

Date: 9 January 2015

Your ref: PINS/F2360/429/2

Our ref: HH

Please ask for: Helen Hockenhill

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Dear Mrs Heywood,

**RE: South Ribble Site Allocations and Development Management Policies DPD
Policy C4 – Cuerden Strategic Site**

Further to my letter of 6 January 2015 and your following advice, please find below the Councils suggested redrafting of Policy C4 following consideration of the responses received.

Policy C4 – Cuerden Strategic Employment Site

Planning permission will be granted for development of the Cuerden Strategic Site subject to the submission of:

- a) **an agreed Masterplan for the comprehensive development of the site to provide a strategic employment site, to include [delete retail] employment, [delete commercial] industrial and Green Infrastructure uses;**
- b) **[unchanged wording]**
- c) **[unchanged wording]**

Alternative uses, such as retail, leisure and housing may be appropriate where it can be demonstrated that they [delete 'may'] help deliver employment uses on this strategic site. [delete 'the strategic employment aspirations for the site']. The scale of any alternative enabling development will be limited to that which is clearly demonstrated to be necessary to fund essential infrastructure and which will not prejudice the delivery and maintenance of the primary employment function of the site. Any proposed main town centre uses must satisfy the sequential and impact tests set out in the National Planning Policy Framework (NPPF), relevant policies of the Core Strategy and this Local Plan.

I look forward to your further comments and confirmation that the Council may proceed to undertake a further consultation.

Yours sincerely

Helen Hockenhill
Planning Manager