be acceptable in the Green Belt, <u>providing they satisfy national guidance.</u> </p> <p> There are a number of major developed employment sites within the Green Belt. These sites can be developed within their curtilage. These major developed employment sites should continue to secure jobs and prosperity without further prejudicing the Green Belt. Such development is considered appropriate in the terms of the National Planning Policy Framework. </p>		

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MM25	67	10.26	-	-	10.26 The construction of new buildings in the Green Belt is strictly limited. However, essential facilities such as changing rooms, stables, general farm buildings and residential garages for example may be acceptable if they maintain the openness of the Green Belt. <u>Such proposals will be considered on their merits having regard to the requirements of the NPPF and Policy G1.</u>	Y	No
MM26	67	Following paragraph 10.28	-	-	<u>Add following paragraph 10.28:</u> <u>Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:</u> <ul style="list-style-type: none"> • <u>mineral extraction;</u> • <u>engineering operations;</u> • <u>local transport infrastructure which can demonstrate a requirement for a Green Belt location;</u> • <u>the re-use of buildings provided that the buildings are of permanent and substantial construction; and</u> • <u>development brought forward under a Community Right to Build Order.</u> 	Y	No
MM27	67	10.30	-	-	10.30 The re-use of existing buildings can offer the opportunity to accommodate new rural enterprises within the Green Belt without the need for new building. These rural businesses are essential in order to maintain a healthy and diverse rural economy in the borough. The re-use of buildings can provide the opportunity for creating new commercial, industrial or recreational uses. Such re-use or adaptation can help to <u>reduce demands for new buildings in the countryside. Further guidance on the re-use of existing buildings is contained in the Rural Development SPD.</u>	Yes	No

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MM28	68	Policy G2	-	-	<p>The re-use of existing buildings within the Green Belt will be allowed provided that it meets <u>the following criteria</u>:</p> <p>a) <u>The proposal does not have a materially greater impact on the openness of the Green Belt and the purposes of including land in it;</u></p> <p>ab) The building is of permanent and substantial construction, of sufficient size and suitable for conversion to the proposed use without the need for additions or alterations which would change <u>harm</u> its existing form or character;</p> <p>b) Permission will only be permitted where the proposals significantly improve on the existing structure, or simply propose to rebuild the structure as it was originally;</p> <p>c) The development respects the design of the building where appropriate, unless the proposals improve the design of the building and provide visual improvements by using alternative materials</p> <p>e) —The building is capable of conversion with <u>minimal reconstruction</u>;</p> <p>b) d) The proposed development would not result in an adverse impact in respect of noise, odours, emissions or traffic; and</p> <p>c) e) The building and site has access to a public highway available for use without creating <u>traffic hazards and without involving significant road improvements which would have an</u></p>	Yes	No

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					<u>undue environmental impact.</u> All applications . . .		
MM29	68	10.31	-	-	10.31 It will be necessary to demonstrate in the case of proposals for residential conversions that the building is unsuitable for commercial, industrial or recreational use because of its size, form, general design, method of construction or relationship with neighbouring authorities. <u>Planning applications will be expected to comply with Design policies in DPDs in the Local Plan, as well as the Design Guide SPD.</u>	Yes	No
MM30	71	Policy G5	-	-	Policy G5 – Areas of Separation The three Areas of Separation are shown on the Proposals Map as between: <ul style="list-style-type: none"> • Bamber Bridge and Lostock Hall (Central Park); • Walton-le-Dale and Penwortham (including part of Central Park); and • Farington, Lostock Hall and Penwortham. The Council will protect this land from inappropriate development <u>in line with Policy G1 and the NPPF.</u> other than Green Infrastructure uses, leisure and recreational uses, which would not adversely impact on the visual or spatial continuity of the Green Infrastructure and separation area.	Yes	No
MM31	74	Policy G8	8	6	Policy G8 – Green Infrastructure and Networks – Future Provision (b) Conservation of important environmental assets, natural resources, biodiversity <u>and geodiversity.</u>	Yes	No

M/A	Page	Paragraph in Publication Version DPD	Representation ID	Representor Ref	Amendment	Completed	Attachment														
MM32	76	Policy G10	-	-	<p>Policy G10 – Green Infrastructure Provision in Residential Developments</p> <p>All new residential development resulting in a net gain of five dwellings or more will be required to provide sufficient Green Infrastructure to meet the recreational needs of the development, in accordance with the standards set out below:</p> <table border="1" data-bbox="846 659 1666 1249"> <thead> <tr> <th data-bbox="846 659 1261 738">Typology</th> <th data-bbox="1261 659 1666 738">Provision Standard</th> </tr> </thead> <tbody> <tr> <td data-bbox="846 738 1261 818">Parks and Gardens</td> <td data-bbox="1261 738 1666 818">0.66ha per 1000 population</td> </tr> <tr> <td data-bbox="846 818 1261 914">Natural and Semi Natural</td> <td data-bbox="1261 818 1666 914"><u>1.98</u> 2.02 ha per 1000 population</td> </tr> <tr> <td data-bbox="846 914 1261 994">Amenity Greenspace</td> <td data-bbox="1261 914 1666 994">1.33ha per 1000 population</td> </tr> <tr> <td data-bbox="846 994 1261 1114">Children’s and Young People’s Provision</td> <td data-bbox="1261 994 1666 1114">0.06ha per 1000 population</td> </tr> <tr> <td data-bbox="846 1114 1261 1209">Allotments</td> <td data-bbox="1261 1114 1666 1209"><u>0.08</u> 0.09 ha per 1000 population</td> </tr> <tr> <td data-bbox="846 1209 1261 1249">Total</td> <td data-bbox="1261 1209 1666 1249">4.11ha per 1000 population</td> </tr> </tbody> </table> <p>Green Infrastructure will normally be provided on-site. Off-site provision will be at the Council’s discretion delivered by developer contributions.</p> <p>These standards are to be both flexible and appropriate for each</p>	Typology	Provision Standard	Parks and Gardens	0.66ha per 1000 population	Natural and Semi Natural	<u>1.98</u> 2.02 ha per 1000 population	Amenity Greenspace	1.33ha per 1000 population	Children’s and Young People’s Provision	0.06ha per 1000 population	Allotments	<u>0.08</u> 0.09 ha per 1000 population	Total	4.11ha per 1000 population	Yes	No
Typology	Provision Standard																				
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					<p>individual development, dependent on location, whether it is for on or off-site Green Infrastructure provision or enhancement of existing provision and facilities.</p> <p>In terms of Equipped Children's play areas, r Residential developments will normally be required to meet the needs for equipped children's play areas of children play generated by the development on site, either as an integral part of design or through the payment of contributions which will be used to install or upgrade play facilities in the vicinity of the proposed development. The eOpen Space Supplementary Planning Document (SPD) will offer guidance on Local Areas for Play (LAP) and Local Equipped Areas for Play} LEAP provision in new developments.</p>		
MM33	76	Policy G11	-	-	<p>Policy G11 – Playing Pitch Provision</p> <p>All new residential development resulting in a net gain of 5 dwellings or more will be required to provide playing pitches in South Ribble, at a standard provision of 1.22ha per 1000 population <u>at a standard provision of 1.14ha per 1000.</u></p>	Yes	No
MM34	77	Policy G12	-	-	Policy G12 – Green Corridors/ Green Wedges.	Yes	No
MM35	78	Policy G13	212 & 155	117 & 93	<p>Policy G13 – Trees, Woodlands and Development</p> <p>a) Planning permission will not be permitted where the proposal adversely affects trees, woodlands and hedgerows which are:</p> <ul style="list-style-type: none"> i Protected by a Tree Preservation Order (TPO); ii Ancient Woodlands <u>including individual ancient and veteran trees and those defined in Natural England's</u> 	Yes	No

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					<p>inventory of ancient woodlands;</p> <p>iii In a Conservation Area; and <u>or</u></p> <p>iv Within a recognised Nature Conservation Site.</p> <p>b) There will be a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on site;</p> <p>c) Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site where appropriate <u>at a rate of two new trees for each tree lost</u>;</p> <p>d) . . .</p>		
MM36	80	A new paragraph after 10.77	Wildlife Trust	Wildlife Trust	A new policy is proposed – Policy G16 Biodiversity and Nature Conservation and accompanying justification.	Yes	Appendix MM36

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MM37	80/81	A new paragraph 10.81	Wildlife Trust	Wildlife Trust	<p>New wording proposed to explain how the Council will incorporate forthcoming work on the ecological networks.</p> <p>10.81 <u>As well as the need to protect, conserve and enhance designated sites it is also important to protect, conserve and enhance nationally and locally important species that use a variety of sites/habitats as part of a nature conservation network. Lancashire County Council is producing an Ecological Network covering the County, including South Ribble's borough. Once finalised this will be an important contribution to the nature conservation agenda and will need to be protected, conserved, maintained and enhanced where appropriate. The Ecological Network will be presented in text and visually through maps within the Biodiversity and Nature Conservation SPD to ensure compatibility between the DPD, SPD and LCC's Ecological Network.</u></p>	Yes	No
MM38	98	Appendix 4 Retail Maps	-	-	In line with the retail policy amendments there have also been a series of alterations to the retail maps to provide greater clarity within the document.	Yes	Appendix MM38
MM39	New Page	Appendix 8	-	-	Add a Performance Monitoring Framework as <u>Appendix 8: Performance Monitoring Framework</u>	Yes	Appendix MM39
MM40	New page	Appendix 9	269	143	<p>Add a Glossary in to <u>Appendix 9: Glossary</u>.</p> <p><u>Appendix 9 Glossary</u></p> <p>Glossary to also include a definition of the meaning of 'comprehensive masterplan' as a result of a representation received by the Council.</p>	Yes	Appendix MM40

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					<u>Comprehensive Masterplan – a masterplan produced following strategic planning and visioning for the whole site which addresses a broad range of constraints, issues and opportunities.</u>		
MM41	Proposals Map	-	142	93	There is currently a proposed dual allocation of Carr Lane, Farington where the Publication Proposals Map currently shows the BHS element of the site as also allocated for employment use. The Council have agreed a minor amendment to alter the boundary of the employment site to exclude the BHS.	Yes	Appendix MM41
MM42	Proposals Map	-	264	138	The legend of the Proposals Map will be amended to include reference to the Natura 2000 Site at Ribble & Alt Estuaries, as well as its national designation as a SSSI. The legend to the Proposals Map incorrectly shows Policy A1 as relating to the Cross Borough Link Road, and Policy A2 to the Penwortham Bypass. Legend to be amended to show these as A2 and A3 respectively.	Yes	Appendix MM42
MM43	Proposals Map	-	-	-	Amendment relating to site KK The Cawsey due to a planning permission received and a change of proposed use.	Yes	Appendix MM43
MM44	Proposals Map	-	-	-	Amendment relating to site LL Land off Long Moss Lane due to a planning permission received and a change of proposed use.	Yes	Appendix MM44
MM45	Proposals Map	-	-	-	Amendment to inaccurate Green Belt plotting at bottom end of Pickering's Farm.	Yes	Appendix MM45
MM46	Proposals Map	-	-	-	Capitol Centre requires boundary change following negotiation with landowner/agent, exclude B2 use from the Capitol Centre Boundary.	Yes	Appendix MM46
MM47	Proposals Map	-	147	93	Exclude Green Infrastructure use from Site Boundary for safeguarded site z – Land off Emnie Lane.	Yes	Appendix MM47

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MM48	Proposals Map	-	-	-	Omission on Proposals Map – Land North of Coote Lane Farm two sections of Green Infrastructure was allocated in the Local Plan as Green Infrastructure – Existing Provision and carried through in this process up to Preferred Options. Omission on the Publication Proposals Map as this was not shown. Minor amendment to include this land as Green Infrastructure under Policy G7.	Yes	Appendix MM48
MM49	Proposals Map	-	-	-	Green Belt error – land at Hutton.	Yes	Appendix MM49
MM50	Proposals Map	-	-	-	Change the dualling of the road to Cuerden on the map to show as other dual roads – show Farington road upgrade, link A582 to M65/Cuerden.	Yes	Appendix MM50
MM51	Proposals Map	-	88	72	A revised boundary will be drawn and submitted to the Inspector, excluding residential properties on Croston Road, Heatherleigh.	Yes	Appendix MM51
MM52	Proposals Map	-	118	88	The Proposals Map will be amended at the Maltings on Hill Road South, Penwortham, following negotiation with the owners/agents, and to allow the redevelopment of the residential properties.	Yes	Appendix MM52
MM53	Proposals Map	-	-	-	Amendment to boundary at Olive Farm due to Green Belt boundary mapping error.	Yes	Appendix MM53
MM54	Proposals Map	-	-	-	Amendment to map to reflect designation of Natura 2000 Site at Ribble and Alt Estuaries SPA and Ramsar Map	Yes	Appendix MM54

Post-examination modifications are shown in red.

Appendix to MM17 – Policy D1/Table 1

Policy D1 – Allocation of Housing Land

The sites listed below (and as shown on the Proposals Map) are allocated for residential development (and related infrastructure which is to be delivered through CIL and/or developer contributions).

The allocated housing land equates to a total of ~~6,600~~ 6,576 dwellings over the Plan period.

Table 1 – Allocation of Housing Land & Supply 2010 – 2026

Proposals Map Ref	Site Name	Site Area (ha)	Estimated No of Dwellings
A	Group One, off Central Avenue, Buckshaw Village, Leyland	14.9	260 <u>211</u>
AA	Fishwick's Depot, Hewitt Street, Leyland	0.5	19
B	Former Farington Business Park, Wheelton Lane, Farington	13.0	471
C	Land south of Centurion Way, Farington	3.2	68 64 <u>68¹</u>
CC	Land off Claytongate Drive, Lostock Hall	1.9	15
D	Former Prestolite Premises, Cleveland Road, Leyland	2.3	82
DD	Gas Holders Site, Lostock Hall	1.9	25
E	Former Arla Foods Premises, School Lane, Bamber Bridge	5.5	209
F	Roadferry Depot, Carr Lane, Farington	1.9	80
G	Dunkirk Mill, Dunkirk Lane, Leyland	0.7	35
GG	Wateringpool Lane, Lostock Hall	4.6	80
H	Vernon Carus and Land, Factory Lane, Penwortham	4.1	475
I	Hospital Inn Railway Crossing, Brindle Road, Bamber Bridge	1.9	42
JJ	Coupe Foundry, Kittlingbourne Brow, Higher Walton	2.3	80
K	Lostock Hall Gasworks, Lostock Hall	12.0	200 <u>350²</u>
KK	Land off the Cawsey	<u>2.8</u>	70 <u>75</u>
L	Land off Grasmere Avenue, Farington	4.4	160
LL	Land off Long Moss Lane	<u>1.2</u>	27
M	South of Longton Hall, Chapel Lane, Longton	3.6	80
N	Land off Liverpool Road, Hutton	2.4	45
O	LCC Offices, Brindle Road, Bamber Bridge	0.6	22
P	Land between Altcar Lane/Shaw Brook Road, Leyland	30.4	430
Q	Rear of Chapel Meadow, Longton	1.1	10
R	Land off Wesley Street, Bamber Bridge	6.9	175 <u>195³</u>
S	Land off Brindle Road, Bamber Bridge	22.7	250
T	Land off Browndedge Road, Bamber Bridge	2.7	60

¹ Amended to take account of planning application change.

² Updated to reflect recent planning application.

³ Updated to reflect recent planning application.

U	Rear of Dunkirk Mill, Slater Lane, Leyland	1.2	47
V	Land off School Lane, Longton	3.7	83
X	Land at Longton Hall, Chapel Lane, Longton	2.4	48
Y	Liverpool Road/Jubilee Road, Walmer Bridge	3.5	69
Z	Lostock Hall Primary, Avondale Drive, Lostock Hall	1.5	30
	Total		3900
			3876
	Major Sites		
EE	Pickering's Farm, Penwortham	79	1350
FF	Moss Side Test Track, Leyland	40.6	750
W	Land Between Heatherleigh and Moss Lane, Farington Moss	40	600
	Total		2700
	OVERALL TOTAL		6600
			6576

Justification

7.16 . . . which consist of small sites with permission (~~average of under ten dwellings less than 0.4 ha~~), other small sites . . .

Appendix to MM19 – Table 2

Table 2⁴

Residential Allocations

Proposals Map Ref	Site Name	Site Area (ha)	Estimated No of Dwellings	2010/11- 2015/16 ⁵	2016/17- 2020/21	2021/22- 2025/26
<u>A</u>	Group One, off Central Avenue, Buckshaw Village, Leyland	14.9	260 <u>211</u>	200 <u>144</u>	6067	0
AA	Fishwick's Depot, Hewitt Street, Leyland	0.5	19	0	19	0
B	Former Farington Business Park, Wheelton Lane, Farington	13.0	471	100 <u>80</u>	200 <u>220</u>	171
C	Land south of Centurion Way, Farington	3.2	68 64 <u>68</u>	68 64 <u>68</u>	0	0
CC	Land off Claytongate Drive, Lostock Hall	1.9	15	15 <u>0</u>	0 <u>15</u>	0
D	Former Prestolite Premises, Cleveland Road, Leyland	2.3	82	82 <u>72</u>	0 <u>10</u>	0
DD	Gas Holders Site, Lostock Hall	1.9	25	0	25	0
E	Former Arla Foods Premises, School Lane, Bamber Bridge	5.5	200 <u>209</u>	80	120 <u>129</u>	0
F	Roadferry Depot, Carr Lane, Farington	1.9	80	80 <u>55</u>	0 <u>25</u>	0
G	Dunkirk Mill, Dunkirk Lane, Leyland	0.7	35	35	0	0
GG	Wateringpool Lane, Lostock Hall	4.6	79 <u>80</u>	79 <u>80</u>	0	0
H	Vernon Carus and Land, Factory Lane, Penwortham	4.1	475	50	175	250
I	Hospital Inn Railway Crossing, Brindle Road, Bamber Bridge	1.9	42	42	0	0
<u>J</u> <u>JJ</u>	Coupe Foundry, Kittlingbourne Brow, Higher Walton	2.3	80	20	60	0
K	Lostock Hall Gasworks, Lostock Hall	12.0	200 <u>350</u>	80 <u>0</u>	120 <u>200</u>	0 <u>150</u>
<u>KK</u>	<u>Land off the Cawsey</u>	<u>2.8</u>	70 <u>75</u>	40 <u>40</u>	30 <u>35</u>	<u>0</u>
L	Land off Grasmere Avenue, Farington	4.4	160	110 <u>80</u>	50 <u>80</u>	0
<u>LL</u>	<u>Land off Long Moss Lane</u>	<u>1.2</u>	<u>27</u>	<u>27</u>	<u>0</u>	<u>0</u>

⁴ Phasing figures adjusted to take account of position at 2012/13 year end.

⁵ Figures for 2010/11-2015/16 cannot be directly compared to the Housing Land Position Statement spreadsheet which relates to the number of dwellings **remaining** for the period up to and including 2015/16.

Proposals Map Ref	Site Name	Site Area (ha)	Estimated No of Dwellings	2010/11-2015/16 ⁵	2016/17-2020/21	2021/22-2025/26
M	South of Longton Hall, Chapel Lane, Longton	3.6	80	<u>40</u> <u>20</u>	<u>40</u> <u>60</u>	0
N	Land off Liverpool Road, Hutton	2.4	45	20	25	0
O	LCC Offices, Brindle Road, Bamber Bridge	0.6	22	22	0	0
P	Land between Altcar Lane/Shaw Brook Road, Leyland	30.4	430	<u>170</u> <u>70</u>	<u>120</u> <u>220</u>	140
Q	Rear of Chapel Meadow, Longton	1.1	10	10	0	0
R	Land off Wesley Street, Bamber Bridge	6.9	<u>175</u> <u>195</u>	50	<u>125</u> <u>145</u>	0
S	Land off Brindle Road, Bamber Bridge	22.7	250	<u>0</u> <u>20</u>	<u>150</u> <u>190</u>	<u>100</u> <u>40</u>
T	Land off Browndedge Road, Bamber Bridge	2.7	60	0	60	0
U	Rear of Dunkirk Mill, Slater Lane, Leyland	1.2	47	0	47	0
V	Land off School Lane, Longton	3.7	83	40	43	0
X	Land at Longton Hall, Chapel Lane, Longton	2.4	48	48	0	0
Y	Liverpool Road/Jubilee Road, Walmer Bridge	3.5	<u>69</u> <u>72</u>	<u>69</u> <u>72</u>	0	0
Z	Lostock Hall Primary, Avondale Drive, Lostock Hall	1.5	30	0	30	0
	Total		3900 3876	1574 1245	1508 1880	661 751

Major Sites for Development (Residential Led)

Proposals Map Ref	Site Name	Site Area (ha)	No of Dwellings	2010/11-2015/16	2016/17-2020/21	2021/22-2025/26
EE	Pickering's Farm, Penwortham	79	1350	<u>300</u> <u>150</u>	<u>475</u> <u>600</u>	<u>575</u> <u>600</u>
FF	Moss Side Test Track, Leyland	40.6	750	<u>80</u> <u>50</u>	<u>325</u> <u>365</u>	<u>345</u> <u>335</u>
W	Land Between Heatherleigh and Moss Lane	40	600	<u>200</u> <u>144</u>	<u>200</u> <u>360</u>	<u>200</u> <u>96</u>
	Total		2700	580 344	1000 1325	1120 1031

Other Sites (at June 2012 31/3/13)

Site Name	No of Dwellings	2010/11- 2015/16	2016/17- 2020/21	2021/22- 2025/26
Small sites with planning permission (<0.4ha)	246 <u>170</u>	246 <u>170</u>	0	0
Small Sites identified from the SHLAA (<0.4ha)	178 <u>121</u>	178 <u>121</u>	0	0
Large sites under construction (≥0.4ha) not listed elsewhere	198 <u>38</u>	198 <u>38</u>	0	0
Total	622 <u>329</u>	622 <u>329</u>	0	0

Totals

Source	No of Dwellings	2010/11- 2015/16	2016/17- 2020/21	2021/22- 2025/26
Sites with Planning Permission	1397	786	440	171
Sites with Current Application	835	240	345	250
New Allocations	1408	484	684	240
Residential Allocations	3743 <u>3876</u>	1574 <u>1245</u>	1508 <u>1880</u>	661 <u>751</u>
Major Sites for Development (Residential Led)	2700	580 <u>344</u>	1000 <u>1325</u>	1120 <u>1031</u>
Other Sites	622 <u>329</u>	622 <u>329</u>	0	0
Total	6962 7065 <u>6905</u>	2712 2776 <u>1918</u>	2469 2508 <u>3205</u>	1781 1781 <u>1782</u>

Appendix to MM20 – Phasing, Delivery and Monitoring of Housing Land Supply

Policy D2: Introduction

7.64 The Council is introducing a phasing policy to ~~ensure~~ encourage a steady supply of housing land availability across the Borough over the Plan period and secure the necessary infrastructure and other services required for sustainable forms of development. ~~Under Core Strategy Policy 4: Housing Delivery and Site Allocations Policy D1, the Council will review targets relating to housing completions or the use of brownfield land every year and adjust the phasing of sites included in Table 2 as appropriate to achieve a better match between the required targets and delivery.~~

7.65 Breaking down the forecast need delivery into five year sections phases shows that there are deliverable and available sites within the Borough during the life of the Plan. ~~will also secure a better match between forecasts and actual house building. The policy does not override the statutory requirement to keep plans under review.~~ House building activity will be monitored and measured against the indicative phasing in the policy Table 2. As monitoring is carried out it may become necessary to update the indicative phasing in Table 2 to reflect changing circumstances. These figures will be monitored and updated annually in the Housing Land Position Statement. ~~move sites between phases e.g. if insufficient sites from Phase 1 are being developed, sites from Phase 2 can be moved forward to maintain supply. If more housing development occurs through windfall development, greenfield sites can be moved into later phases. There may also be occasions where sites anticipated in later phases, where a long lead in time can be justified to come forward earlier, due to their size or infrastructure needs. will be considered for release in advance of the phase in which they are identified to come forward.~~

7.66 The phasing of units is indicative and has been informed by housing land monitoring work that records the number of units with planning permission and under construction; the 2012 Central Lancashire Strategic Housing Land Availability Assessment (SHLAA); and other site-specific information about the deliverability and sustainability of sites.

7.67 Throughout the Borough a number of sites already have a current planning permission and it is likely that many of these sites will be built during the next few years. However, should any of these applications lapse, applications for their renewal will be reviewed and considered in light of the Core Strategy, other policies and the current build rates in the Borough.

7.68 The Council has identified three phases which are as follows:

- Phase 1: 2010/11 – 2015/16
- Phase 2: 2016/17 – 2020/21
- Phase 3: 2021/22 – 2025/26

7.69 In phasing sites, account has been taken of the likely timescales for delivery bearing in mind the need for any supporting infrastructure and the need to prioritise previously developed land as far as is practical. Consideration has also been given to the need to include a rolling six year supply (taking on board the NPPF) of deliverable sites and that all sites are developable.

Policy D2 – Phasing, Delivery and Monitoring

~~The release of housing sites as listed in Table 2 will be managed in order to:~~
Housing sites are phased through indicative timescales identified in Table 2, in order to:

- Meet the scale of development required over the Plan period and
- Ensure that the scale and timing of development is coordinated with the provision of new infrastructure that is required.

Development will be ~~permitted~~ encouraged on sites in the following phases:

- Phase 1: 2010/11 – 2015/16
- Phase 2: 2016/17 – 2020/21
- Phase 3: 2021/22 – 2025/26

Phases 1, 2 and 3 are shown in Table 2

Control Mechanism

Annual monitoring of the delivery of housing will be undertaken. It will include a review of Sites and Phasing within Table 2 and aim to ensure that a 5 year supply of deliverable sites (including a 20% buffer if appropriate, and if performance approves, the Council will look at reducing the buffer to 5% as part of the monitoring process), is maintained in line with the predicted, sites may be brought forward from later phases and others put back.

~~If the total number of dwellings permitted is above the total number of dwellings acceptable within a particular phase, the Council will review the sites within the remaining phases and bring forward where appropriate.~~

Once a planning permission has expired, there will be no presumption that it will be renewed unless a start has been made on construction. Any application for renewal of permission will be considered having regard to a demonstration of the deliverability of the scheme and the annual monitoring of housing site delivery.

Justification

7.70 The phasing of housing land shown in Table 2 demonstrates how existing commitments and proposed allocations contribute to meeting the housing requirement. Information about the delivery of sites has been drawn from assumptions made in the SHLAA and the Sustainability Appraisal.

7.71 Wherever possible, the Council will seek to bring forward previously developed sites during the first six years in line with the Core Strategy. Due to delivery issues with previously developed land, some greenfield land will need to be brought forward at a fairly early stage. The larger greenfield sites are also dependent on the delivery of significant infrastructure before the construction of any housing.

7.72 The pace of housing delivery will be monitored annually based on economic indicators and build rates. Depending on the results of monitoring, it may be necessary to adjust the indicative phasing of sites. ~~This might include looking at whether sites phased for future years can be brought forward if the delivery of homes in earlier phases is delayed.~~

Appendix to MM23a – Retail chapter as anticipated

Retail

Introduction

- 8.27 Core Strategy Policy 11 sets out South Ribble's shopping hierarchy of centres, showing Leyland Town Centre as the principal shopping area in the Borough followed by the District Centres of Bamber Bridge, Longton, Tardy Gate and Penwortham. In addition there is a network of supporting Local Centres within South Ribble. Having a retail hierarchy protects the centres by focusing growth and investment, it is also important to encourage developments of an appropriate type and scale.
- 8.28 The retail hierarchy directs retail development and town centre uses to Leyland Town Centre. Retail growth elsewhere will need to be of levels which are appropriate to the location. All new development within the centres should contribute to the attractiveness of the centre and enhance the use of the centre by offering vibrant, attractive, well designed centres with a good offer for local residents and visitors.
- 8.29 In line with Policy 11 in the Core Strategy there will be a presumption to focus main town centre uses in the defined centres. However, planning applications for retail schemes on edge of centre or out of centre locations will be assessed against the sequential approach within the NPPF.

Leyland Town Centre

Policy E3: Introduction

- 8.30 Within Leyland Town Centre, the protection of (A1) retail uses is the priority with cafés and restaurants acting as complementary uses to the daytime shopping facilities. Restaurants and pub establishments would support the evening economy which is currently limited in Leyland Town Centre, according to the Central Lancashire and Leisure Review, 2010. The conversion of the former Post Office on Hough Lane to a Wetherspoon's Bar and Restaurant could act as a catalyst for further investment in the Town Centre.
- 8.31 The development of the Tesco Extra store in Southern Towngate and the Morrisons store, together with the Argos Extra and the Homebase store on the former Farington Business Park site over the last ten years have brought in major investment into the town centre area. The Central Lancashire Retail and Leisure Review (2010) did not identify the need for any major new developments in the town centre. Investment now needs to focus on the core of the town centre around Hough Lane and Towngate.
- 8.32 A Leyland Masterplan was published in 2007 reflecting the key aspirations for the future of Leyland Town Centre, including opportunities to promote Leyland as a key shopping area, developing the evening economy for a range of users and public realm and access improvements. Policy E3 reflects these broad principles of the Leyland Masterplan by encouraging retail (A1) and cafés, restaurants and bars (A3, A4) as priorities, whilst recognising other town centre uses (e.g. A2, B1, A5) could be appropriate to support the overall future as a vital and viable town centre.
- 8.33 Ongoing improvements to the town centre have been achieved through improvements made to Churchill Way, Chapel Brow and Hough Lane. The Masterplan has an economic development remit aimed at promoting investment within the town centre.

Policy E3 – Leyland Town Centre

The Leyland Town Centre boundary is defined in Appendix 4. Leyland Town Centre is made up of both Primary and Secondary Retail Frontages as set out below.

Primary Retail Frontage

Within the Primary Retail Frontage of Leyland Town Centre as identified in Appendix 4, planning permission will be granted for new buildings, redevelopment of existing sites, extensions to, or change of use of existing buildings for the following uses:

- a) A1 (Retail Uses) - which will be encouraged to achieve a minimum of 60% of the overall units within the Primary Retail Frontage;
- b) A3 (Café and Restaurant) uses and A4 (Drinking Establishments) uses - to enhance the evening economy; and
- c) Other town centre uses including A2 (Financial and Professional Services) and B1 (Offices) will be permitted subject to a 6 month marketing assessment;
- d) Living accommodation or B1 (Office) use will be permitted at first floor level.

Secondary Retail Frontage

The remaining area of the defined town centre (sitting outside the Primary Retail Frontage) is classified as the Secondary Retail Frontage (as shown in Appendix 4 and as described in the Justification).

Uses in these areas will be protected and enhanced wherever possible for A1 (Retail Use), A3 (Cafés and Restaurants) and A4 (Drinking establishments) may be appropriate to maintain the vitality and viability of the area. However, applications for the change of use of A1 retail premises to other town centre uses including A2 (Financial and Professional Services) and B1 (Offices) should be supported by a 6 month marketing assessment to provide evidence for this change of use.

Car Parking

New buildings, redevelopment of existing sites, extensions and/or change of use of existing buildings in the Town Centre will either be expected to use existing car parking facilities within the town centre (if they are in close proximity) or provide the appropriate level of car parking based on their location and type of development as set out in Policy F1 Parking Standards and Appendix 5.

Justification

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

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

8.36 The policy applies to the primary and secondary retail frontages as shown on the Leyland Town Centre map in Appendix 4. The primary retail frontage in Leyland comprises 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, Asda store to the former Booths (currently a furniture shop) premises on Towngate and the Gables Public House on the corner of Towngate and Hough Lane (areas outside this boundary are classified as the Secondary Shopping Frontage areas).

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

8.38 A marketing assessment will need to include written evidence of the marketing of the premises for a minimum period of 6 months to demonstrate lack of demand for A1 (Retail Uses).

Development and Change of Use in District Centres and Local Centres

Policies E4 and E5: Introduction

8.40 The boundaries of the District and Local Centres within South Ribble have all been reviewed to see if they are still fit for purpose. Maps showing the retail boundaries can be found in Appendix 4.

8.41 Core Strategy Policy 11 (e) states that the Council will maintain, improve and control the mix of uses in the existing District and Local Centres. This will also apply to the proposed centres within the Strategic Sites so as to appropriately serve local needs. The Core Strategy identifies the location of four District Centres in the Borough.

8.42 Local Centres play an important role in the borough's retail hierarchy as well as acting as social centres and places of employment providing the function of convenience shopping and community facilities to a local area. The Local Centres in the Borough vary in size, with some having only a handful of shops and others being larger which support a number of local shops and basic services, meeting local residents' daily shopping needs. In rural areas, larger villages perform an important role as the key service area for the community.

8.43 The scale and type of a development or proposal in District and Local Centres needs to relate directly to the role and function of that centre. Within these centres the Council will need to be satisfied there is no demand for retail property before granting planning permission for a different use in line with the policy. In the centres the provision of living accommodation or offices on the upper floors of the building will be encouraged so as to help make good use and maintenance of these upper storeys.

8.44 The following two policies; E4 and E5 define the District and Local Centres including the protection of certain uses.

Policy E4 – District Centres

District Centres are allocated at:

- Liverpool Road, Penwortham
- Station Road, Bamber Bridge
- Tardy Gate
- Longton

The District Centres boundaries are set out in Appendix 4 of this document.

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

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

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

Applications for other district centre uses including A2 (Financial and Professional Services), A4 (Drinking Establishments) and B1 (Offices) will need to include a six month marketing assessment to provide evidence for a change of use from A1 (Retail).

Justification

8.45 District centres have been designated in Policy 11 of the Central Lancashire Core Strategy. Boundaries for the retail centres have been set out within Appendix 4.

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

8.47 The District Centres comprise the following properties:

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

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

and act as a mechanism through which to monitor Policy E4 and identify triggers where necessary.

8.49 A marketing assessment will need to include written evidence of the marketing of the premises for a minimum period of 6 months to demonstrate lack of demand for A1 (Retail Uses).

Policy E5 – Local Centres

Local Centres are allocated at:

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

The boundaries of these centres are shown in Appendix 4 and described within the justification text.

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

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

Justification

8.50 Boundary maps for the Local Centres are set out within Appendix 4. The Local Centre boundaries are defined as:

- **Kingsfold:** The local centre at Kingsfold is based on the existing commercial properties at Pope Lane and Hawksbury Drive.
- **Earnshaw Bridge:** This small centre is situated either side of Leyland Lane, south of the junction with Golden Hill Lane/ Longmeanygate.
- **Farington:** The Local Centre is dispersed with units from Railway Public House to Boundary Street on Preston Road, and at the junctions of Stanifield Lane, Crown Street and Mill Street.

- **Gregson Lane:** The Local Centre is dispersed with units on Gregson Lane and Alder Drive.
- **Higher Walton:** There is a concentration of local shopping facilities on both sides of Cann Bridge Street.
- **New Longton:** The Local Centre is dispersed with units located along Chapel Lane and on Station Road.
- **Seven Stars:** The Local Centre is located at and around the junction of Fox Lane, Leyland Lane and Slater Lane.
- **Walmer Bridge:** The Local Centre is dispersed with units located along Liverpool Old Road and at the junctions of School Street and Hall Carr Lane.
- **Walton-le-Dale:** The Local Centre focuses on retail and commercial uses on the west side of Victoria Road in Walton-le-Dale. (Nos. 140 – 202 Victoria Road – even numbers).

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

8.52 The Central Lancashire Retail and Leisure Review (2010) has provided the evidence to support the inclusion of a minimum of 60% A1 Retail use target as identified in the policy. A retail position statement will be produced on an annual basis to provide a 'snapshot' in time of the current situation within the Local Centres which will evidence retail trends and act as a mechanism through which to monitor Policy E5 and identify triggers where necessary.

8.53 A marketing assessment will need to include written evidence of the marketing of the premises for a minimum period of 6 months to demonstrate lack of demand for A1 (Retail Uses).

Appendix to MM23b – Retail Chapter showing changes

Retail

Introduction

~~8.39~~ Core Strategy Policy 11 sets out South Ribble's shopping hierarchy of centres, showing Leyland Town Centre as the principal shopping area in the Borough followed by the District Centres of Bamber Bridge, Longton, Tardy Gate and Penwortham. In addition there is a network of supporting Local Centres within South Ribble. Having a retail hierarchy protects the centres by focusing growth and investment, it is also important to encourage developments of an appropriate type and scale.

~~8.40~~ The retail hierarchy directs retail development and town centre uses to Leyland Town Centre. Retail growth elsewhere will need to be of levels which are appropriate to the location. ~~With regards to District and Local Centres there is a reasonable degree of flexibility to be applied to ensure they can perform their important local community role and serve a different purpose to the town centre. Care will also be needed to avoid, for example, a single excessively large retail outlet which risks competing with the town centre or undermining the healthy mix of functions within the Local Centre. All new development within the centres should contribute to the attractiveness of the centre and enhance the use of the centre by offering vibrant, attractive, well designed centres with a good offer for local residents and visitors.~~

~~8.41~~ In line with Policy 11 in the Core Strategy there will be a presumption to focus main town centre uses in the defined centres. However, planning applications for retail schemes on edge of centre or out of centre locations will be assessed against the sequential approach within the NPPF.

Leyland Town Centre

Policy E3: Introduction

~~Leyland Town Centre~~

~~Policy E3: Introduction~~

~~8.39~~ The Leyland Masterplan produced in 2009 sets out a vision for the enhancement of the town centre. The Masterplan identified seven transformational projects: upgrading Hough Lane; Hough Lane Eastern Approach; Town Square and Community Facilities; Quin Street Commercial Quarter; Office Quarter and Bannister Brook Upgrade; Towngate Junction Improvements and Museum Enhancement; and King Street Entertainment, Leisure and Sports Offer.

~~8.40~~ This document includes a policy focused on Leyland Town Centre to ensure that planning aids the delivery of the masterplan.

~~8.42~~ Within Leyland Town Centre, the protection of (A1) retail uses is the priority. ~~However, with cafés and restaurants acting as a complementary useuses to the daytime shopping facilities, providing an opportunity for a break or lunch for users of. Restaurants and pub establishments would support the area. Where appropriate, to enhance the vitality and viability of the Town Centre shopping area, cafes and restaurant uses will be supported. The evening economy which~~ is currently limited in Leyland Town Centre, according to the Central

Lancashire and Leisure Review, 2010 ~~and there is an opportunity for investment in restaurants and pub establishments where this may enhance the vitality and viability of Leyland Town Centre.~~ The conversion of the former Post Office on Hough Lane to a Wetherspoon's Bar and Restaurant will/could act as a catalyst for further investment in the Town Centre.

Policy E3 – Leyland Town Centre

~~The Leyland Town Centre boundary is defined in Appendix 4. Leyland Town Centre is made up of both Primary and Secondary Retail Frontages as set out below.~~

~~Within the primary shopping frontage of Leyland Town Centre as identified in Appendix 4, planning permission will be granted for new buildings, redevelopment of existing sites, extensions to, or change of use of existing buildings for the following uses:~~

- ~~e) A1 Retail use, as a priority;~~
- ~~f) A3 Café use and A4 Bars and Restaurants use which would help maintain and enhance the evening economy; and~~
- ~~g) The creation of living accommodation or offices at first floor level.~~

~~The outstanding area (sitting outside the primary retail frontage) is classified as the Secondary shopping frontage (as shown in Appendix 4 and as described in the Justification). Uses in these areas will be protected and enhanced wherever possible for retail use (A1). However, other uses such as A3 (Cafes and Restaurants) and A4 (Drinking establishments) may be more appropriate to maintain the vitality and viability of the area, applicants will need to provide a marketing assessment/statement (for a timeframe agreed with the Council) which provides sufficient evidence for this change of use.~~

~~New buildings, redevelopment of existing sites, extensions and/or change of use of existing buildings in the Town Centre will either be expected to use existing car parking facilities within the town centre (if they are in close proximity) or provide the appropriate level of car parking based on their location and type of development as set out in Policy F1 and Appendix 5.~~

Justification

~~e8.43 The policy applies to the primary and secondary retail frontages as shown on the Leyland Town Centre map in Appendix 4. The primary retail frontage in Leyland comprises 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, Asda store to the former Booths (currently a furniture shop) premises on Towngate and the Gables Public House on the corner of Towngate and Hough Lane
(areas outside this boundary are classified as the Secondary Shopping Frontage areas).~~

~~e8.44 Leyland Town Centre is the key shopping area in South Ribble and Policy E3 promotes development within the town centre. The development of the Tesco Extra store in Southern Towngate and the Morrisons store, together with the Argos Extra and the Homebase store on the former Farington Business Park site over the last ten years have brought in major~~

investment into the town centre area. The Central Lancashire Retail and Leisure Review (2010) did not identify the need for any major new developments in the town centre. Investment now needs to focus on the core of the town centre around Hough Lane and Towngate.

~~8.41 There is a small industrial area on Quin Street off Hough Lane, which is occupied by Iddons and Heatons. The redevelopment of this site could constitute part of the Quin Street Commercial Quarter, which was identified in the masterplan. The Council will also positively encourage redevelopment of the Hulmes Mill Site.~~

~~8.45 A Leyland Masterplan was published in 2007 reflecting the key aspirations for the future of Leyland Town Centre, including opportunities to promote Leyland as a key shopping area, developing the evening economy for a range of users and public realm and access improvements. Policy E3 reflects these broad principles of the Leyland Masterplan by encouraging retail (A1) and cafés, restaurants and bars (A3, A4) as priorities, whilst recognising other town centre uses (e.g. A2, B1, A5) could be appropriate to support the overall future as a vital and viable town centre.~~

~~8.46 Ongoing improvements to the town centre have been achieved through improvements made to Churchill Way, Chapel Brow and Hough Lane. The Masterplan has an economic development remit aimed at promoting investment within the town centre.~~

Policy E3 – Leyland Town Centre

The Leyland Town Centre boundary is defined in Appendix 4. Leyland Town Centre is made up of both Primary and Secondary Retail Frontages as set out below.

Primary Retail Frontage

Within the Primary Retail Frontage of Leyland Town Centre as identified in Appendix 4, planning permission will be granted for new buildings, redevelopment of existing sites, extensions to, or change of use of existing buildings for the following uses:

- e) A1 (Retail Uses) - which will be encouraged to achieve a minimum of 60% of the overall units within the Primary Retail Frontage;
- f) A3 (Café and Restaurant) uses and A4 (Drinking Establishments) uses - to enhance the evening economy; and
- g) Other town centre uses including A2 (Financial and Professional Services) and B1 (Offices) will be permitted subject to a 6 month marketing assessment;
- ~~h) A5 (Hot Food Takeaway) uses will only be permitted if the unit falls outside of the 400m school exclusion zone, identified on the map in Appendix 4.~~
- i) Living accommodation or B1 (Office) use will be permitted at first floor level.

Secondary Retail Frontage

The remaining area of the defined town centre (sitting outside the Primary Retail Frontage) is classified as the Secondary Retail Frontage (as shown in Appendix 4 and as described in the Justification).

Uses in these areas will be protected and enhanced wherever possible for A1 (Retail Use), A3 (Cafés and Restaurants) and A4 (Drinking establishments) may be appropriate to maintain the vitality and viability of the area. However, applications for the change of use of A1 retail premises to other town centre uses including A2 (Financial and Professional Services) and B1 (Offices) should be supported by a 6 month marketing assessment to provide evidence for this change of use. Applications for A5 (Hot Food Takeaway) use within the secondary frontage will only be permitted if the unit falls outside of the 400m school exclusion zone, identified on the map in Appendix 4.

Car Parking

New buildings, redevelopment of existing sites, extensions and/or change of use of existing buildings in the Town Centre will either be expected to use existing car parking facilities within the town centre (if they are in close proximity) or provide the appropriate level of car parking based on their location and type of development as set out in Policy F1 Parking Standards and Appendix 5.

Justification

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

~~8.48~~ Maintaining and enhancing the vitality and viability of the town centre, primarily along Hough Lane and Towngate, is a main focus of Policy E3. Within the town centre and focussing on the Primary and Secondary retail frontages, there will be a presumption in favour of retaining and encouraging shops (A1 uses).

~~8.42~~ Phase 1 of the town centre regeneration was for improvements made to Churchill Way and Chapel Brow. Phase 2 consisted of the central part of Hough Lane. Phases 3 and 4 are being planned. The further regeneration of Leyland Town Centre is a major project and will be supported by funds through the Community Infrastructure Levy (CIL) and/ or developer contributions from new development.

~~8.43~~ CIL contributions will be used to:

- ~~• facilitate measures to reduce through traffic in Hough Lane;~~
- ~~• enhance the facilities for public transport including the potential Leyland Transport Hub;~~
- ~~• improve access between Worden Park and Leyland Town Centre; and~~
- ~~• improve the environment for pedestrians and cyclists.~~

~~8.38~~ It is important for Leyland Town Centre to be accessible to all residents as it is the key shopping area and initiatives will be supported that maintain and encourage access to Leyland.

~~8.39~~ Guidance on the design and visual appearance of new buildings in Leyland Town Centre is set out in the Central Lancashire Design SPD.

8.49 The policy applies to the primary and secondary retail frontages as shown on the Leyland Town Centre map in Appendix 4. The primary retail frontage in Leyland comprises 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, Asda store to the former Booths (currently a furniture shop) premises on Towngate and the Gables Public House on the corner of Towngate and Hough Lane (areas outside this boundary are classified as the Secondary Shopping Frontage areas).

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

such a target of 60% is deemed achievable and appropriate over the plan period given past trends.

8.51 A marketing assessment will need to include written evidence of the marketing of the premises for a minimum period of 6 months to demonstrate lack of demand for A1 (Retail Uses).

8.52 An Access to Healthy Food SPD was adopted in October 2012 which sets out guidance on the proximity to schools and also the concentration and clustering of hot food takeaways across the borough. Within the SPD exclusion zones of 400m from schools are applied as an opportunity to combat child obesity. This has been carried forward into this DPD.

Development and Change of Use in District Centres and Local Centres

Policies E4 and E5: Introduction

~~8.54~~ The boundaries of the District and Local Centres within South Ribble have all been reviewed to see if they are still fit for purpose. ~~As a result of this review, a number of them have either been extended to include other retail and service uses outside the existing boundary, or tightened up to exclude other uses such as housing.~~ Maps showing the retail boundaries can be found in Appendix 4.

~~8.55~~ Core Strategy Policy 11 (e) states that the Council will maintain, improve and control the mix of uses in the existing District and Local Centres. This will also apply to the proposed centres within the Strategic Sites so as to appropriately serve local needs. The Core Strategy identifies the location of four District Centres in the Borough.

~~8.56~~ Local Centres play an important role in the borough's retail hierarchy as well as acting as social centres and places of employment providing the function of convenience shopping and community facilities to a local area. The Local Centres in the Borough vary in size, with some having only a handful of shops and others being larger which support a number of local shops and basic services, meeting local residents' daily shopping needs. In rural areas, larger villages perform an important role as the key service area for the community.

~~8.57~~ The scale and type of a development or proposal in District and Local Centres needs to relate directly to the role and function of that ~~Centre~~centre. Within these centres the Council will need to be satisfied there is no demand for retail property before granting planning permission for a different use in line with the policy. In the centres the provision of living accommodation or offices on the upper floors of the building will be encouraged so as to help make good use and maintenance of these upper storeys.

~~8.58~~ The following two policies; E4 and E5 define the District and Local Centres including the protection of certain uses.

Policy E4 – District Centres

District Centres are allocated at:

- 1.● Liverpool Road, Penwortham
- 2.● Station Road, Bamber Bridge
- 3.● Tardy Gate

4. Longton

The District Centres boundaries are made up of both Primary and Secondary Retail Frontages as set out ~~below~~ in Appendix 4 of this document.

Primary Retail Frontage

~~Primary Retail Frontages within Penwortham, Bamber Bridge, Tardy Gate and Longton are defined in Appendix 4. Existing uses in the Primary Retail Frontage within the~~
The District Centres will be protected and enhanced to maintain their vitality and viability.

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

~~predominantly for retail use (~~

~~• A1 uses);~~

~~(b) for the provision of cafés (A3 use) and bars and restaurants (A4 use); and~~

~~(c) from non-retail use, unless demonstrated to the satisfaction of the Borough Council that it is no longer appropriate for a retail use.~~

Secondary (Retail Frontage

~~Secondary Retail Frontage is defined as the outstanding areas (that sit outside the primary retail frontage) within the boundaries of Penwortham, Bamber Bridge, Tardy Gate and Longton. See Appendix 4 and justification text.~~

~~(c) A1 (Retail Uses) in the Secondary Retail Frontage within District Centres) - which will be protected~~
encouraged to achieve a minimum of 60% of the overall units;

~~(d) A3 (Cafés and enhanced wherever possible Restaurants) uses.~~

~~Applications for retail use (A1). However, other uses such as A3 (cafés and restaurants) and A4 (drinking establishments) in some locations may be more appropriate to maintain the vitality and viability of the district centre, applicants uses including A2 (Financial and Professional Services), A4 (Drinking Establishments) and B1 (Offices) will need to provide~~
include a six month marketing assessment (for a timeframe agreed with the Council) which provides sufficient to provide evidence for this a change of use. from A1 (Retail).

~~Applications for A5 (Hot Food Takeaway) use within the District Centre will only be permitted if the unit falls outside of the 400m school exclusion zone, identified on the map in Appendix 4.~~

Justification

~~8.59~~ District centres have been designated in Policy 11 of the Central Lancashire Core Strategy. Boundaries for the retail centres have been set out within Appendix 4.

~~8.60~~ The purpose of this policy is to prevent the over proliferation of non-retail uses at the expense of retail provision within the centres. It is important to the vitality and viability of the district centres that the retail strength and appearance of these frontages is retained.

~~8.54 Primary retail frontages are the busiest parts of district centres where the larger shops, supermarkets and chain stores are normally located and are typified by high concentrations of A1 uses. Excessive proportions of non-retail uses in these frontages will undermine the shopping offer and would defer from the protection of retail uses as stated in Policy E4.~~

~~8.61 The Policy defines the primary and secondary retail frontages as shown on the maps in Appendix 4. The primary shopping frontages within the The District Centres comprise the following properties:~~

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

~~8.55 If units are lost to non-retail uses this can have a detrimental impact on the vitality and viability of district and local centres, particularly where there are fewer units in a locality. However, where it can be demonstrated (within a retail statement) to the satisfaction of the Borough Council that the unit is no longer appropriate for a retail use, it may then be considered for a non-retail use, in accordance with other policies within the LDF.~~

~~8.56 All development should contribute to the attractiveness of the centre and enhance the use of the centre by offering vibrant, attractive, well designed centres with a good offer for local residents and visitors. This should be done by delivering high quality design schemes in line with Policy 17 of the Core Strategy and will be supported by the Central Lancashire Design SPD.~~

~~8.62 The Central Lancashire Retail and Leisure Review (2010) has provided the evidence to support the inclusion of a minimum of 60% A1 Retail use target as identified in the policy. A Retail Position Statement will be produced on an annual basis to provide a 'snapshot' in time of the current situation within the District Centres which will provide evidence of retail trends and act as a mechanism through which to monitor Policy E4 and identify triggers where necessary.~~

~~8.63 A marketing assessment will need to include written evidence of the marketing of the premises for a minimum period of 6 months to demonstrate lack of demand for A1 (Retail Uses).~~

~~8.64 An Access to Healthy Food SPD was adopted in October 2012 which sets out guidance on the proximity to schools and also the concentration and clustering of hot food takeaways across the borough. Within the SPD exclusion zones of 400m from schools are applied as an opportunity to combat child obesity. This has been carried forward into this DPD.~~

Policy E5 – Local Centres

Local Centres are allocated at:

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

The boundaries of these centres are shown in Appendix 4 and described within the justification text.

~~Uses within~~Within the Local Centres A1 (Retail) uses will be protected and enhanced wherever possible ~~for retail use (A1). However, other uses such as A3 (cafés and restaurants) and A4 (drinking establishments) in some locations may be more appropriate in order to achieve a minimum of 60%. This is~~ to maintain the vitality and viability of the centre, ~~as long as~~.

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

~~Applications for this change is demonstrated to~~A5 (Hot Food Takeaway) use within Local Centres will only be permitted if the satisfaction unit falls outside of the Borough Council 400m school exclusion zone, identified on the map in Appendix 4.

Justification

8.65 Boundary maps for the Local Centres are set out within Appendix 4. The Local Centre boundaries are defined as:

- **Kingsfold:** The local centre at Kingsfold is based on the existing commercial properties at Pope Lane and Hawksbury Drive.
- **Earnshaw Bridge:** This small centre is situated either side of Leyland Lane, south of the junction with Golden Hill Lane/ Longmeanygate.
- **Farington:** The Local Centre is dispersed with units from Railway Public House to Boundary Street on Preston Road, and at the junctions of Stanifield Lane, Crown Street and Mill Street.
- **Gregson Lane:** The Local Centre is dispersed with units on Gregson Lane and Alder Drive.
- **Higher Walton:** There is a concentration of local shopping facilities on both sides of Cann Bridge Street.

- **New Longton:** The Local Centre is dispersed with units located along Chapel Lane and on Station Road.
- **Seven Stars:** The Local Centre is located at and around the junction of Fox Lane, Leyland Lane and Slater Lane.
- **Walmer Bridge:** The Local Centre is dispersed with units located along Liverpool Old Road and at the junctions of School Street and Hall Carr Lane.
- **Walton-le-Dale:** The Local Centre focuses on retail and commercial uses on the west side of Victoria Road in Walton-le-Dale. (Nos. 140 – 202 Victoria Road – even numbers).

~~8.57~~ The purpose of the above policy is to prevent the over proliferation of non-retail uses at the expense of local retail provision ~~with the secondary retail frontage areas of~~within the Local Centres.

~~8.66~~ ~~8.53~~ — It is important to the vitality and viability of the Local Centres that the retail strength and appearance of these frontages is retained where possible. However, as these centres vary in size and are affected by various local issues other uses as listed in the policy above may be more appropriate. ~~Applicants will need to provide a marketing assessment (for a timeframe agreed with the Council) which provides sufficient evidence for a change of use.~~

~~8.54~~ ~~All new development within the local centres should contribute to the attractiveness of the centre and enhance the use of the centre by offering vibrant, attractive, well designed centres with a good offer for local residents and visitors.~~

~~8.50~~ The Central Lancashire Retail and Leisure Review (2010) has provided the evidence to support the inclusion of a minimum of 60% A1 Retail use target as identified in the policy. A retail position statement will be produced on an annual basis to provide a 'snapshot' in time of the current situation within the Local Centres which will evidence retail trends and act as a mechanism through which to monitor Policy E5 and identify triggers where necessary.

~~8.67~~ A marketing assessment will need to include written evidence of the marketing of the premises for a minimum period of 6 months to demonstrate lack of demand for A1 (Retail Uses).

~~8.68~~ An Access to Healthy Food SPD was adopted in October 2012 which sets out guidance on the proximity to schools and also the concentration and clustering of hot food takeaways across the borough. Within the SPD exclusion zones of 400m from schools are applied as an opportunity to combat child obesity. This has been carried forward into this DPD.

Appendix to MM36 – Policy G16 – Biodiversity and Nature Conservation (and accompanying justification)

Policy G16 – Biodiversity and Nature Conservation

The borough's Biodiversity and Ecological Network resources will be protected, conserved and enhanced:

Priority will be given to:

- Protecting and safeguarding all designated sites of international, national, regional, county and local level importance including all Ramsar, Special Protection Areas, Special Areas of Conservation, national nature reserves, sites of special scientific interest and biological heritage sites, geological heritage site, local nature reserves, wildlife corridors together with any ecological network approved by the Council;
- Protecting, safeguarding and enhancing habitats for European, nationally and locally important species;
- When considering applications for planning permission protecting, conserving and enhancing the borough's ecological network and providing links to the network from and/or through a proposed development site.

In addition development must adhere to the provisions set out below:

- a) The production of a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts are avoided or if unavoidable are reduced or appropriately mitigated and/or compensated;
- b) The provision of opportunities for habitats and species to adapt to climate change;
- c) The support and encouragement of enhancements which contribute to habitat restoration;
- d) Protecting and enhancing existing habitats and features on all sites;
- e) Where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site planning applications must be accompanied by a survey undertaken by an appropriate qualified professional;
- f) In exceptional cases where the benefits for development in social or economic terms is considered to significantly outweigh the impact on the natural environment, appropriate and proportionate mitigation measures and/or compensatory habitat creation of an equal or greater area will be required through planning conditions and/or planning obligations.

Justification (Paragraphs to start at 10.78 in DPD)

10.78 The borough includes an extensive network of sites important for biodiversity including the Ribble and Alt Estuaries SPA and Ramsar, an internationally important wetland habitat commonly referred to as one of the 'Natura 2000' Sites. Additionally this site is a Site of Special Scientific Interest (SSSI), as well as two other SSSIs in the borough at River Darwen and Beeston Brook Meadow.

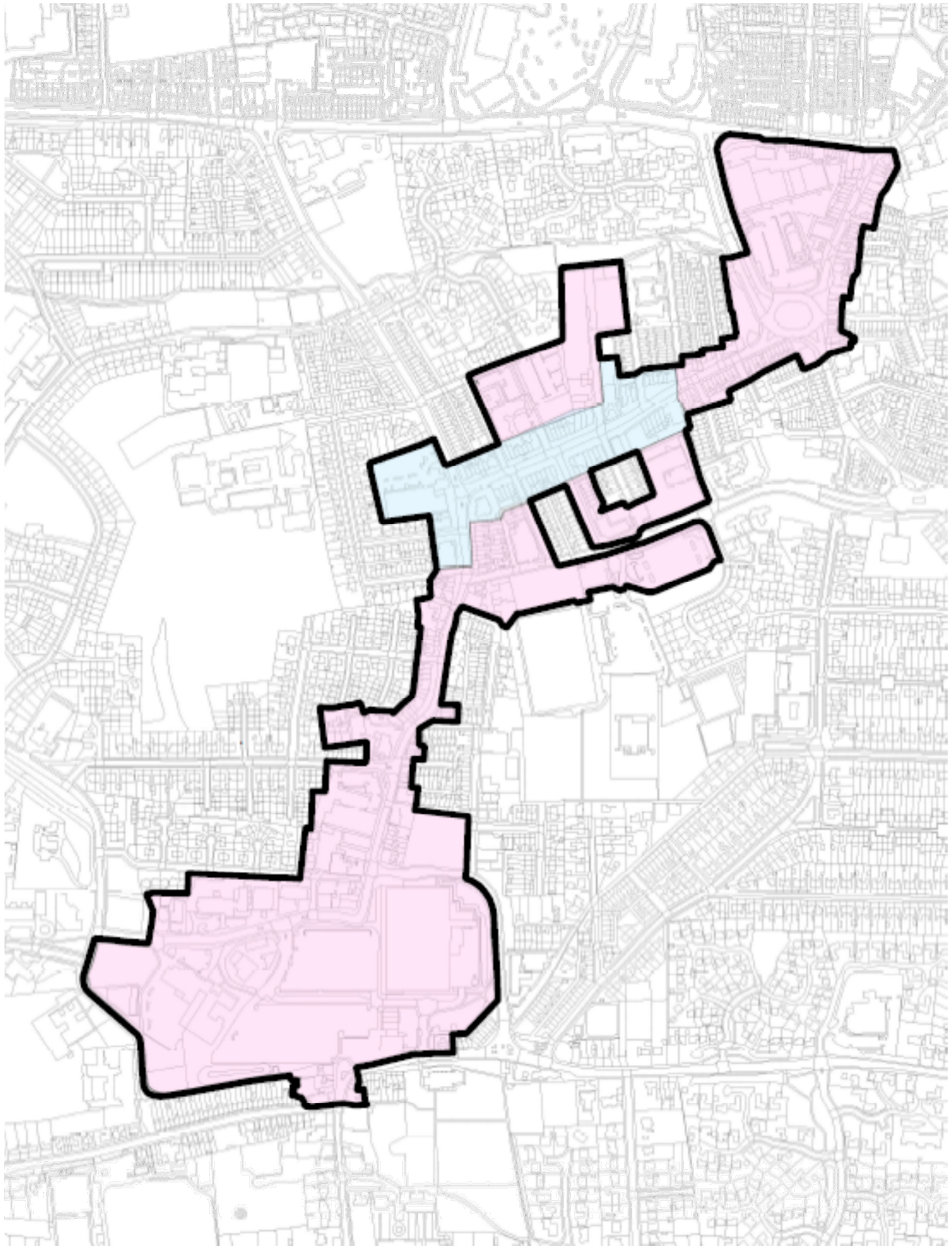
10.79 Alongside international and national designations are a wide range of regional, county and local designations including Regionally Important Geological Sites (RIGS), Biological Heritage Sites (BHS), Local Nature Reserves (LNRs), and Wildlife Corridors all of which are an important part of the network of nature conservation sites and will be protected from development that will cause fragmented networks or isolate habitats. These designations are highlighted on the Proposals Map. This policy will also apply to any future designations that may arise over the plan period.

10.80 As well as the need to protect, conserve and enhance designated sites it is also important to protect, conserve and enhance nationally and locally important species that use a variety of sites/habitats as part of a nature conservation network. Lancashire County Council is producing an Ecological Network covering the County, including South Ribble's borough. Once finalised this will

be an important contribution to the nature conservation agenda and will need to be protected, conserved, maintained and enhanced where appropriate.

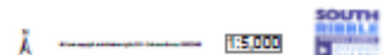
- 10.81 Biodiversity has many important roles and functions including protecting biodiversity for its own sake, adapting to climate change, recreation, health and wellbeing etc. As part of a changing climate it is important to allow habitats and species the opportunities to adapt, making provision where possible. Ecological networks form an important basis for this and it is the Council's view that these networks should be maintained and enhanced, where appropriate to allow habitats and species the best opportunity to adapt to a changing climate. The Ecological Network will be presented in text and visually through maps within the Biodiversity and Nature Conservation SPD to ensure compatibility between the DPD, SPD and LCC's Ecological Network.
- 10.82 Protected habitats and species play an important role and are protected under European and National Law. Where habitats or species may come under threat, it is the developer's responsibility to assess and carry out all necessary surveys. Ecology surveys need to be provided by an appropriate qualified professional to assess the quality, quantity and value of biodiversity on site or near the site and how the proposed development may affect biodiversity. In certain cases development will not be permitted and in other cases mitigation/ compensatory measures of equal area, quality and diversity, if not higher will be required to reduce or overcome the impacts and where possible provide net gains or enhancements to improve the borough's nature conservation assets.
- 10.83 Further detailed guidance will be provided within a supplementary planning document.

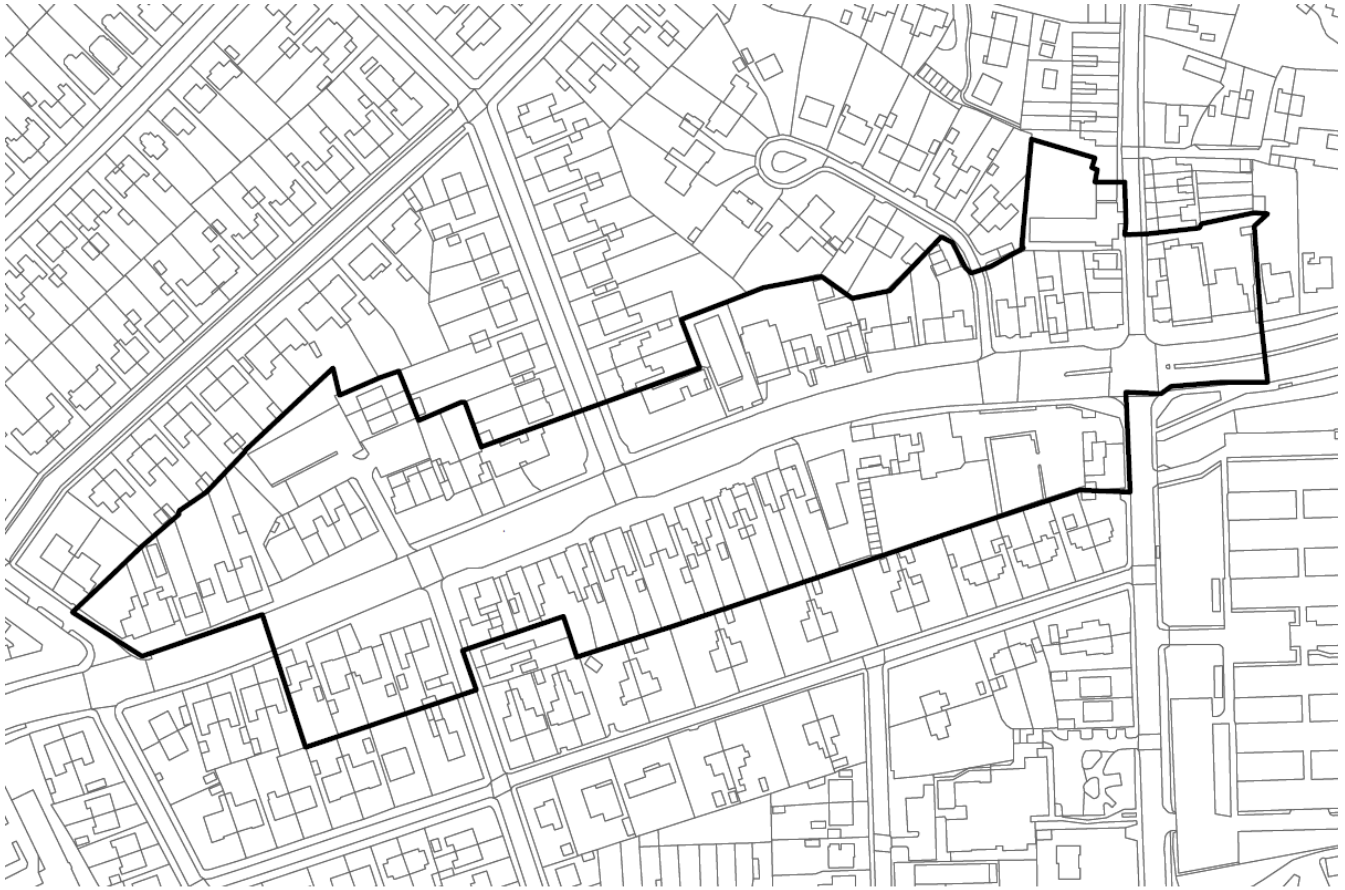
Appendix to MM38 – Updated maps to reflect main changes to Policies E3 and E4 – Leyland Town Centre – showing Primary and Secondary Retail Frontage



- Legend**
-  District Centre Copy
 -  District Centres for Preferred Options
 -  Secondary Retail Frontage

Leyland Town Centre



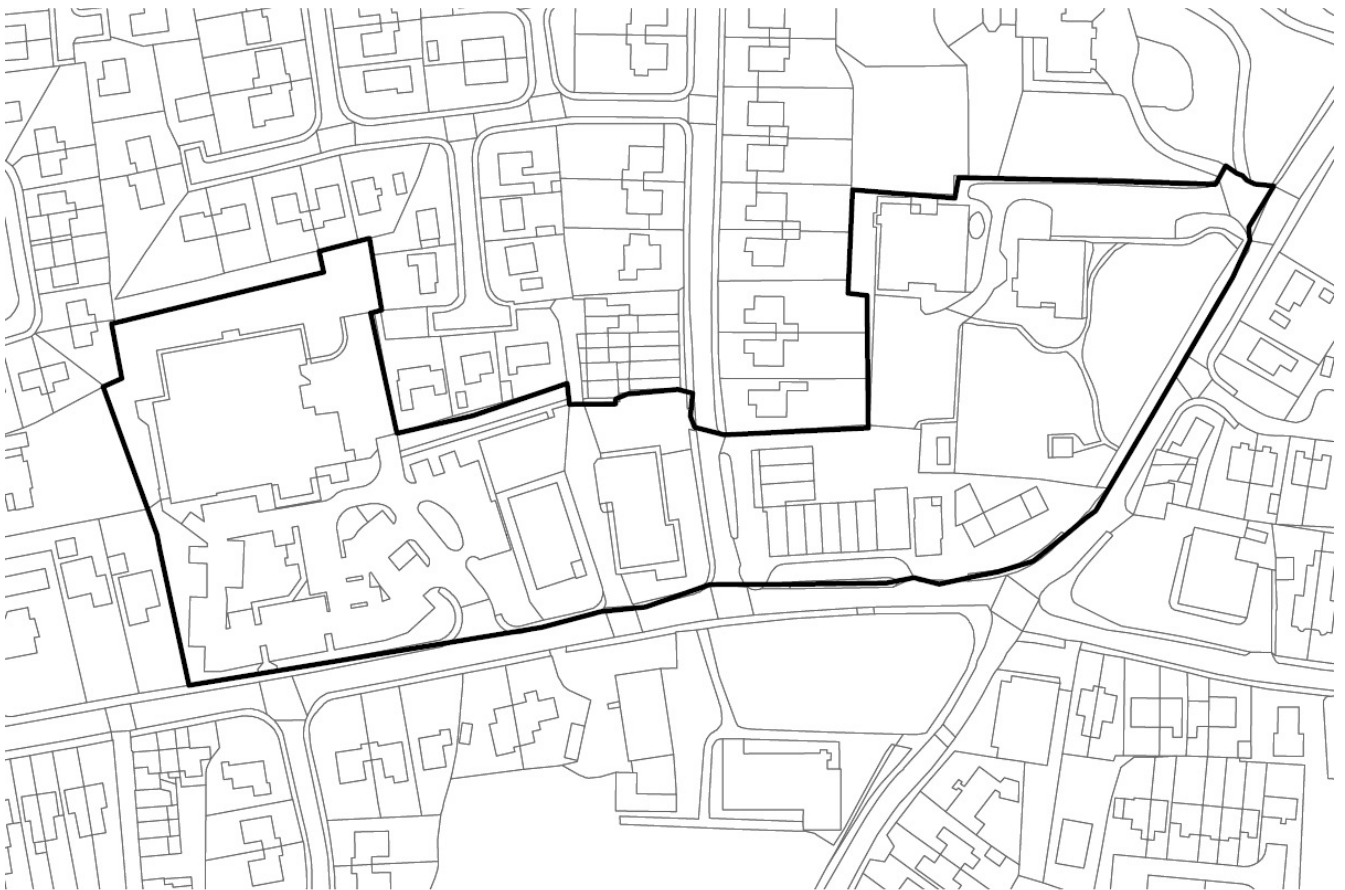


Legend
District Centre Boundary

Penwortham District Centre

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1:1,700



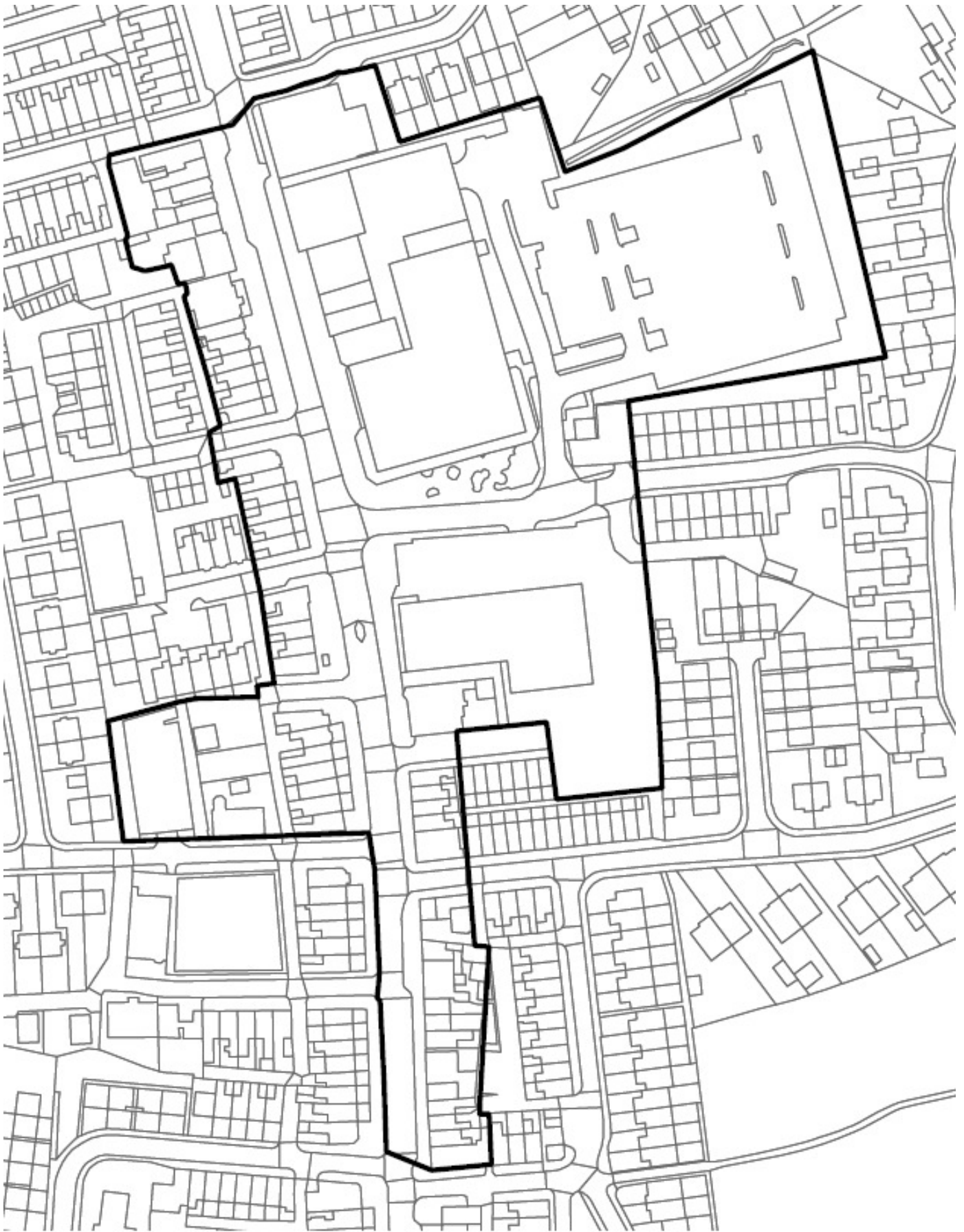
Legend
District Centre Boundary

Longton District Centre

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1:1,300





Bamber Bridge District Centre



Legend
■ District Centre Boundary

Tardy Gate District Centre

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Appendix to MM39 – Performance Monitoring Framework

Performance Monitoring Framework

Successful management requires the ongoing monitoring of performance in order to measure the success or otherwise of specific policies. Improvement in performance can only be realistically achieved when properly informed about current performance. To this end it is important to identify key performance indicators which will enable progress to be monitored.

To offer certainty of success, progress of the South Ribble Site Allocations DPD will be monitored through the use of the performance indicators set out in the following appendices. The results will be reported in the Council's Annual Monitoring Report(AMR) to ensure regular review (and therefore increased confidence of success). The AMR is submitted to the Council's Planning Committee and published on the Council's website, to ensure transparency.

Each measure gives an indication of progress achieved according to each policy's objectives. For example, Gross Affordable Dwellings Constructed gives an indication of the progress of several policies as it is influenced by developer contributions (Policy A1), the allocations of housing land (Policies C1, C2, C3, D1), etc.

Targets have been set for each indicator, together with a trigger for review and contingency actions.

Appendix A gives details of the individual performance indicators such as frequency of collection, baseline information and targets.

Appendix B lists the policies contained within the South Ribble Site Allocations DPD and shows the relevant indicators against each.

Appendix A – Performance Indicators

Performance Indicator	Data Source	Frequency of collection	Policy/Policies this contributes to	Baseline/Year	Target/Year	Trigger for contingency action	Contingency actions
Level of nitrogen dioxide at the AQMA points	USA updating screening assessment	Annual	A1, A2, A3	2011 (31/12/11)	Less than 40µg/m ³	Greater than 40µg/m ³	A. Identify the problem and causes of the variance B. Liaise with Environmental Health to ensure Air Quality Action Plan sets out the measures it intends to put in place to reduce the level.
Changes to road traffic congestion (Core Strategy Policy 3).	LCC data	Annual	A1, A2, A3	2012/13	Year on year reduction	Increase in road traffic congestion by more than 5% on a rolling three year average.	A. Identify the problem and causes of the variance B. Seek to introduce high vehicle occupancy lanes earlier than planned C. Re-prioritise Park and Ride site developments and Bus Rapid Transit routes
Gross affordable dwellings constructed. (Core Strategy – Policy 7)	SR Housing Land Position Statement	Annual	A1 B2 C1, C2, C3 D1, D2	20012/13	30 completions per annum	Shortfall of new affordable housing completions of more than 20% on a rolling three year average	A. Identify the problem and causes of the variance B. Consider if it is appropriate to change the policy phasing of sites C. Prioritise the use of local authority land and/or led acquisitions to bring forward sites D. Work closer with key partners, developers and landowners to better manage the delivery of development (eg access to finance, including grants, consider

Performance Indicator	Data Source	Frequency of collection	Policy/Policies this contributes to	Baseline/Year	Target/Year	Trigger for contingency action	Contingency actions
							reviewing S106 agreements and contributions)
Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2)	SRBC S106/CIL records	Annual	A1 C1, C2, C3, C4, C5 D1, D2 G9, G10, G11 H1	2012/13 Collected and spent	Monitor amount collected each year (as well the actual implementation of infrastructure projects)	Decrease in S106/CIL infrastructure funding of more than 20% on a rolling three year average.	A. Identify the problem and causes of the variance B. Work closer with key partners, developers and landowners to better manage the delivery of development (eg access to finance, including grants, consider reviewing s106 agreements and contributions) C. Consider reviewing the operation of CIL D. Consider a review of the CIL Charging Schedule
Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18). - Parks & Gardens - Natural & Semi Natural - Amenity Greenspace - Children’s & Young People’s Provision	Planning applications	Annual	A1 G1, G3, G4, G5, G6, G7, G8, G9, G10, G12, G13 H1	2012/13	Zero	No net loss	A. Identify the problem and causes of the loss. B. Undertake further work with Leisure Services departments, key partners, developers and landowners to protect and enhance sport, recreation and open space C. Investigate funding availability from a variety of sources (eg CIL, S106 monies, HLF or other grants) D. Enforce corrective action or mitigation on individual schemes or features

Performance Indicator	Data Source	Frequency of collection	Policy/Policies this contributes to	Baseline/Year	Target/Year	Trigger for contingency action	Contingency actions
- Allotments							
Quality rating of public open spaces	Open Space Survey	5 yearly	A1 G7, G8, G9, G11, G12	KKP Study (report May 2012)	Maintain baseline	Reduction in rating	A. Identify the area(s) of the problem and causes of the variance B. Investigate funding availability from a variety of sources (eg CIL, S106 or other grants) working closely with Regeneration and Parks & Grounds Maintenance to identify appropriate action.
No reduction in range of uses within the boundary of Capitol Centre	SR Retail Survey	Annual	B5	2012/13 (31/3/13) X uses (to be completed after 2012/13 year end)	No reduction from baseline year	Any reduction	A. Identify the problem and causes of the variance. B. Work closely with Development Management Team on future applications for change of use at the Centre.
Higher quality building design (Core Strategy – Policy 17)	Planning applications	Annual	B6 C1, C2, C3	Not applicable	All housing developments (over 5 hectares) to achieve a 'good' Building for Life rating by 2016, and 'very good' by 2021. All major non-	More than 5% of all developments assessed failing to meet required standards, on a rolling three year average	A. Identify the problem and causes of the variance B. Work harder with developers at pre-application stage to ensure 'Building for Life' or 'Places Matter' criteria are incorporated into scheme designs. C. Work to ensure policy enforcement.

Performance Indicator	Data Source	Frequency of collection	Policy/Policies this contributes to	Baseline/Year	Target/Year	Trigger for contingency action	Contingency actions
					residential developments to achieve a score of 3 in the Places Matter assessment, increasing to 4 by 2021.		
% of JSA claimants (age 16 to 64) below the Lancashire average.	Nomis	Annual	B3, B4 C4, C5 E1, E2	2012/13 (31/3/13) (2.1% at Nov 2012)	Lancashire Average at each year end	% of claimants above the Lancashire average	A. Identify the problem and causes of the variance. B. Work more closely with Economic Development Team to identify specific needs of employers and whether planning issues are perceived as barriers.
Net loss of employment to other use (hectares)	Planning applications	Annual	B3, B4 C4, C5 E1, E2	2012/13	Less than one hectare per year	More than one hectare per year	A. Identify the problem and causes of the variance B. Consider if it is appropriate to change the policy phasing of sites C. Work closer with key partners, developers and landowners to better manage the delivery of development (eg access to finance, including grants, consider reviewing S106 agreements and contributions) D. Consider a review of the Policy E2.
Planning to adapt	Planning	Annual	B3, B4, B6	Not	All housing	More than 5% of all	A. Identify the problem and

Performance Indicator	Data Source	Frequency of collection	Policy/Policies this contributes to	Baseline/Year	Target/Year	Trigger for contingency action	Contingency actions
to climate change (Core Strategy – Policy 27).	applications		C1, C2, C3, C4, C5 E1, E2	applicable	developments to meet the Code for Sustainable Homes standards: January 2013: Level 4 January 2016: Level 6 All non-residential developments to be BREEAM rated Very Good or Excellent by 2016, and Outstanding by 2026	developments failing to meet required standards, on a rolling three year average	causes of the variance B. Increase use of planning briefs and partnership working with developers to facilitate compliance with the latest standards C. Enforce corrective action or mitigation on individual schemes.
Increase in public transport/bicycle/walking as method of travel to work (Census data – baseline 2011).	Census	10 years	B1 D1	2011 – these figures have not yet been released 2001 – Train – 0.99% Bus/mini bus/coach	2021 – tbc following release of 2011 results	Increase in rate of use.	A. Identify the problem and causes of the variance B. Re-prioritise Park and Ride site developments and Bus Rapid Transit routes. C. Work more closely with LCC/Travelwise to identify opportunities to increase usage.

Performance Indicator	Data Source	Frequency of collection	Policy/Policies this contributes to	Baseline/Year	Target/Year	Trigger for contingency action	Contingency actions
				- 5.77% Taxi – 0.36% Bicycle – 3.91% On foot – 7.23%			
Vacant units in town/district centres.	SR Retail Survey	Annual	B5 E4	2012/13 Leyland Penwortham Bamber Bridge Tardy Gate Longton	No increase	Three consecutive years not meeting target	A. Identify the problem and causes of the variance working closely with Economic Development Team to identify any specific issues. B. Take required action identified at A. C. Review policy if required.
Completed development complying with car parking standards: - Non-residential - Residential	Planning applications	Annual	B1 F1	2012/13	100%	Less than 95%	A. Identify the problem and causes of the shortfall working closely with Development Management Team. B. Review policy if required.
Meet South Ribble annual housing requirement	SR Housing Land Position Statement	Annual	C1, C2, C3 D1, D2	Not applicable	457 housing completions per annum	Three consecutive years not meeting target by more than 10%	A. Identify the problem and causes of the shortfall. B. Work with Development Management Team to identify/remove any blockages in system which may be causing the problem. C. Reconsider the phasing in Policy D2.
Net additional	SR Housing	Annual	D2	Not	5 years +	Less than five year	A. Identify the problem and

Performance Indicator	Data Source	Frequency of collection	Policy/Policies this contributes to	Baseline/Year	Target/Year	Trigger for contingency action	Contingency actions
housing expected to come forward each year over the remaining plan period to meet the overall housing requirement. This should take into account the previous delivery of dwellings since the start of the plan period.	Land Position Statement			applicable	20% supply	supply	causes of the shortfall. B. Work closely with developers and Development Management Team to identify/remedy reasons for shortfall. C. Reconsider the phasing in Policy D2.
Proportion of agricultural dwellings approved.	Planning applications	Annual	D3	Not applicable	100% of those meeting policy requirements approved.	Less than 95%	A. Identify the problem and causes of the shortfall. B. Work with Development Management Team to identify/remove any blockages in system which may be causing the problem
Proportion of A1, A3 and A4 uses in Leyland Town Centre.	Leyland Town Centre Position Statement	Annual	E3	2012/13	No decrease	Three consecutive years not meeting target	A. Identify the problem and causes of the shortfall working closely with Development Management Team on change of use applications. B. Review policy if required.
Proportion of A1, A3 and A4 uses in District Centres.	SR Retail Survey	Annual	E4	2012/13 Penwortham Bamber Bridge Tardy	60% by 2016	Three consecutive years not meeting target	A. Identify the problem and causes of the shortfall working closely with Development Management Team on change of use applications.

Performance Indicator	Data Source	Frequency of collection	Policy/Policies this contributes to	Baseline/Year	Target/Year	Trigger for contingency action	Contingency actions
				Gate Longton			B. Review policy if required.
Vacant units in local centres	SR Retail Survey	Annual	E5	2012/13 Kingsfold Earnshaw Bridge Farington Gregson Lane Higher Walton New Longton Seven Stars Walmer Bridge Walton-le-Dale	60% by 2016	Increase of vacant units from baseline	A. Identify the problem and causes of the variance working closely with Economic Development Team to identify any specific issues. B. Take required action identified at A. C. Review policy if required.
Percentage of buildings in Green Belt approved for re-use			G2	Not applicable	100% of those meeting policy requirements approved	Less than 95%	A. Identify the problem and causes of the shortfall. B. Work with Development Management Team to identify/remove any blockages in system which may be causing the problem
Loss of trees/woodland protected by TPOs.	TPO Register	Annual	G13	2012/13 (31/3/13)	Zero	Three consecutive years not meeting target	A. Identify the problem and causes of the loss working closely with Development Management Team on applications which would result in loss of trees with TPOs.

Performance Indicator	Data Source	Frequency of collection	Policy/Policies this contributes to	Baseline/Year	Target/Year	Trigger for contingency action	Contingency actions
							B. Liaise with Arboricultural Officer to identify reasons for approvals given to losses if approved, with Enforcement Officer if losses not approved.
Number of Green Flag awards for parks/green spaces in the borough.	SRBC	Annual	G7	2012 - 3	No reduction	Loss of any Green Flag	A. Identify the issues and work closely with Parks Team to identify areas which can be supported by planning in before next Green Flag application.
Worden Park to maintain Green Flag status.	SRBC	Annual	G9	2012 - Yes	Yes	Loss of Green Flag	A. Identify the issues and work closely with Parks Team to identify areas which can be supported by planning in before next Green Flag application.
Development on unstable or contaminated land contrary to policy	Planning applications	Annual	G14	Not applicable	0% of applications approved contrary to policy	One or more approved	A. Identify the problem and reasons for the approvals. B. Work with Development Management Team to identify/remove any blockages in system which may be causing the problem
Development on derelict land contrary to policy	Planning applications	Annual	G15	Not applicable	0% of applications approved contrary to policy	One or more approved	A. Identify the problem and reasons for the approvals. B. Work with Development Management Team to identify/remove any blockages in system which may be causing the problem
Indicator to be			G16				

Performance Indicator	Data Source	Frequency of collection	Policy/Policies this contributes to	Baseline/Year	Target/Year	Trigger for contingency action	Contingency actions
agreed with LCC/LWT as part of consultation on Policy G16							

Appendix B – South Ribble Site Allocations DPD – Policies

Summary of Core Strategy Objectives supported by this Policy	South Ribble Site Allocations Policy	Performance Measures
<ul style="list-style-type: none"> • Meet future infrastructure needs across the borough • Funding through developer contributions 	Policy A1 – Developer Contributions	<ul style="list-style-type: none"> • Gross affordable dwellings constructed. (Core Strategy – Policy 7) • Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18). • Quality rating of public open spaces • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2) • Level of nitrogen dioxide at the AQMA points • Changes to road traffic congestion(Core Strategy Policy 3).
	Policy A2 – Cross Borough Link Road	<ul style="list-style-type: none"> • Level of nitrogen dioxide at the AQMA points • Changes to road traffic congestion(Core Strategy Policy 3).
	Policy A3 – The completion of the Penwortham Bypass	<ul style="list-style-type: none"> • Level of nitrogen dioxide at the AQMA points • Changes to road traffic congestion(Core Strategy Policy 3).
<ul style="list-style-type: none"> • Meet future infrastructure needs across the borough • Funding through developer contributions 	Policy B1 – Existing Built-Up Areas	<ul style="list-style-type: none"> • Increase in public transport/bicycle/walking as method of travel to work (Census data – baseline 2011). • Completed development complying with car parking standards
	Policy B2 – Village Development	<ul style="list-style-type: none"> • Gross affordable dwellings constructed. (Core Strategy – Policy 7)
	Policy B3 – Commercial and Employment Site at South Rings Business Park, Bamber Bridge	<ul style="list-style-type: none"> • % of JSA claimants (age 16 to 64) below the Lancashire average. • Net loss of employment to other use (hectares)

Summary of Core Strategy Objectives supported by this Policy	South Ribble Site Allocations Policy	Performance Measures
		<ul style="list-style-type: none"> • Planning to adapt to climate change (Core Strategy – Policy 27).
	Policy B4 – Commercial and Employment Site at Cuerden Way, Bamber Bridge	<ul style="list-style-type: none"> • % of JSA claimants (age 16 to 64) below the Lancashire average. • Net loss of employment to other use (hectares) • Planning to adapt to climate change (Core Strategy – Policy 27).
	Policy B5 – The Capitol Centre	<ul style="list-style-type: none"> • No reduction in range of uses within the boundary of Capitol Centre • Vacant units in town/district centres.
	Policy B6 – Design Criteria for New Development	<ul style="list-style-type: none"> • Planning to adapt to climate change (Core Strategy – Policy 27). • Higher quality building design (Core Strategy – Policy 17)
<ul style="list-style-type: none"> • Funding through developer contributions • Meet future infrastructure needs across the borough • To maintain a ready supply of housing development land, to help deliver enough new housing to meet future requirements • To ensure there is a sufficient range of locations available for new job opportunities 	Policy C1 – Pickering’s Farm, Penwortham	<ul style="list-style-type: none"> • Gross affordable dwellings constructed. (Core Strategy – Policy 7) • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2) • Planning to adapt to climate change (Core Strategy – Policy 27). • Higher quality building design (Core Strategy – Policy 17) • Meet South Ribble annual housing requirement
	Policy C2 – Moss Side Test Track, Leyland	<ul style="list-style-type: none"> • Gross affordable dwellings constructed. (Core Strategy – Policy 7) • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2) • Planning to adapt to climate change (Core Strategy – Policy 27).

Summary of Core Strategy Objectives supported by this Policy	South Ribble Site Allocations Policy	Performance Measures
		<ul style="list-style-type: none"> • Higher quality building design (Core Strategy – Policy 17) • Meet South Ribble annual housing requirement
	Policy C3 – Land between Heatherleigh and Moss Land, Farington	<ul style="list-style-type: none"> • Gross affordable dwellings constructed. (Core Strategy – Policy 7) • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2) • Planning to adapt to climate change (Core Strategy – Policy 27). • Higher quality building design (Core Strategy – Policy 17) • Meet South Ribble annual housing requirement
	Policy C4 – Cuerden Strategic Site	<ul style="list-style-type: none"> • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2) • % of JSA claimants (age 16 to 64) below the Lancashire average. • Net loss of employment to other use (hectares) • Planning to adapt to climate change (Core Strategy – Policy 27).
	Policy C5 – BAE Systems, Samlesbury	<ul style="list-style-type: none"> • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2) • % of JSA claimants (age 16 to 64) below the Lancashire average. • Net loss of employment to other use (hectares) • Planning to adapt to climate change (Core Strategy – Policy 27).

Summary of Core Strategy Objectives supported by this Policy	South Ribble Site Allocations Policy	Performance Measures
<ul style="list-style-type: none"> • 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 	Policy D1 – Allocations of Housing Land	<ul style="list-style-type: none"> • Gross affordable dwellings constructed. (Core Strategy – Policy 7) • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2) • Increase in public transport/bicycle/walking as method of travel to work (Census data – baseline 2011). • Meet South Ribble annual housing requirement
	Policy D2 – Phasing, Delivery and Monitoring	<ul style="list-style-type: none"> • Gross affordable dwellings constructed. (Core Strategy – Policy 7) • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2) • Meet South Ribble annual housing requirement • Net additional housing expected to come forward each year over the remaining plan period to meet the overall housing requirement.
	Policy D3 – Agricultural Workers’ Dwellings in the Countryside	<ul style="list-style-type: none"> • Proportion of agricultural dwellings approved.
<ul style="list-style-type: none"> • 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 	Policy E1 – Allocation of Employment land	<ul style="list-style-type: none"> • % of JSA claimants (age 16 to 64) below the Lancashire average. • Net loss of employment to other use (hectares) • Planning to adapt to climate change. (Core Strategy – Policy 27).
	Policy E2 – Protection of Employment Areas and Sites	<ul style="list-style-type: none"> • % of JSA claimants (age 16 to 64) below the Lancashire average. • Net loss of employment to other use

Summary of Core Strategy Objectives supported by this Policy	South Ribble Site Allocations Policy	Performance Measures
<ul style="list-style-type: none"> To sustain and encourage appropriate growth of rural businesses. To ensure appropriate education facilities are available. 		(hectares) <ul style="list-style-type: none"> Planning to adapt to climate change. (Core Strategy – Policy 27).
	Policy E3 – Leyland Town Centre	<ul style="list-style-type: none"> Proportion of A1, A3 and A4 uses in Leyland Town Centre.
	Policy E4 – District Centres	<ul style="list-style-type: none"> Vacant units in town/district centres. Proportion of A1, A3 and A4 uses in District Centres.
	Policy E5 – Local Centres	<ul style="list-style-type: none"> Vacant units in local centres
<ul style="list-style-type: none"> 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. 	Policy F1 – Parking Standards	<ul style="list-style-type: none"> Completed development complying with car parking standards
<ul style="list-style-type: none"> 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’. 	Policy G1 – Green Belt	<ul style="list-style-type: none"> Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18).
	Policy G2 – The Re-Use and Adaptation of Buildings in the Green Belt	<ul style="list-style-type: none"> % of buildings in Green Belt approved for re-use.
	Policy G3 - Safeguarded Land for Future Development	<ul style="list-style-type: none"> Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18).
	Policy G4 – Protected Open Land	<ul style="list-style-type: none"> Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18).
	Policy G5 – Areas of Separation	<ul style="list-style-type: none"> Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18).

Summary of Core Strategy Objectives supported by this Policy	South Ribble Site Allocations Policy	Performance Measures
	Policy G6 – Central Park	<ul style="list-style-type: none"> • Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18).
	Policy G7 – Green Infrastructure – Existing Provision	<ul style="list-style-type: none"> • Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18) • Quality rating of public open spaces • Number of Green Flag awards for parks/green spaces in the borough.
	Policy G8 – Green Infrastructure and Networks – Future Provisions	<ul style="list-style-type: none"> • Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18). • Quality rating of public open spaces
	Policy G9 – Worden Park	<ul style="list-style-type: none"> • Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18). • Quality rating of public open spaces • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2) • Worden Park to maintain Green Flag status.
	Policy G10 – Green Infrastructure Provision in Residential Developments	<ul style="list-style-type: none"> • Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18). • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2)
	Policy G11 – Playing Pitch Protection and New Provision	<ul style="list-style-type: none"> • Quality rating of public open spaces • Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2)
	Policy G12 – Green Corridors	<ul style="list-style-type: none"> • Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18).

Summary of Core Strategy Objectives supported by this Policy	South Ribble Site Allocations Policy	Performance Measures
		<ul style="list-style-type: none"> Quality rating of public open spaces
	Policy G13 – Trees, Woodlands and Developments	<ul style="list-style-type: none"> Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18). Loss of trees/woodland protected by TPOs.
	Policy G14 – Unstable Contaminated Land	<ul style="list-style-type: none"> % of applications approved contrary to policy.
	Policy G15 – Derelict Land Reclamation	<ul style="list-style-type: none"> % of applications approved contrary to policy.
	Policy G16 – Biodiversity & Nature Conservation	<ul style="list-style-type: none"> To be agreed with LCC/LWT as part of consultation on Policy.
<ul style="list-style-type: none"> 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. 	Policy H1 – Protection of Health, Education and Other Community Services & Facilities	<ul style="list-style-type: none"> Net Amount of sport, recreation and informal open space lost to other uses.(Core Strategy – Policy 18). Value of developer contributions collected (and spent on infrastructure priorities) (Core Strategy - Policy 2)

Appendix to MM40 – Glossary of Terms

Air Quality	The condition of the air around us. Pollution is often a cause of poor air quality.
Adoption	The final confirmation of a plan as a statutory document by the local planning authority.
Affordable Housing	Low cost housing for sale or rent, often from a housing association, to meet the needs of local people who cannot afford accommodation through the open or low cost market, or subsidised housing.
Agricultural Dwelling	A dwelling which is subject to a condition or legal agreement that it shall only be occupied by someone who is employed or was last employed solely or mainly in agriculture, forestry or other appropriate rural employment.
Amenity	The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.
AMR	Annual Monitoring Report – An annual progress report on progress of the preparation of LDF documents as set out in the LDS and monitoring their performance in terms of various indicators.
AONB	Area of Outstanding Natural Beauty – An area with legal protection because of its natural beauty and high landscape quality.
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.
Bio-diversity	A measure of the number and range of species and their relative abundance in a community.
Brownfield Land	Land that has been previously developed excludes the gardens of houses.
Building Preservation Order	A notice under Section 3 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to protect buildings of special architectural or historic interest from demolition or alterations that would affect their interest.
Carbon Emissions	Carbon dioxide (CO ₂) and carbon monoxide (CO) produced by vehicles and industrial processes.
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.
Change of Use	More correctly referred to as a 'material change of use'. A change in the use of land or buildings that is of significance for planning purposes, often requiring planning permission.
CIL/S106 Developer Funding	When new developments are planned, the developer may be required to make a payment towards facilities including transport schemes, flood defences, schools, health and social care facilities, green spaces and leisure centres. This was formerly through 'Section 106' agreements but is now through the Community Infrastructure Levy (CIL).
Comprehensive Masterplan	A masterplan produced following strategic planning and visioning for the whole site which addresses a broad range of constraints, issues and opportunities.
Contaminated Land	land which has been polluted or harmed in some way rendering it unfit for safe development and most practical uses.

Conservation Area	An area given statutory protection under the Planning Acts, in order to preserve and enhance its character and townscape.
Consultation	Procedures for assessing public opinion about a plan or major development proposal, or in the case of a planning application, the means of obtaining the views of affected neighbours or others with an interest in the proposal.
Core Strategy	The key overarching policy document in the LDF that other DPD's and SPD's must conform with.
Density	In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.
Derelict Land	Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.
Determination	Local planning authority process to decide whether a proposed development requires planning permission.
Development	the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or land.
Development Area	a priority area for environmental, social or economic regeneration or a combination of these.
Development Brief	Document providing detailed information to guide developers on the type of development, design and layout constraints and other requirements for a particular, usually substantial, site.
Development Control	The process whereby a local planning authority decides whether a planning application meets the requirements of planning policy, particularly as set out in development plans.
Development Plan Document (DPD)	Document (a structure or local plan) that sets out in writing and/or in maps and diagrams a local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. A statutory policy document of the LDF.
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.
Economic Development	Long term actions to improve the standard of living and economic health of an area. Actions can involve many areas including education, infrastructure, competitiveness, environmental sustainability, social inclusion and health.
Examination in Public (EIP)	Consideration of public views on a draft structure plan or proposed changes to it, held before an independent inspector.
Edge-of-centre	For shopping, a location within easy walking distance of the primary shopping area, often with parking and a main store; for offices or leisure purposes, the term may refer to something more extensive a little further out but at a still walkable distance from a public transport hub.
English Heritage (Historic Buildings and Monuments Commission for England)	A national body funded by the government to promote and give advice on building conservation matters.
Environmental Appraisal	The process of weighing all the policies in a development plan for their global, national and local implications.
Environmental Impact Assessment (EIA)	Under the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988, proposers of certain scheduled developments are required to submit a planning application with an accompanying environmental statement, evaluating the likely environmental impacts of the development, together with an assessment of how the severity of the impacts could be reduced.

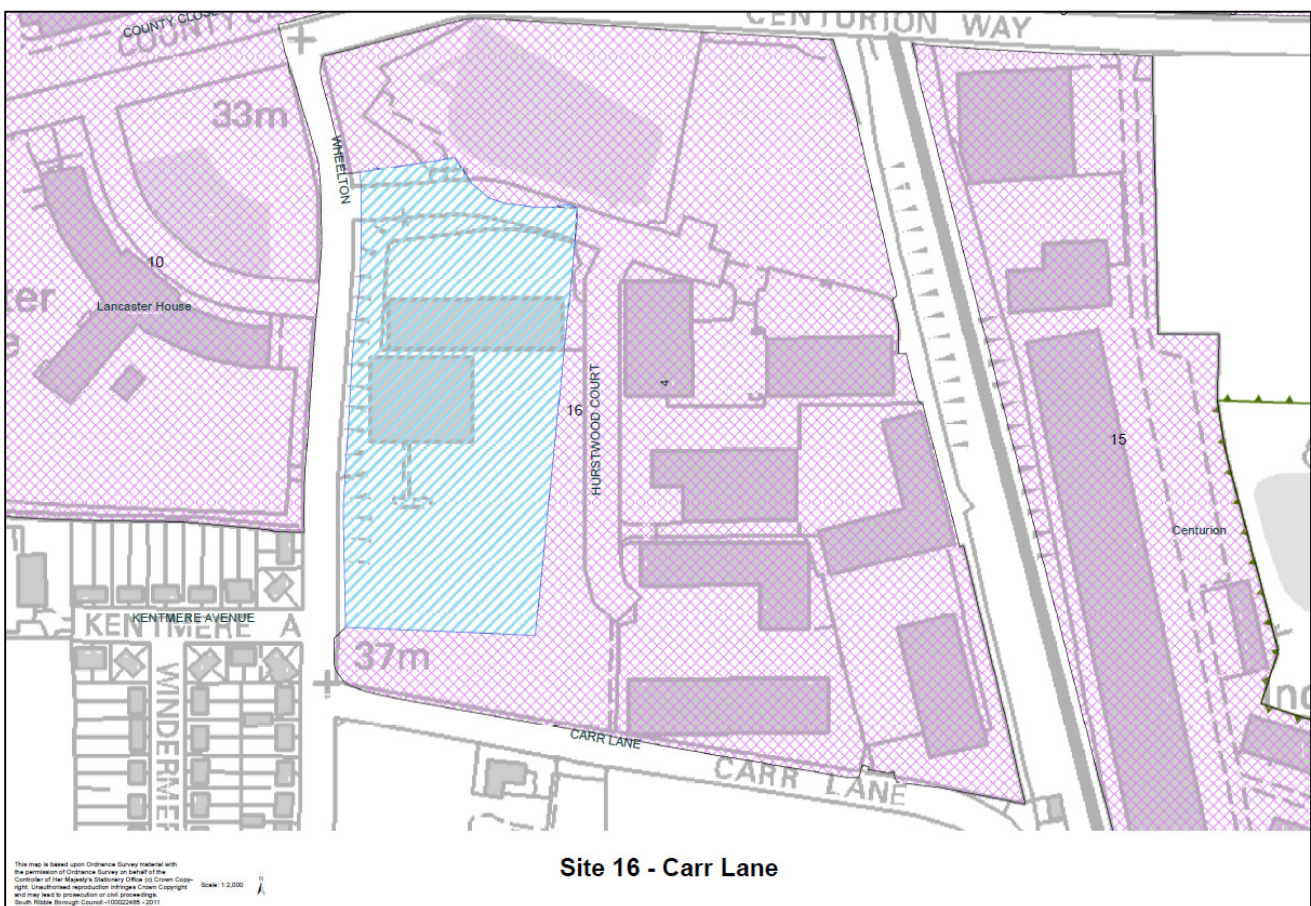
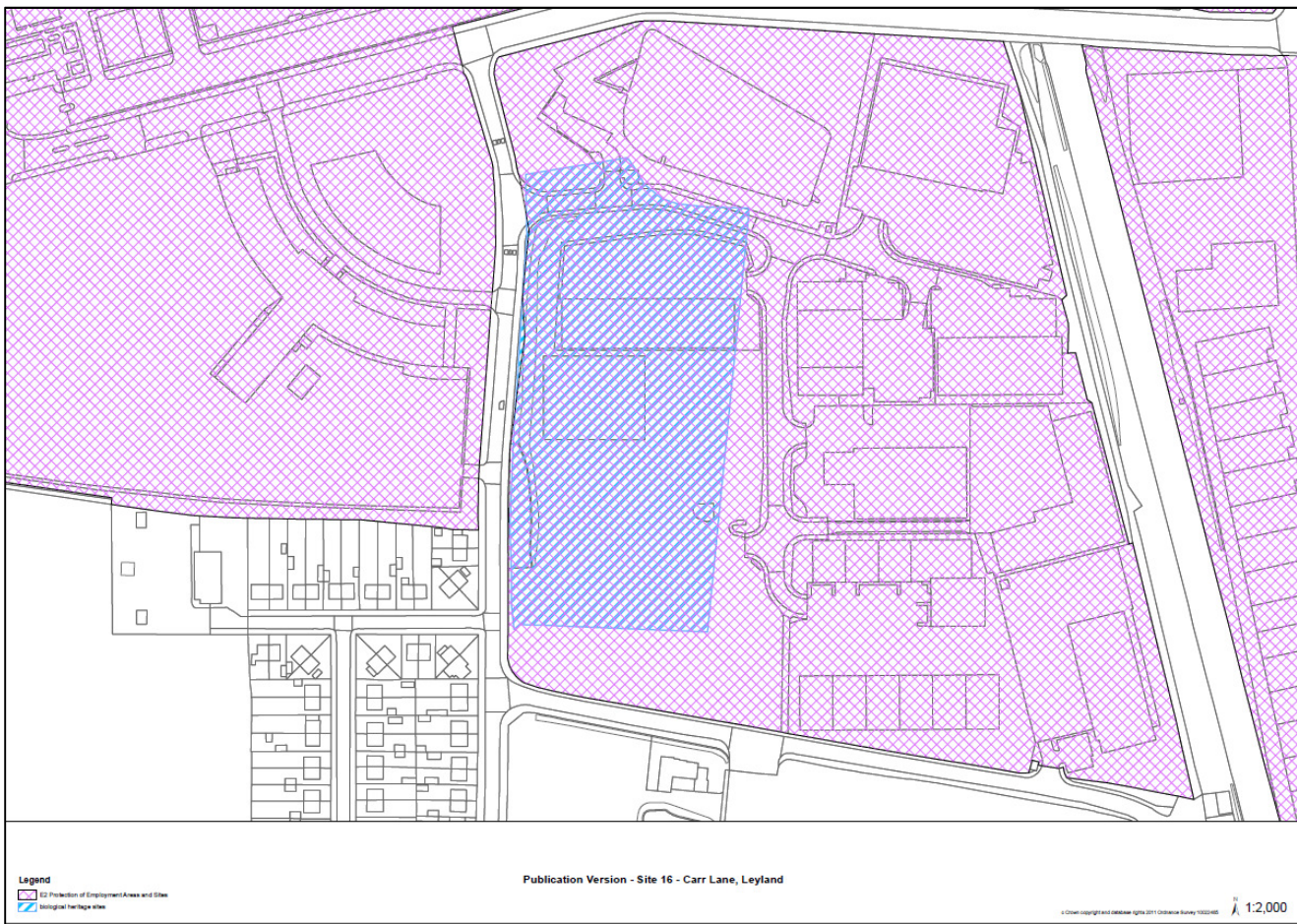
Green Belt	Statutorily designated land around built-up areas intended to limit urban sprawl and prevent neighbouring settlements joining together. There is a strong presumption against inappropriate development. Not all Greenfield land is in the Green Belt. There is no Green Belt land around the north of Preston or east of Chorley Town.
Greenfield Land	Land that is not built on, typically farm land but also playing fields, allotments and residential gardens.
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 provide recreation.
Habitat Regulation Assessment (HRA)	an assessment, which must be appropriate to its purpose under the Habitats Directive
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).
Highway Authority	an organisation legally responsible for looking after the highway network (roads, footways and cycle ways) in an area and which has certain legal powers as a result. In Lancashire, the County Council is the highways authority for most roads in the county.
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.
Integrated Transport Strategy	the integration of land-use and transportation planning to allow transport provision and the demand for travel to be planned and managed together, balancing the use of different modes of transport to encourage easy transfer between them and reduced reliance on the private car.
LDD	Local Development Document - All documents (statutory and non-statutory) making up the Local Development Framework.
LDF	Local Development Framework – A folder of all the documents that comprise the Local Development Plan and support it – replaces the Local Plan.
LDS	Local Development Scheme - A programme for production of the Local Development Framework (LDF) and identifies and describes what Development Plan Documents (DPDs) and Supplementary Planning Documents (SPD's) will be produced and when.
LEP	Lancashire Enterprise Partnership.
Lancashire Advanced Engineering and Manufacturing Enterprise Zone	The Enterprise Zone is made up of the two BAE Systems sites at Samlesbury and Warton, and it is intended to become a world class location for advanced engineering and manufacturing.
Listed Building	Building or other structure of special architectural or historic interest included on a statutory list and assigned a grade (I, II* or II).
Local Nature Reserve (LNR)	Area designated under the National Parks and Access to the Countryside Act 1949 as being of particular importance to nature conservation and where public understanding of nature conservation issues is encouraged.

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.
Local Plan	The 'old style' local part of the development plan replaced by the LDF.
Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions. This is normally the local borough or district council, but in National Parks and some other areas there is a different arrangement.
LSP	(South Ribble Local Strategic Partnership) - An umbrella group of businesses, voluntary and statutory bodies, who are working together in an administrative area to deal with local priorities.
Market Housing	Housing for those households who can afford to pay the full market price to buy or rent their home, ie. Occupied on the basis of price...
Major Developed	Those as designated in the Green Belt on the Chorley and South Ribble Local Plan
MWDF	Minerals and Waste Development Framework – That part of the development plan that sets out policies for future minerals and waste development. The MWDF focuses on issues such as mineral extraction, waste management and recycling, protecting mineral resources and restoring minerals and waste sites.
NPPF	National Planning Policy framework
Nature Conservation	The preservation, management and enhancement of natural plant and animal communities, and occasionally modified vegetation, as representative samples of their kind.
Natural England	Organisation responsible for advising government and taking action on issues affecting the social, economic and environmental well-being of the English countryside.
Neighbourhood Plans	Local community plan for local neighbourhood areas
PCT	Primary Care Trust – Sub-regional agency that commissions a range of health care related services, activities and advice.
PINS	Planning Inspectorate – Responsible for the processing of appeals against the refusal of planning permissions and also for examining DPD's.
Parking Standards	define the overall parking spaces required for each type of development
Park and Ride	Scheme enabling motorists to leave their vehicles at edge-of-town car parks and travel into town centres by public transport.
Planning Obligations and Agreements	legal agreements between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken, usually under Section 106 of the Town and Country Planning Act 1990.
Preferred Option	When considering how to deliver the Strategic Objectives (below), there is typically a range of options available, all of which must be considered. Having regard to a range of considerations and the evidence available the Preferred Option will be the one that is considered best delivers the policy objective.
Proposals Map	A map that shows allocated sites for development, other land use proposals and protected sites.
Protected Species	Plant and animal species, including all wild birds, protected under the Conservation (Natural Habitats and Conservation) Regulations 1994, the Wildlife and Countryside Act 1981 and subsequent amendments, or other species protected under legislation specific to them.

Public Open Space (POS)	Land provided in urban or rural areas for public recreation, though not necessarily publicly owned.
Public Realm	Outdoor areas accessible to the public.
Public Right of Way	a way where the public has a right to walk, and in some cases ride horses, bicycles, motorcycles or drive motor vehicles, which will be designated either as a footpath, a bridleway, a road used as a public path (RUPP) or a byway.
RSS	Regional Spatial Strategy - Provides broad development strategy for the region for a 15 to 20 year period.
Ramsar Site	Area identified under the internationally agreed Convention on Wetlands of International Importance, especially as waterfowl sites and as Sites of Special Scientific Interest focusing on the ecological importance of wetlands generally.
Recycling	The recovery of reusable materials from waste.
Regional Planning Guidance Notes (RPGs)	Policy guidance and advice issued for each region in England by the Secretary of State.
Regionally Important Geological/Geomorphological Sites (RIGS)	Non-statutory sites of regional importance recognised by English Nature and local authorities.
Renewable Energy	Energy generated from resources that are unlimited, rapidly replenished or naturally renewable such as wind, water, sun, wave and refuse, and not from the combustion of fossil fuels.
Rural Development Area	Priority area for economic and social development.
Rural Exception Site	A site that is within or 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.
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.
SCI	Statement of Community Involvement - Sets out how, when and where a council will consult with local and statutory stakeholders in the process of planning for the local authority area.
SCS	Sustainable Community Strategy - Prepared by Local Strategic Partnerships as a set of goals and actions which they wish to promote.
SEA	Strategic Environmental Assessment - A process of environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Authorities which prepare and/or adopt such plans or programmes must among other things assess the likely significant environmental effects.
SFRA	Strategic Flood Risk Assessment – Required to meet national and regional policy requirements in relation to flood risk in a local area.
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SSSI	Site of Special Scientific Interest
Scheduled Ancient Monument	a structure placed on a schedule compiled by the Department of National Heritage in England for protection under the Ancient Monuments and Archaeological Areas Act.
Section 106 Agreement	a binding agreement between a council and a developer associated with a grant of planning permission and regarding matters linked to the proposed development i.e. Affordable Housing.













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.
Spatial Vision	The overall vision for an area that sets out how it should be at a date in the future.
SPD	Supplementary Planning Document - Gives guidance on specific policy topic areas or detailed guidance on the development of specific sites.
Special Needs Housing	Housing to meet need arising from homelessness or overcrowding, and purpose-built or supported housing for the elderly or disabled people or those requiring care.
Statutory	Required by law (statute), usually through an Act of Parliament.
Strategic Locations	Broad areas identified as having strategic significance in implementing the Core Strategy.
Strategic Sites	Sites that have been identified as being central to the Core Strategy and are allocated as such on the Proposals Map.
Strategic Objectives	These are a series of high level objectives that are aimed at achieving the
Spatial Vision.	
Sui Generis	uses of land or buildings which do not fall into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.
Sustainable Development	Environmentally responsible development, commonly defined as "development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs".
Town Centre	Describes city, town and traditional suburban centres which provide a broad range of facilities and services and which fulfil a function as a focus for a community and for public transport.
Traffic Calming	Management measures designed to lower traffic speeds or redirect traffic to alternative routes to avoid congestion, reduce accidents and injuries and prevent excess levels of pollution.
Transport Policy and Programme (TPP)	Statutory document setting out a transport authority's bid for the programming and funding of transport measures, produced annually for submission to central government.
Travel to Work Area (TTWA)	A broadly self-contained labour market area usually focused on an urban employment centre.
Tree Preservation Order (TPO)	Direction made by a local planning authority that makes it an offence to cut, top, lop, uproot or wilfully damage or destroy a tree without that authority's permission.
Wildlife Corridor	A continuous area facilitating the movement of wildlife through rural or urban environments.
Wind Farm	Large open site where wind speeds are consistently high on which a number of wind turbines generate electricity for private or commercial use.

Appendix to MM41 – Carr Lane, Farington – Map Amendment

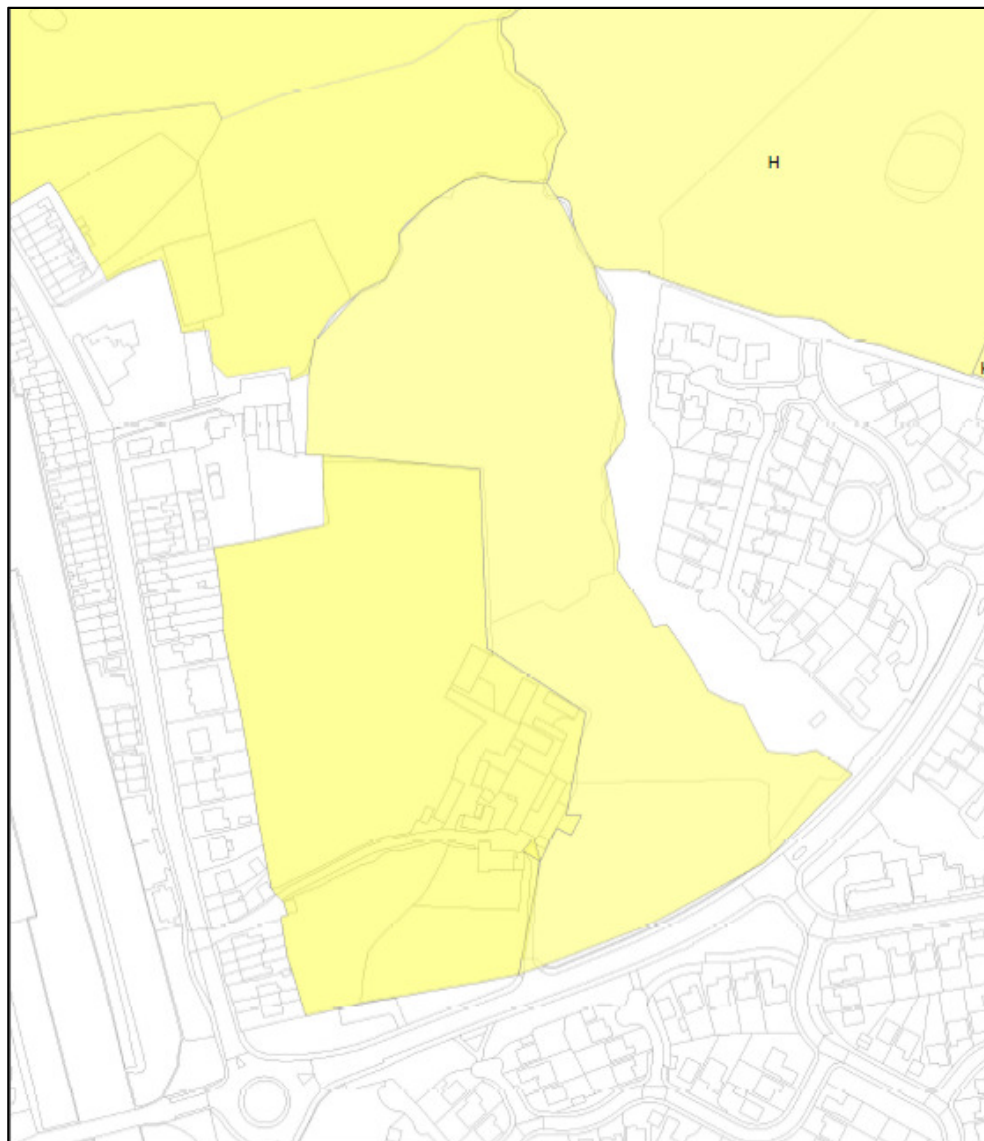


Appendix to MM42 – Revised Proposals Map Legend

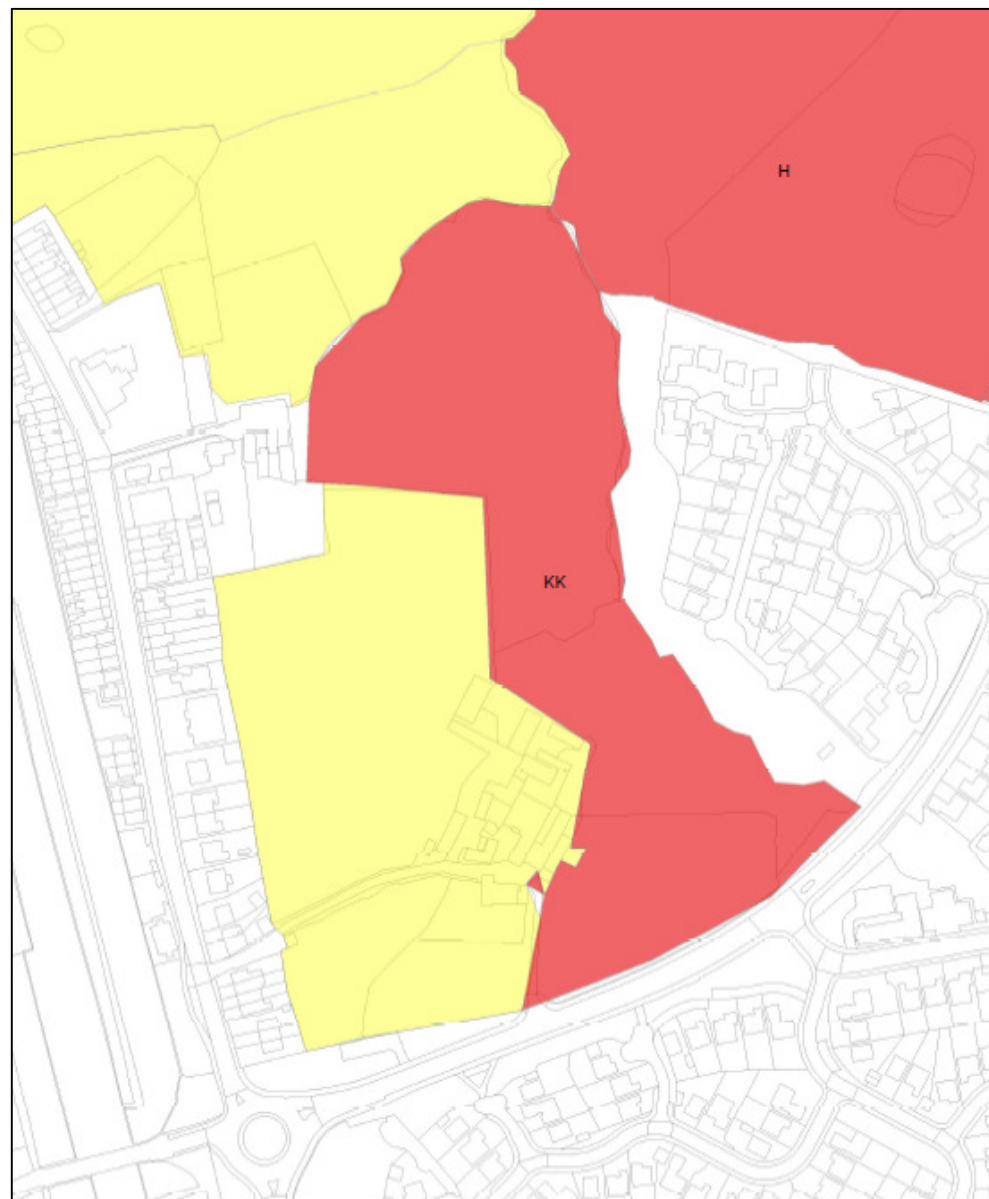
Legend

 A582 to M65 Link	 G3 Safeguarded Land
 A2 Cross Borough Link Road	 G4 Protected Open Land
 A2 Potential Extension to Cross Borough Link Rd	 G5 Areas of Separation
 A3 Penwortham Bypass Potential Alternative Route	 G6 Central Park
 A3 Penwortham Bypass Protected Route	 G7 Green Infrastructure
 A582 Dualling	 G12 Green Corridors
 B5 Capitol Centre	 Biological Heritage Sites
 Historic Parks and Gardens	 Conservation Areas
 B2 Village Development	 Scheduled Ancient Monuments
 B3/B4 Mixed Employment and Commercial Sites	 Ramsar & S.P.A. Site
 C1/C2/C3 Major Sites for Development - Residential Led	 Geological Heritage Sites
 C4/C5 Major Sites for Development - Employment Led	 In-Bev Brewery, Samlesbury
 D1 Residential Allocations	 Local Nature Reserves
 E1 Allocations of Employment Land	 Sites of Special Scientific Interest
 E2 Protection of Employment Areas and Sites	 Wildlife Corridors
 G1 Green Belt	 Borough Boundary

Appendix to MM43 – Site KK – The Cawsey – designation – Proposals Map amendment

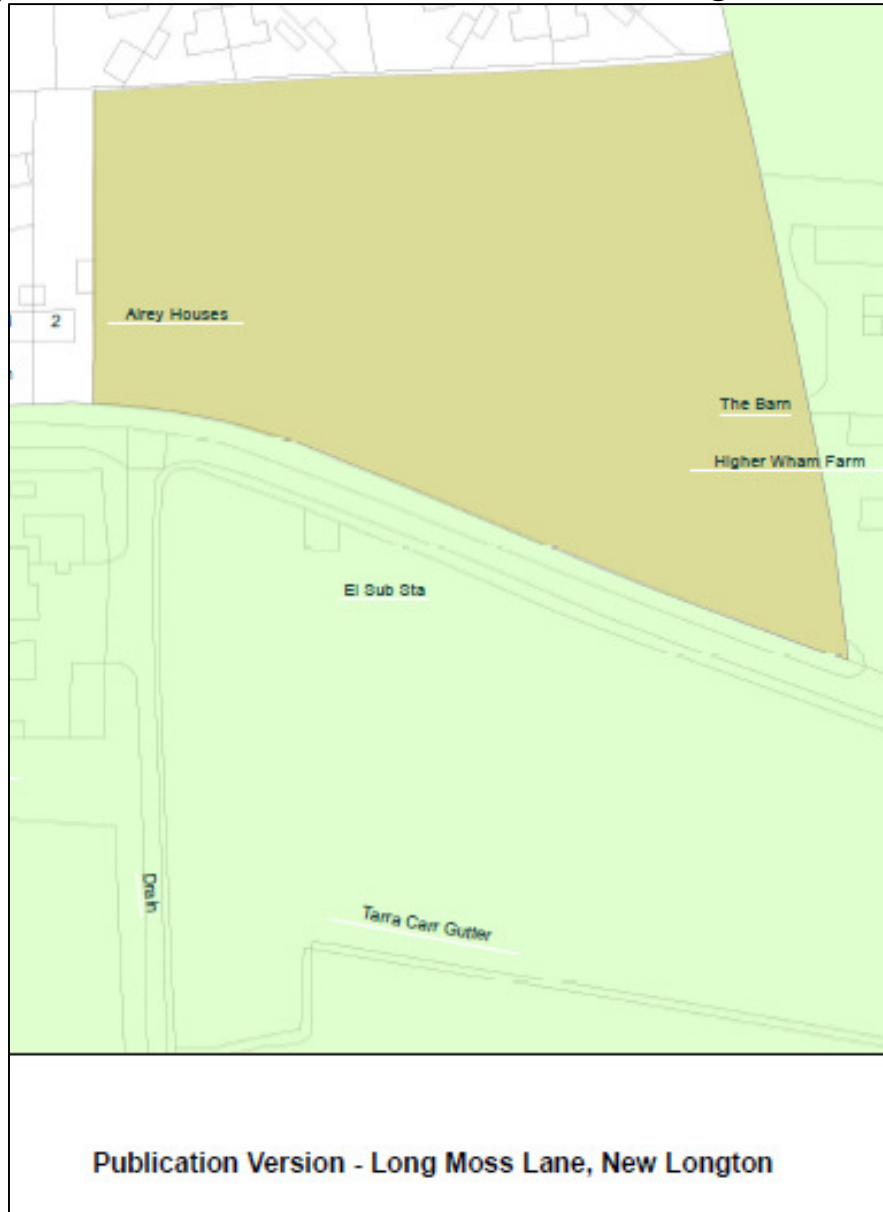


Publication Version - Site KK - The Cawsey



Amended Version - Site KK - The Cawsey

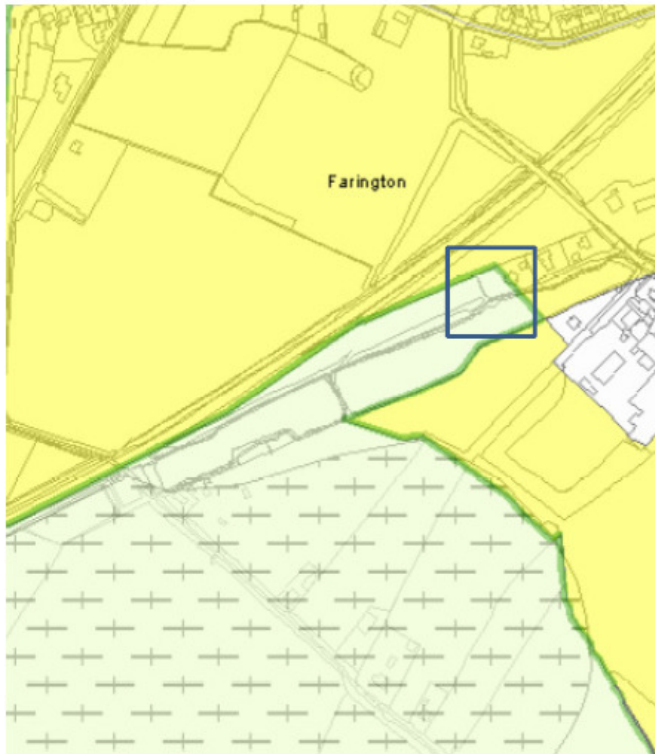
Appendix to MM44 – Site LL – Land off Long Moss Lane – Map amendment



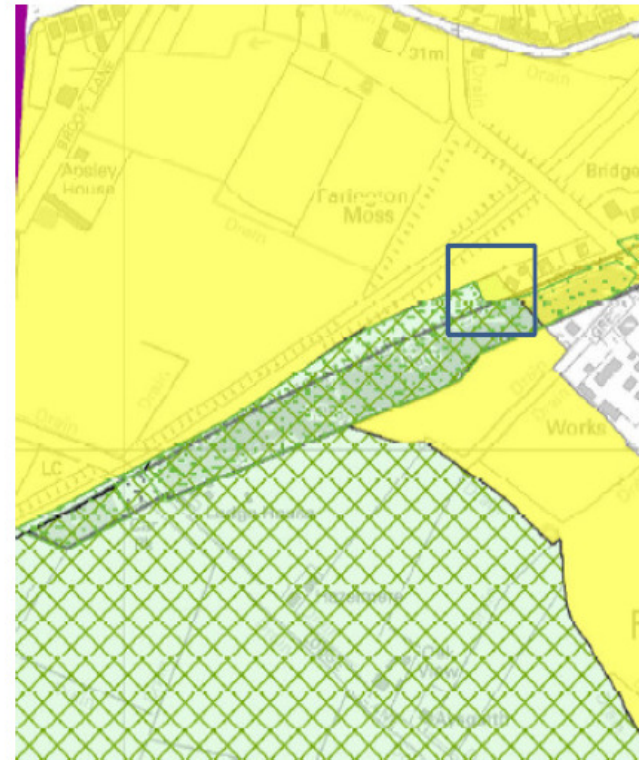
Appendix to MM45 – Green Belt plotted inaccurately at Pickering's Farm Map

Pickering's Farm/Green Belt Boundary

South Ribble Local Plan 2000

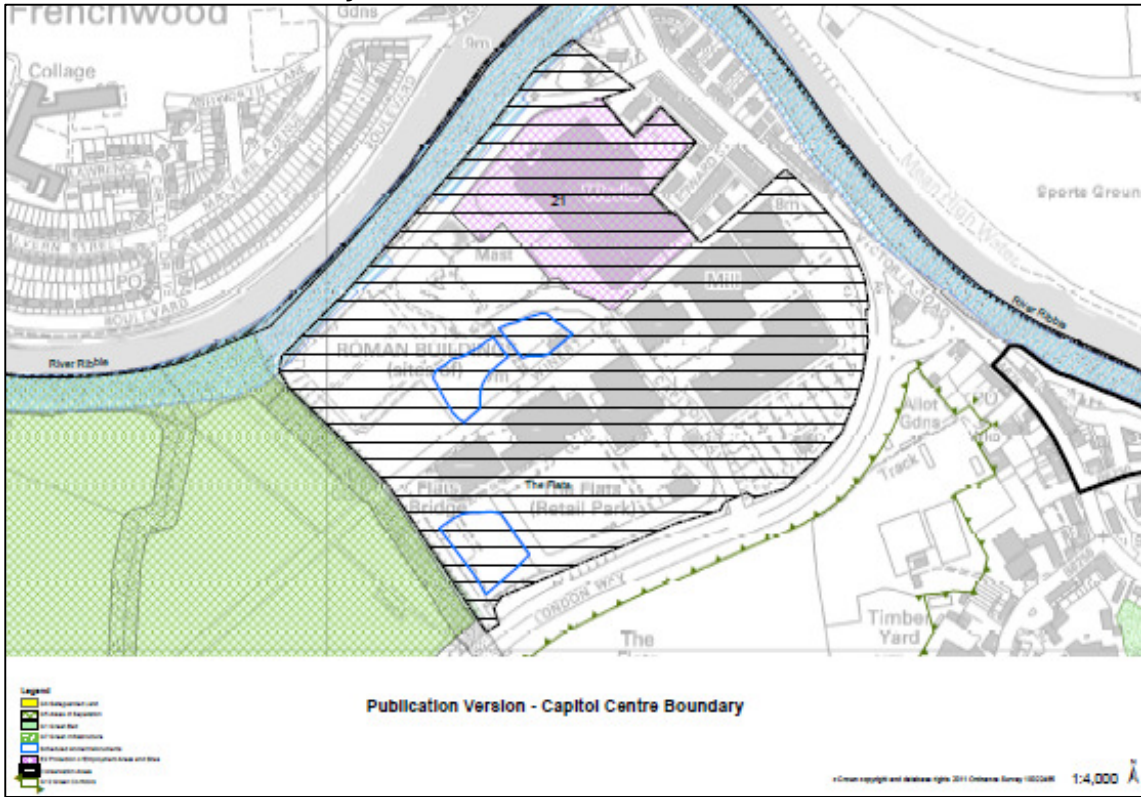


Site Allocations DPD

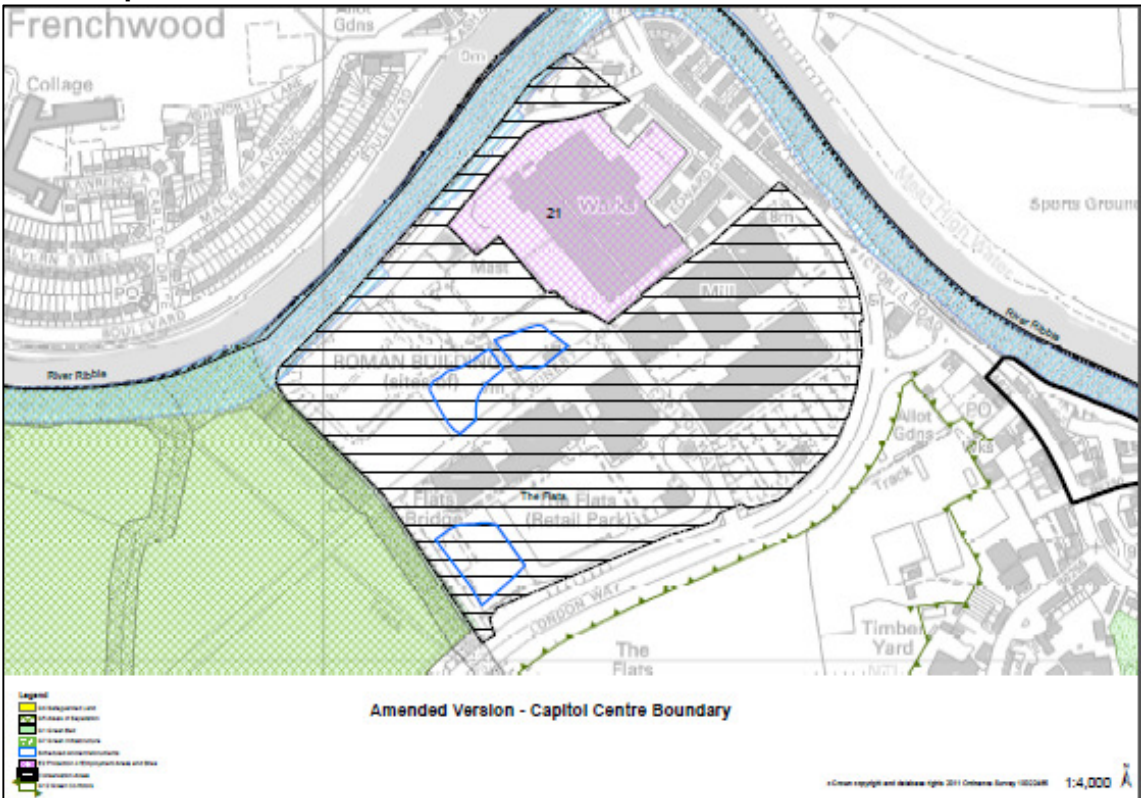


Appendix to MM46 – Capitol Centre

Publication Version Boundary

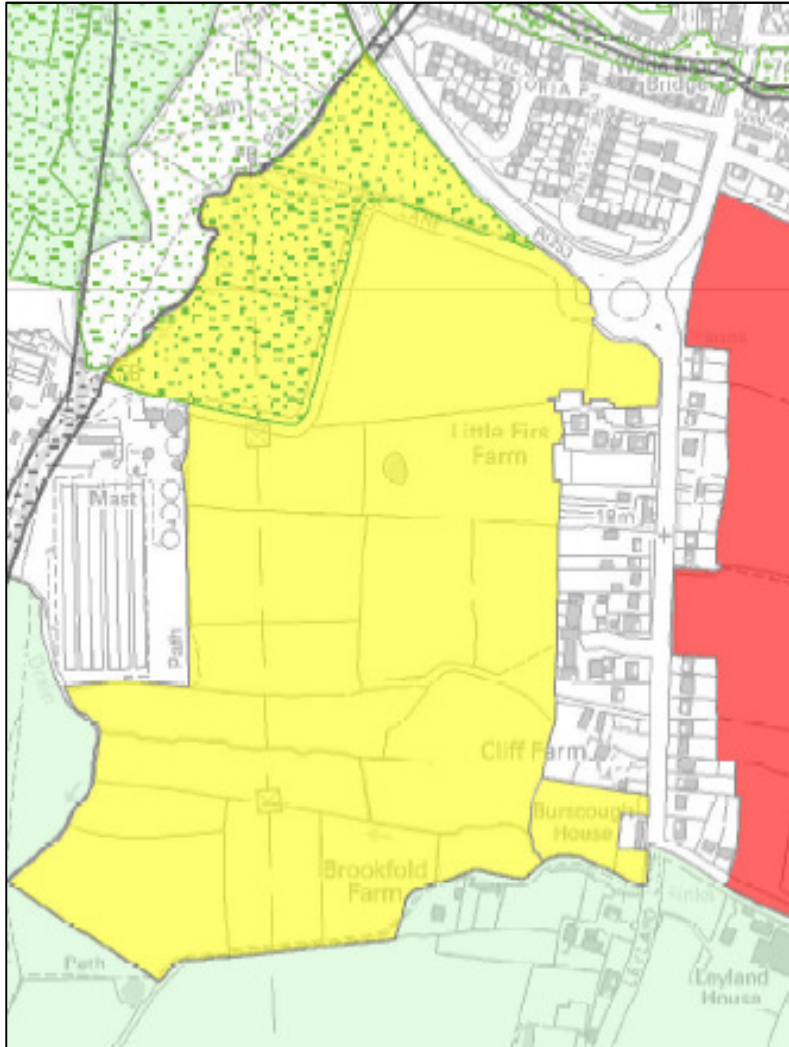


Amended Map

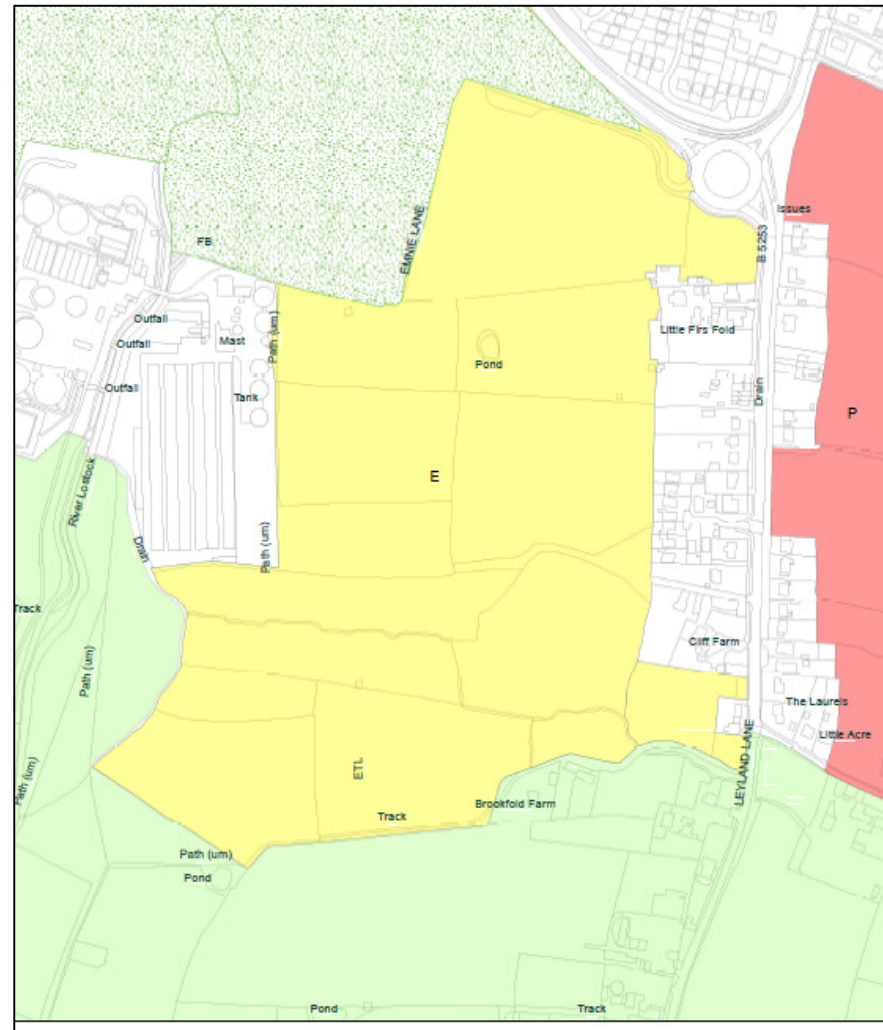


Appendix to MM47 – Land off Emnie Lane – Map Amendment

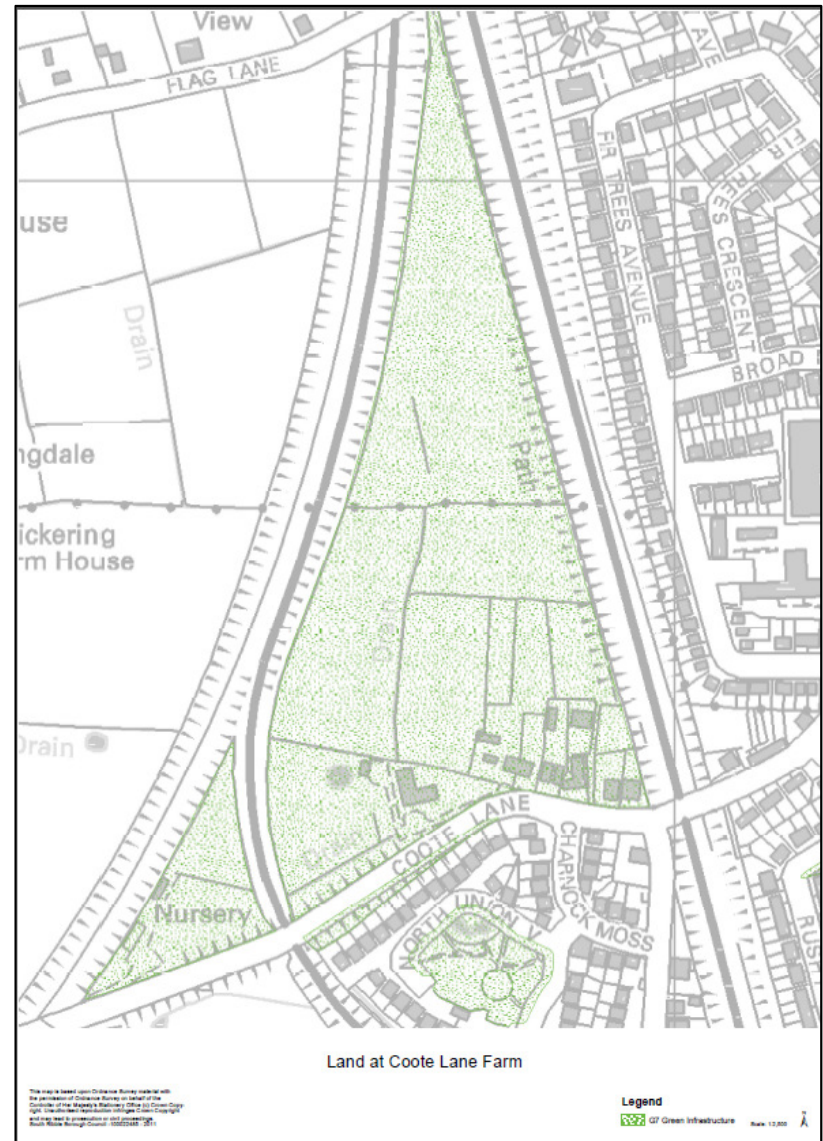
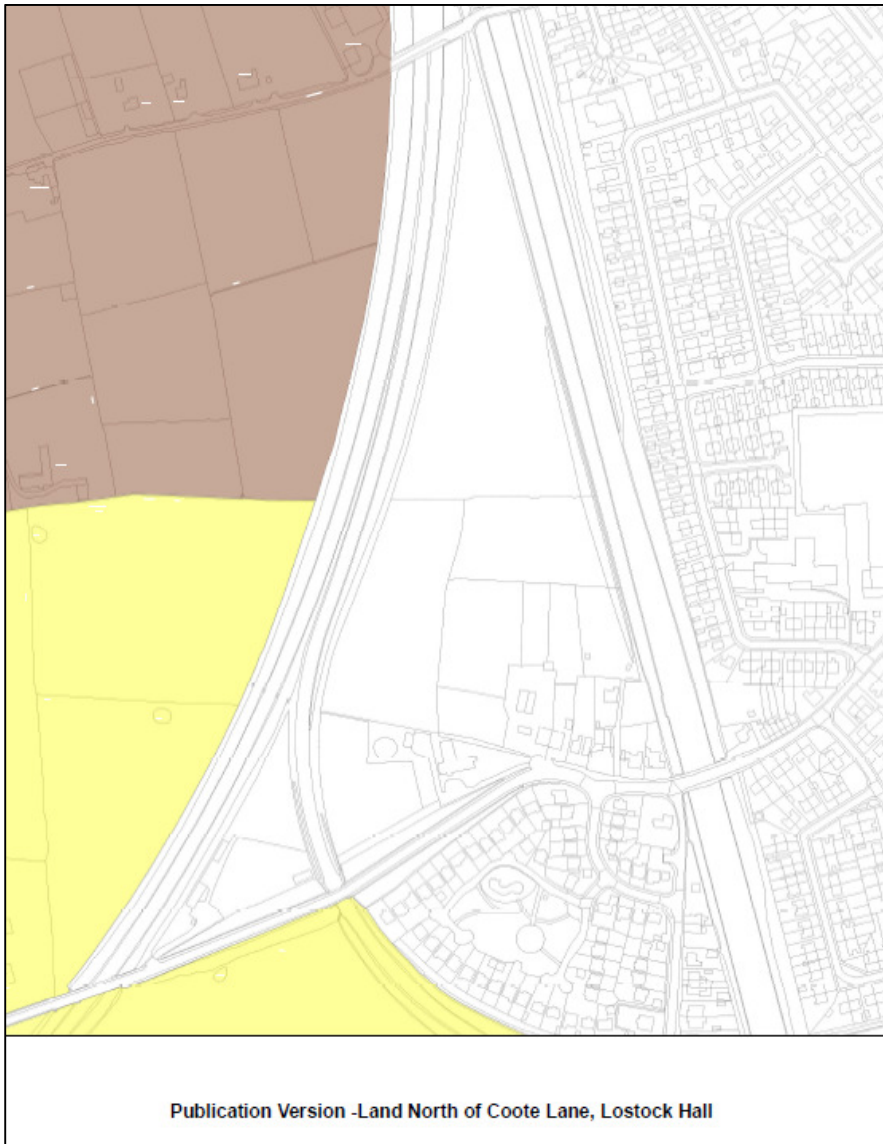
Land off Emnie Lane – Publication Version



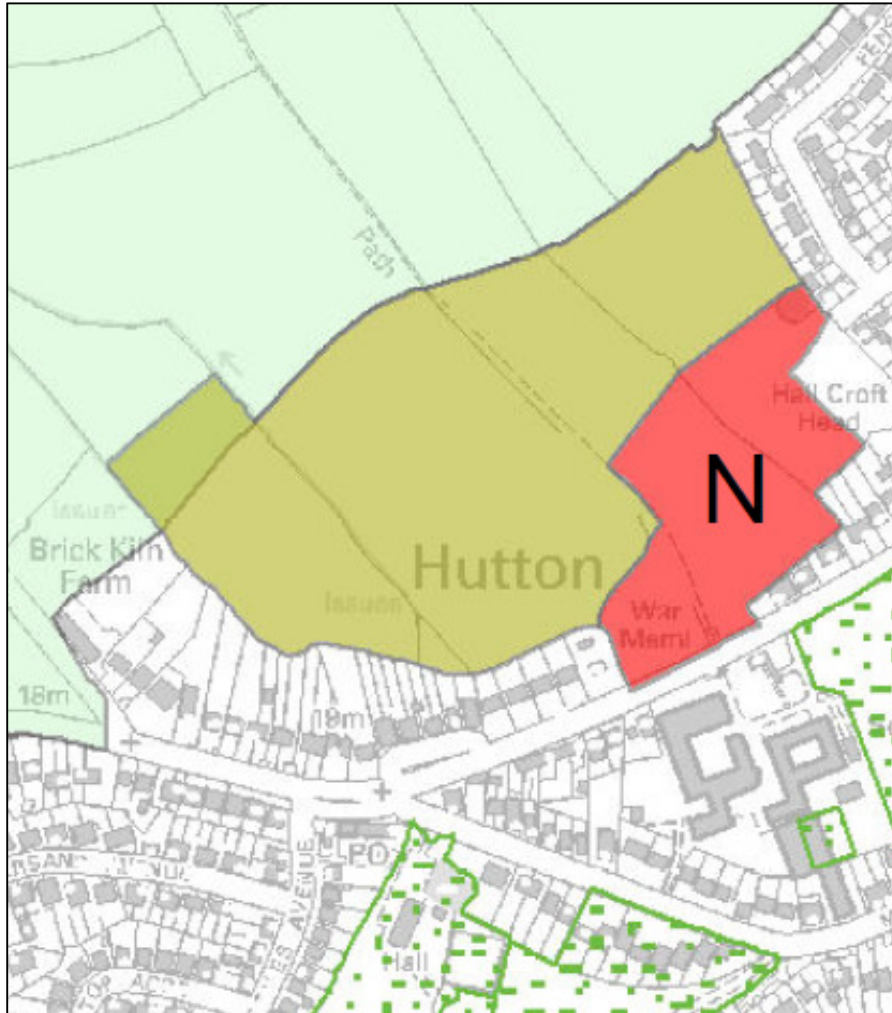
Land of Emnie Lane – Amended Map



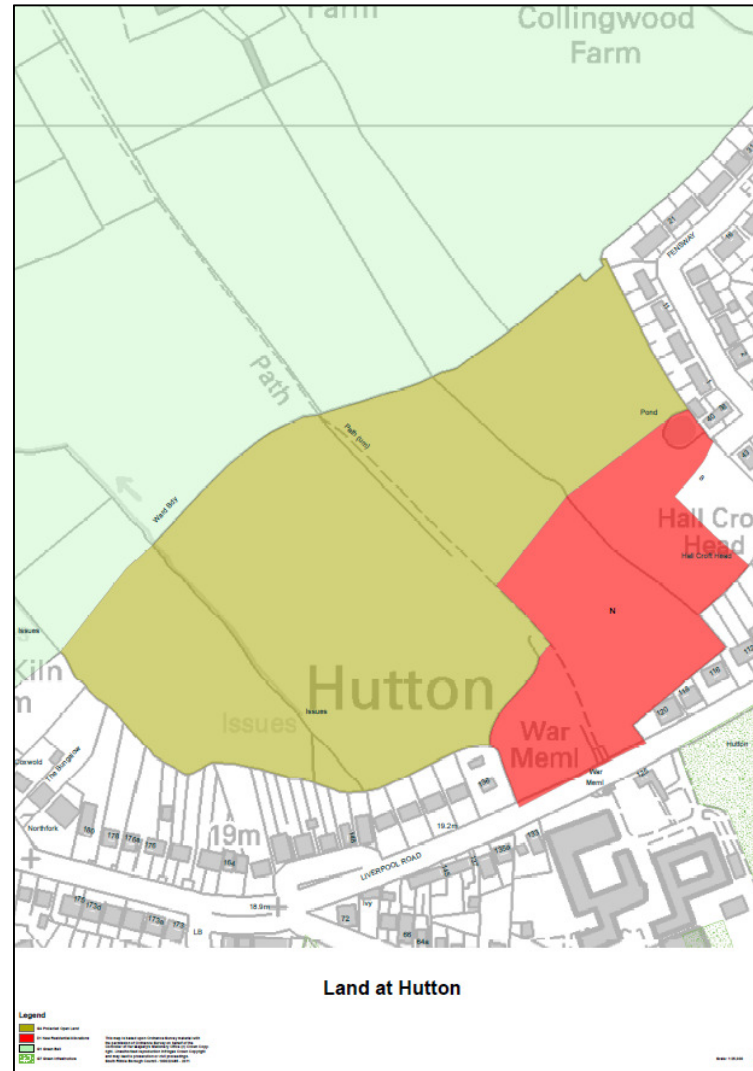
Appendix to MM48 – Land North of Coote Lane Farm – Map amendment



Appendix to MM49 – Land at Hutton – Map Amendment



Publication Version




Appendix to MM50 – Upgrading of Farington Road – Linking A582 to M65



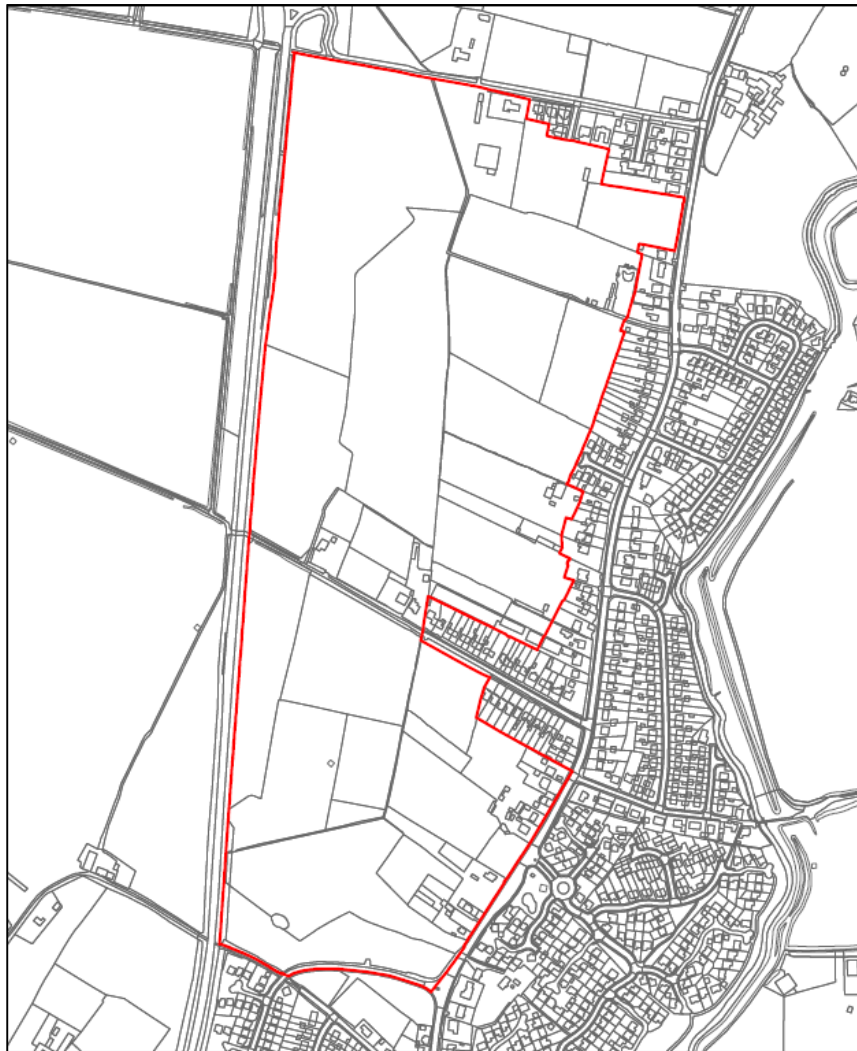
Legend

-  A582 dualling
-  Upgrading of Farington Road - Linking the A582 to M65
-  MasterMapauthority

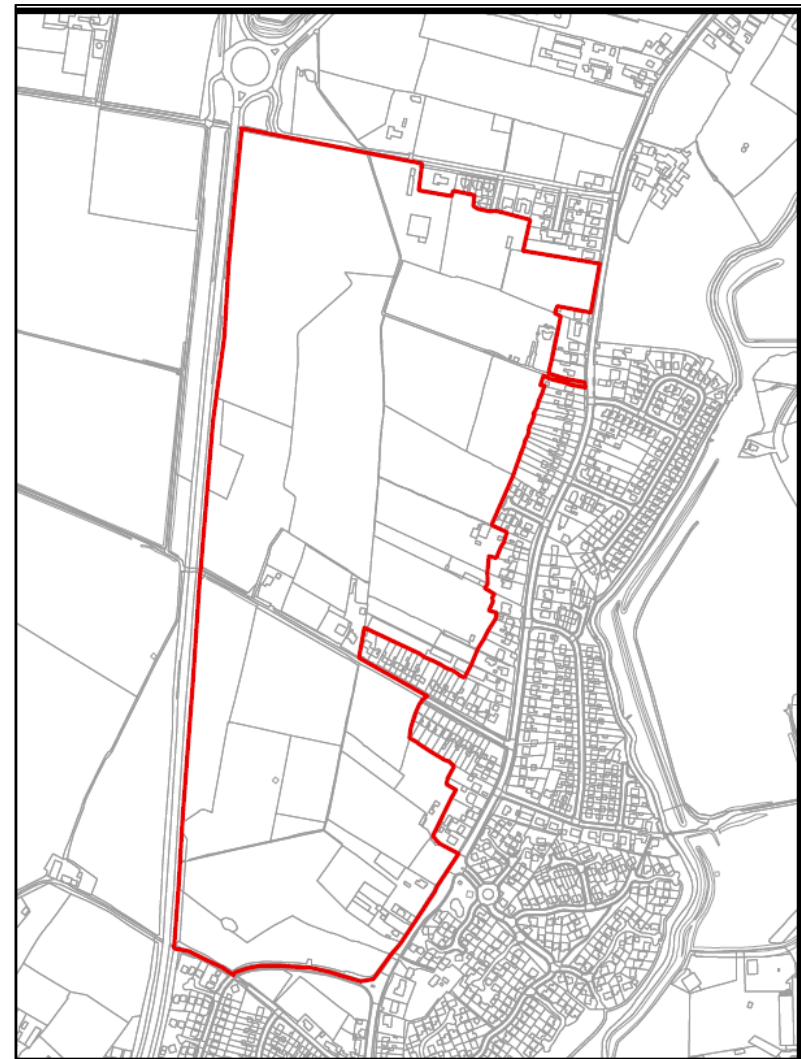
Upgrading of Farington Road - Linking A582 to M65

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Appendix to MM51 – Croston Road, Heatherleigh – Map Amendment



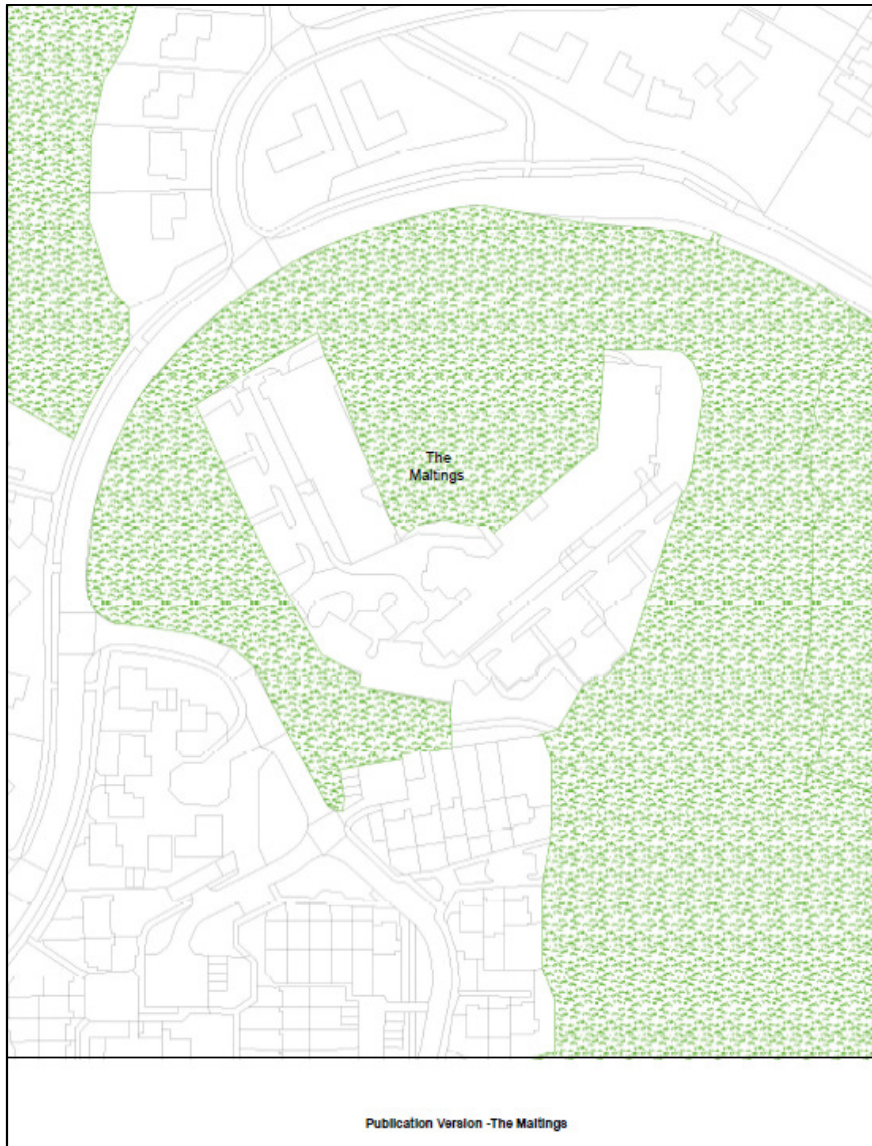
Publication Version - Land between Heatherleigh, Leyland and Moss Lane, Farington Moss



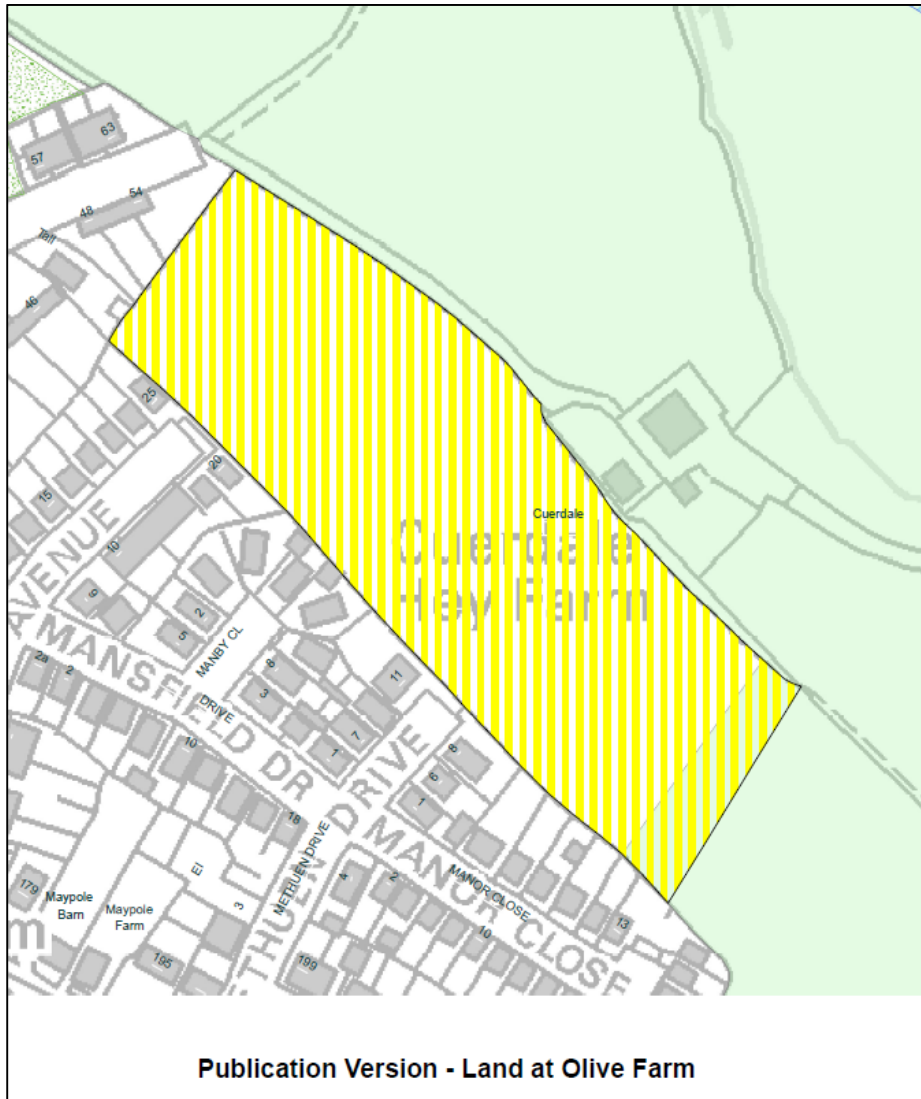
Land between Heatherleigh, Leyland, and Moss Lane, Farington Moss

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Appendix to MM52 – The Maltings, exclusion of Green Infrastructure within boundary Map



Appendix to MM53 – Land at Olive Farm Green Belt Boundary



Appendix to MM54 – Amendment to Proposals Map to reflect designation of Natura 2000 Site at Ribble and Alt Estuaries SPA and Ramsar Map

