

## Appendix – Main Modifications (updated 5 June 2014)

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

**These modifications are based on the Modifications Schedule suggested by the Council (CD4.39)**

Ref	Page	Policy/ Paragraph	Main Modification
MM01	2	2.3 (new)	<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. Please note: the Performance Monitoring Framework will become Appendix 8 of the Plan</u>
MM02	5	2.19 heading and	<del><b>Regional Spatial Strategy – North West of England Plan (2006)</b></del>  <del>2.19 Although it is the government's intention to revoke this guidance through the enactment of the Localism Bill, it is still in force and accordingly, this document has to be in conformity</del>
MM03	8	3.6	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>
MM04	16	Policy B3	Within the area defined on the Proposals Map at South

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Rings Business Park, Bamber Bridge, new development, re-development or change of use will be permitted to provide the following uses only:  <del>Offices, non food retail, employment, leisure, recreation and tourism facilities, provided that:</del>  a) <del>comprehensive development of the site is demonstrated through the submission of a masterplan;</del>  b) <del>A phasing and infrastructure delivery schedule is set out; and</del>  c) <del>The implementation of a high quality development in accordance with an agreed Design Code.</del></p> <ul style="list-style-type: none"> <li>• <u>Offices, non- food retail, employment, leisure, recreation and tourism facilities</u></li> </ul> <p>At the end of Policy B3 :</p> <p><b><u>Proposals Map Ref:a</u></b></p>
MM05	18	Policy B6	<p><del>Policy B6 Design Criteria for New Development</del>  d) <del>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;</del></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  New paragraph 5.21  <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</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			where it can be demonstrated that the substantial public benefits outweigh that harm or loss as set out in Paragraph 133 of the National Planning Policy Framework.
MM06	20	Insert after Major Sites for Development - Create new paragraph	<p><b>Major Sites for Development</b></p> <p>6.1 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 Council's intention that the draft Masterplan should be the subject of consultation with all stakeholders and interested parties, shall be <b>the subject of early discussion</b> agreed with the Council and thereafter adopted for the purposes of development management in the determination of subsequent planning applications.</p> <p>6.2 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, <b>as appropriate</b> 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 viability assessment and a phasing and delivery strategy, <b>amongst other matters</b>.</p>
MM07	22	6.13	6.13 The Moss Side Test Track site, covering an area of 45 ha <del>40.6 ha</del> , lies to the north of the residential area and west of the employment area of Moss Side.
MM08	23	6.18	6.18 . . . to serve the residential and employment areas <del>and off-site highway improvements and the provision of improved public transport to the development</del>
MM09	24	6.22	<p>6.22 <del>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 reopening of Midge Hall Railway Station.</del></p> <p>6.22 CIL contributions resulting from the development would be used to contribute towards local infrastructure</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>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</u>
MM10	24	6.25	6.25 Access to the site must be from Croston Road, Heatherleigh and Moss Lane (via the roundabout at Flensberg Way). <del>There is to be no access to the site from Bannister Lane. 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 maintained.</del> Section 106 or CIL contributions from the development would contribute towards local infrastructure improvements.
MM11	25	Policy C4	a) An agreed masterplan for the comprehensive development of the site, to include <u>retail</u> , employment . ..
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 <del>ancillary</del> retail, leisure and housing.
MM13	27	6.37	6.37 ... A Masterplan approach will be required to secure the delivery <u>and timing</u> of the necessary infrastructure. <u>This will include access arrangements for the A59 and A677 in order to fully realise the economic benefits of the Enterprise Zone at Samlesbury.</u>
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</u>
MM15	28	7.3	7.3 Policy 4 of the Central Lancashire Core Strategy sets out the number of new houses required in the Borough <del>in line with figures contained in the Regional Spatial Strategy,</del> which equates to 417 dwellings per year . . . has therefore resulted in a shortfall of 560 <del>692</del> <b>809</b> units, which will be . . .
MM16	31	Policy D1 and Table 1	See appendix for changes
MM17	31	7.16	<b>Justification</b>  7.16 . . . which consist of small sites with permission (average of under ten dwellings less than 0.4 ha),

Ref	Page	Policy/ Paragraph	Main Modification
			other small sites . . .
MM18	32-34	Table 2	See appendix for changes
MM19	42	Policy D2	See appendix for changes
MM20	47	Table 3	Allowance for Losses needs amending from <del>35 ha</del> to <u>17.5ha</u> in line with changes made to the now adopted Core Strategy Total column needs amending from <del>62ha</del> to <u>44.5ha</u> to reflect the above change.
MM21	51	Policy E2	<p><b>Policy E2 – Protection of Employment Areas and Sites (Publication Version)</b> 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 <del>and the Controlling the Reuse of Employment Premises Supplementary Planning Document;</del> 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><b>Policy E2 – Protection of Employment Areas and Sites (Modified Version)</b> 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>
MM22	52-58	8.27 – 8.54	See appendix for changes.
MM23	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, there is a general presumption against inappropriate development within the Green Belt. Planning permission will not be given for the construction of new buildings unless there are very special circumstances. for purposes other than for:</u> <u>Exceptions to this are:</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>a)buildings for agriculture and forestry;</u>  <u>b)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>  <u>c)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>  <u>d)the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</u>  <u>e)limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or</u>  <u>f)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></p> <p><del>a)Agriculture and forestry uses;</del>  <del>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;</del>  <del>c)The limited extension or alteration or replacement of a dwellings building provided the works do it does 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;</del>  <del>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</del>  <del>e)The re-use of existing buildings in accordance with Policy G2;</del>  <del>f)The limited infilling or the partial or complete redevelopment of 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</del>  <del>eg) Proposals for renewable energy schemes may be acceptable in the Green Belt, providing they satisfy national guidance.</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>There are a number of major developed employment sites within the Green Belt. These sites can be developed within their curtilage.</p> <p>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>
MM24	67	10.26	<p>10.26 The construction of new buildings in the Green Belt is strictly limited. <del>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.</del> <u>Such proposals will be considered on their merits having regard to the requirements of the NPPF and Policy G1.</u></p>
MM25	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) The proposal does not have a materially greater impact on the openness of the Green Belt and the purposes <del>of</del> including land in it;</p> <p><del>a</del>b) 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 <del>change</del> <u>harm</u> its existing form or character;</p> <p><del>b</del>) 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><del>c</del>) 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><del>c</del>) The building is capable of conversion with minimal reconstruction;</p> <p><del>b</del>) <del>d</del>) The proposed development would not result in an adverse impact in respect of noise, odours, emissions or traffic; and</p> <p><del>c</del>) <del>e</del>) 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 undue environmental impact.</u></p> <p>All applications . . .</p>
MM26	71	Policy G5	<b>Policy G5 – Areas of Separation</b>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>The three Areas of Separation are shown on the Proposals Map as between:</p> <ul style="list-style-type: none"> <li>• Bamber Bridge and Lostock Hall (Central Park);</li> <li>• Walton-le-Dale and Penwortham (including part of Central Park); and</li> <li>• Farington, Lostock Hall and Penwortham.</li> </ul> <p>The Council will protect this land from inappropriate development in line with Policy G1 and the NPPF. <del>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.</del></p>
MM27	77	Policy G2	Policy G12- Green Corridors/ <u>Green Wedges</u>
MM28	80	A new paragraph after 10.77	A new policy is proposed – Policy G16 Biodiversity and Nature Conservation and accompanying justification.
MM29	80/81	A new paragraph 10.81	<p>New wording proposed to explain how the Council will incorporate forthcoming work on the ecological networks.</p> <p><u>10.81 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, alongside the Lancashire Nature Partnership is producing an Ecological Network covering the County, including South Ribblesdale'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 the Lancashire</u></p>
MM30	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.
MM31	New Page	Appendix 8	Add a Performance Monitoring Framework as <u>Appendix 8: Performance Monitoring Framework</u>
MM32	34	Paragraph 7.9	<p><del>To be updated following completion of Gypsy and Traveller Accommodation Assessment.</del></p> <p><u>Working with Preston and Chorley Councils, a Central Lancashire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) was commissioned in July 2013. The overall purpose of the study was to assess overall accommodation need and distribution for each participating local authority, undertaken in a</u></p>



			<p>manner which conforms with national policy. The study was finalised in December 2013 and the final report was sent to the Inspector for her consideration. The Council then received letters (dated 6 February 2014 and 5 March 2014) from the Inspector highlighting various issues and matters in relation to the GTAA.</p> <p>In light of this, the Council now commits to undertake further work on the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) within 12 months (from February 2014), with a view to resolving the outstanding concerns as highlighted in the annex to the Inspector's letters. The Council also makes the commitment to produce, jointly with the neighbouring authorities of Chorley and Preston, a separate Gypsy, Traveller and Travelling Showpeople Accommodation Development Plan Document (DPD), to include transit site provision, in line with the outcomes of the further GTAA work. The timescales for this work are documented within the updated Local Development Scheme (LDS).</p> <p>In carrying out this work, and in the assessment of any future planning applications which may come forward, the Council recognises the need to ensure fair and equal treatment for the gypsy, traveller and travelling showpeople community and the need to facilitate the traditional and nomadic way of life of travellers while respecting the interests of the settled community.</p> <p>The Council recognises that the gypsy, traveller and travelling showpeople population can be hard to reach when undertaking GTAAs and that there may be a need resulting from overcrowding on existing sites, concealed households or those living in bricks and mortar which the current GTAA has been unable to identify.</p> <p>Any future planning applications submitted to the Council relating to gypsy, traveller and travelling showpeople sites will be assessed on the basis of the Central Lancashire Core Strategy Policy 8 and the national 'Planning policy for traveller sites', or any subsequent national policy.'</p>
MM33	20	Policy B2	<p><b>Policy B2 – Village Development</b></p> <p>Land on the periphery of Much Hoole, New Longton, Coupe Green and Mellor Brook is safeguarded to meet local needs as shown on the Policies Map. It will only be released during the Plan period for development (including local affordable housing, health care, community facilities or employment) which meets the following requirements:</p> <p>a) The proposed development cannot be</p>

			<p>accommodated within the existing built-up area of the village, or this site is preferable for the use proposed. Evidence of this will be required;</p> <p>b) <del>The proposed development does not include market housing.</del></p> <p><b>Justification</b></p> <p>Land is reserved to meet local needs which cannot be satisfied elsewhere within these settlements. <del>Other development will not be permitted on these sites.</del> The land will remain in its existing use if no development for local needs is proposed.</p> <p>A demonstration of the need for a particular development in the village and that alternative site(s) could not accommodate such development will be provided to the Council through the submission of a supporting statement with accompanying evidence.</p>
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## Appendix to MM16 – 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	260 211
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 68 <sup>45</sup>
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	200 350 <sup>46</sup>
KK	Land off the Cawsey	2.8	70 75
L	Land off Grasmere Avenue, Farington	4.4	160
LL	Land off Long Moss Lane	1.2	27

<sup>45</sup> Amended to take account of planning application change.

<sup>46</sup> Updated to reflect recent planning application.

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	175 195 <sup>47</sup>
S	Land off Brindle Road, Bamber Bridge	22.7	250
T	Land off Browndge Road, Bamber Bridge	2.7	60
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 72
Z	Lostock Hall Primary, Avondale Drive, Lostock Hall	1.5	30
	<b>Total</b>		<b>3900 3876</b>
	<b>Major Sites</b>		
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
	<b>Total</b>		<b>2700</b>
	<b>OVERALL TOTAL</b>		<b>6600 6576</b>

## Justification

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

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<sup>47</sup> Updated to reflect recent planning application.

## Appendix to MM18 – Table 2

Table 2<sup>48</sup>

### Residential Allocations

Proposals Map Ref	Site Name	Site Area (ha)	Estimated No of Dwellings	2010/11-2015/16 <sup>49</sup>	2016/17-2020/21	2021/22-2025/26
A	Group One, off Central Avenue, Buckshaw Village, Leyland	14.9	<del>260</del> <u>211</u>	<del>200</del> <u>144</u>	<del>6067</del>	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	<del>100</del> <u>80</u>	<del>200</del> <u>220</u>	171
C	Land south of Centurion Way, Farington	3.2	<del>68</del> <del>64</del> <u>68</u>	<del>68</del> <del>64</del> <u>68</u>	0	0
CC	Land off Claytongate Drive, Lostock Hall	1.9	15	<del>15</del> <u>0</u>	<del>0</del> <u>15</u>	0
D	Former Prestolite Premises, Cleveland Road, Leyland	2.3	82	<del>82</del> <u>72</u>	<del>0</del> <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	<del>200</del> <u>209</u>	80	<del>120</del> <u>129</u>	0
F	Roadferry Depot, Carr Lane, Farington	1.9	80	<del>80</del> <u>55</u>	<del>0</del> <u>25</u>	0
G	Dunkirk Mill, Dunkirk Lane, Leyland	0.7	35	35	0	0
GG	Wateringpool Lane, Lostock Hall	4.6	<del>79</del> <u>80</u>	<del>79</del> <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

<sup>48</sup> Phasing figures adjusted to take account of position at 2012/13 year end.

<sup>49</sup> 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 <sup>49</sup>	2016/17- 2020/21	2021/22- 2025/26
J	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>
KK	<u>Land off the Cawsey</u>	<u>2.8</u>	70 <u>75</u>	40 <u>40</u>	30 <u>35</u>	0 <u>0</u>
L	Land off Grasmere Avenue, Farington	4.4	160	110 <u>80</u>	50 <u>80</u>	0
LL	<u>Land off Long Moss Lane</u>	<u>1.2</u>	<u>27</u>	<u>27</u>	<u>0</u>	<u>0</u>
M	South of Longton Hall, Chapel Lane, Longton	3.6	80	40 <u>20</u>	40 <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	170 <u>70</u>	120 <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	175 <u>195</u>	50	125 <u>145</u>	0
S	Land off Brindle Road, Bamber Bridge	22.7	250	0 <u>20</u>	150 <u>190</u>	100 <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	69 <u>72</u>	69 <u>72</u>	0	0
Z	Lostock Hall Primary, Avondale Drive, Lostock Hall	1.5	30	0	30	0
	<b>Total</b>		<b>3900 3876</b>	<b>1574 1245</b>	<b>1508 1880</b>	<b>661 751</b>

## 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>
	<b>Total</b>		<b>2700</b>	<b>580</b> <b>344</b>	<b>1000</b> <b>1325</b>	<b>1120</b> <b>1031</b>

## 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)	<u>246</u> <u>170</u>	<u>246</u> <u>170</u>	0	0
Small Sites identified from the SHLAA (<0.4ha)	<u>178</u> <u>121</u>	<u>178</u> <u>121</u>	0	0
Large sites under construction (≥ 0.4ha) not list ed	<u>198</u> <u>38</u>	<u>198</u> <u>38</u>	0	0
<b>Total</b>	<b>622</b> <b>329</b>	<b>622</b> <b>329</b>	<b>0</b>	<b>0</b>

## 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	<u>3743</u> <u>3876</u>	<u>1574</u> <u>1245</u>	<u>1508</u> <u>1880</u>	<u>664</u> <u>751</u>
Major Sites for Development (Residential Led)	2700	<u>580</u> <u>344</u>	<u>1000</u> <u>1325</u>	<u>1120</u> <u>1031</u>
Other Sites	<u>622</u> <u>329</u>	<u>622</u> <u>329</u>	0	0
<b>Total</b>	<b>6962</b> <b>7065</b> <b>6905</b>	<b>2712</b> <b>2776</b> <b>1918</b>	<b>2469</b> <b>2508</b> <b>3205</b>	<b>1781</b> <b>1781</b> <b>1782</b>

## **Appendix to MM19 – 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 MM22a – Retail chapter as anticipated (including Additional Modifications 46, 47 and 48)**

### **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 where this would not harm the sustainability of the shopping area;
- 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) will be permitted where this would not harm the sustainability of the shopping area.~~

## 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~~ sustainability of the shopping area.

## 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 MM28 – 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. ~~The level of protection will be commensurate with the site's status and proposals will be assessed having regard to the site's importance and the contribution it makes to wider ecological networks:~~

~~Priority will be given to:~~ Regard will be had 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~~ should have regard to the provisions set out below:

- ~~a) The need to minimise impacts on biodiversity and providing~~ The production of a net gains in biodiversity where possible by designing in wildlife and by ensuring that any adverse impacts are significant harm is avoided or if unavoidable are is reduced or appropriately mitigated and/or, as a last resort, compensated;
- ~~b) The need to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations;~~
- ~~c) The provision of opportunities for habitats and species to adapt to climate change;~~
- ~~d) The support and encouragement of enhancements which contribute to habitat restoration;~~
- ~~e) Protecting and enhancing existing habitats and features on all sites;~~
- f) 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;
- g) ~~In exceptional cases w~~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.

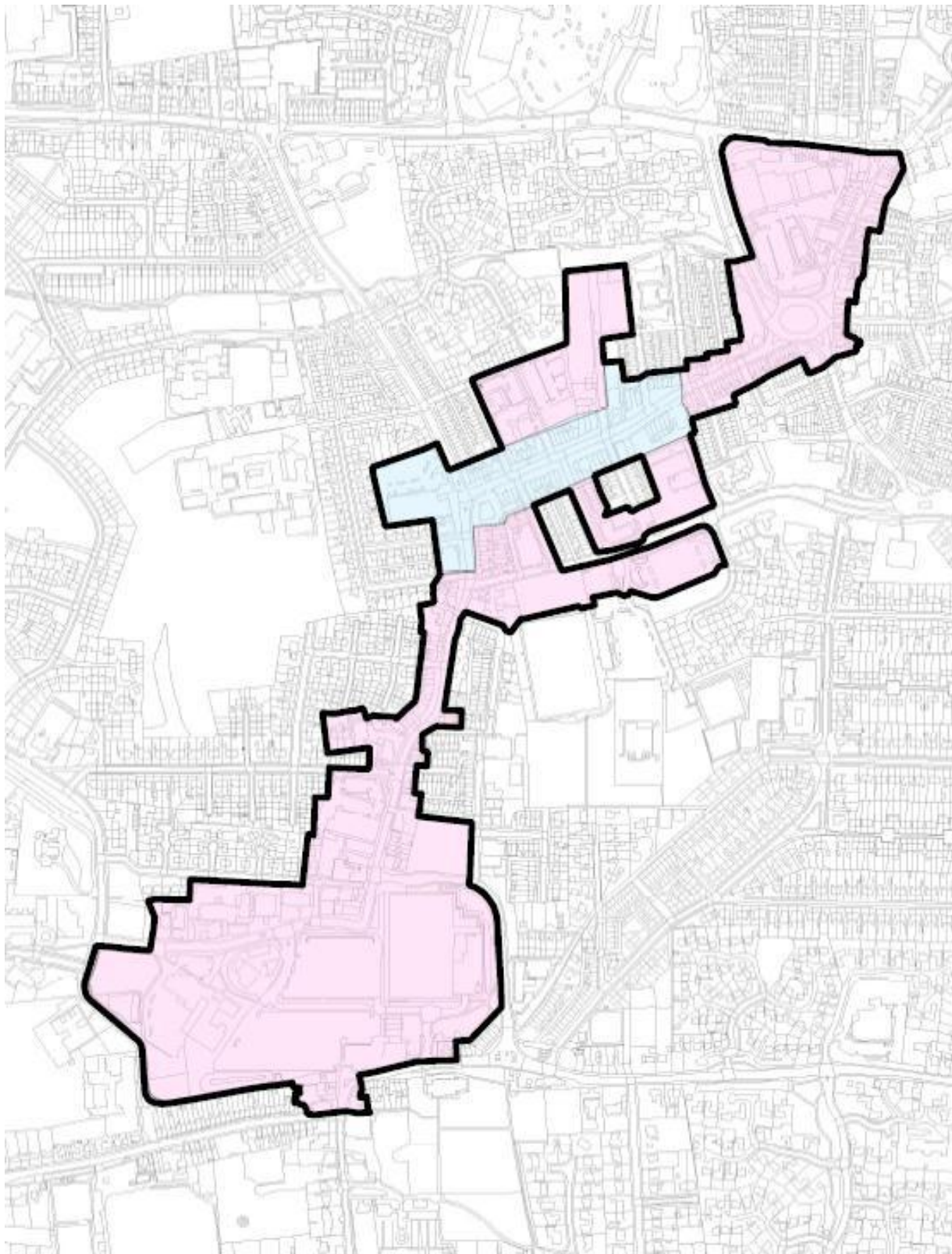
## **Justification (Paragraphs to start at 10.78 in DPD)**

- 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.

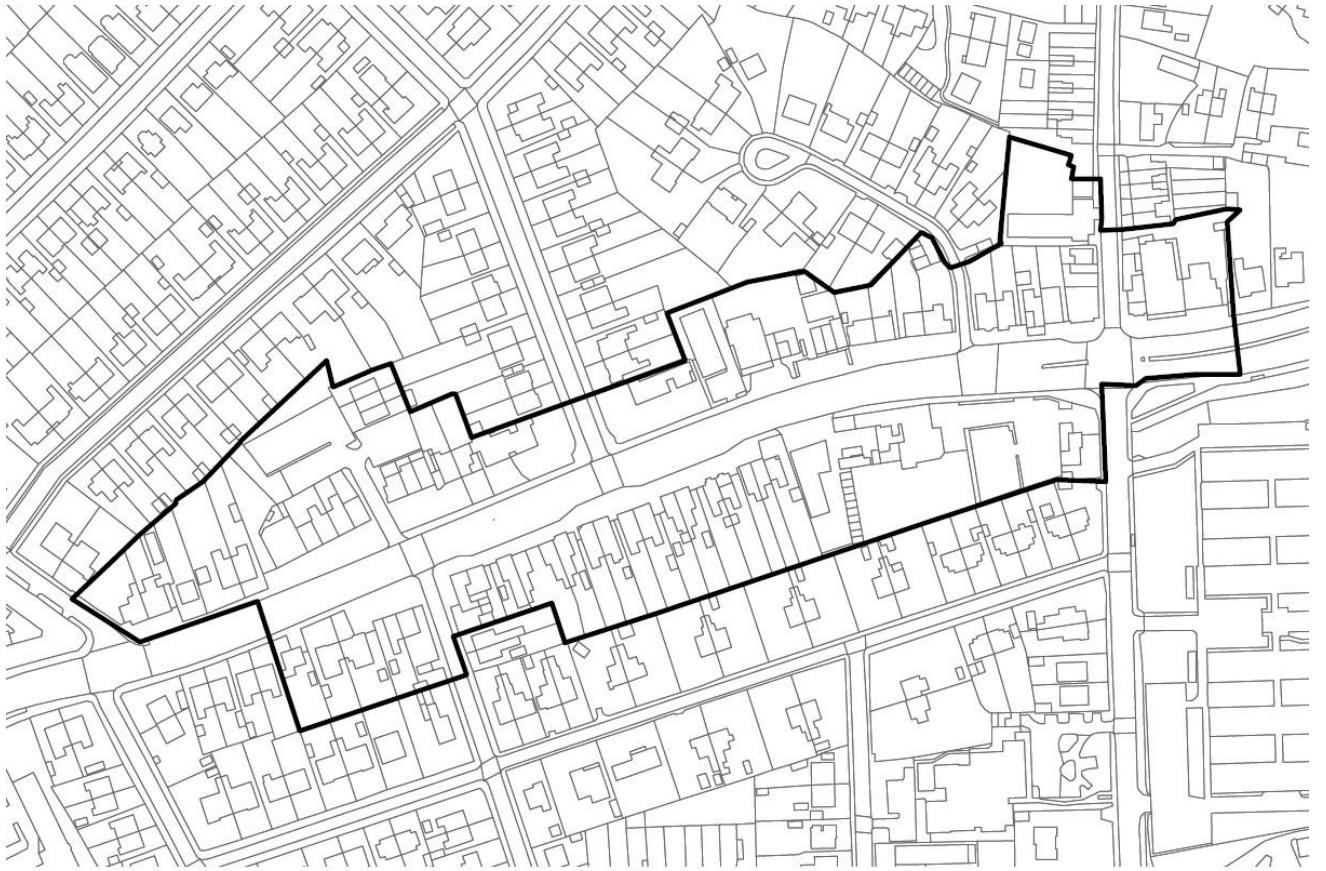
**Appendix to MM30 – Updated maps to reflect main changes to Policies E3 and E4 – Leyland Town Centre – showing Primary and Secondary Retail Frontage**



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

**Leyland Town Centre**

  1:25,000 

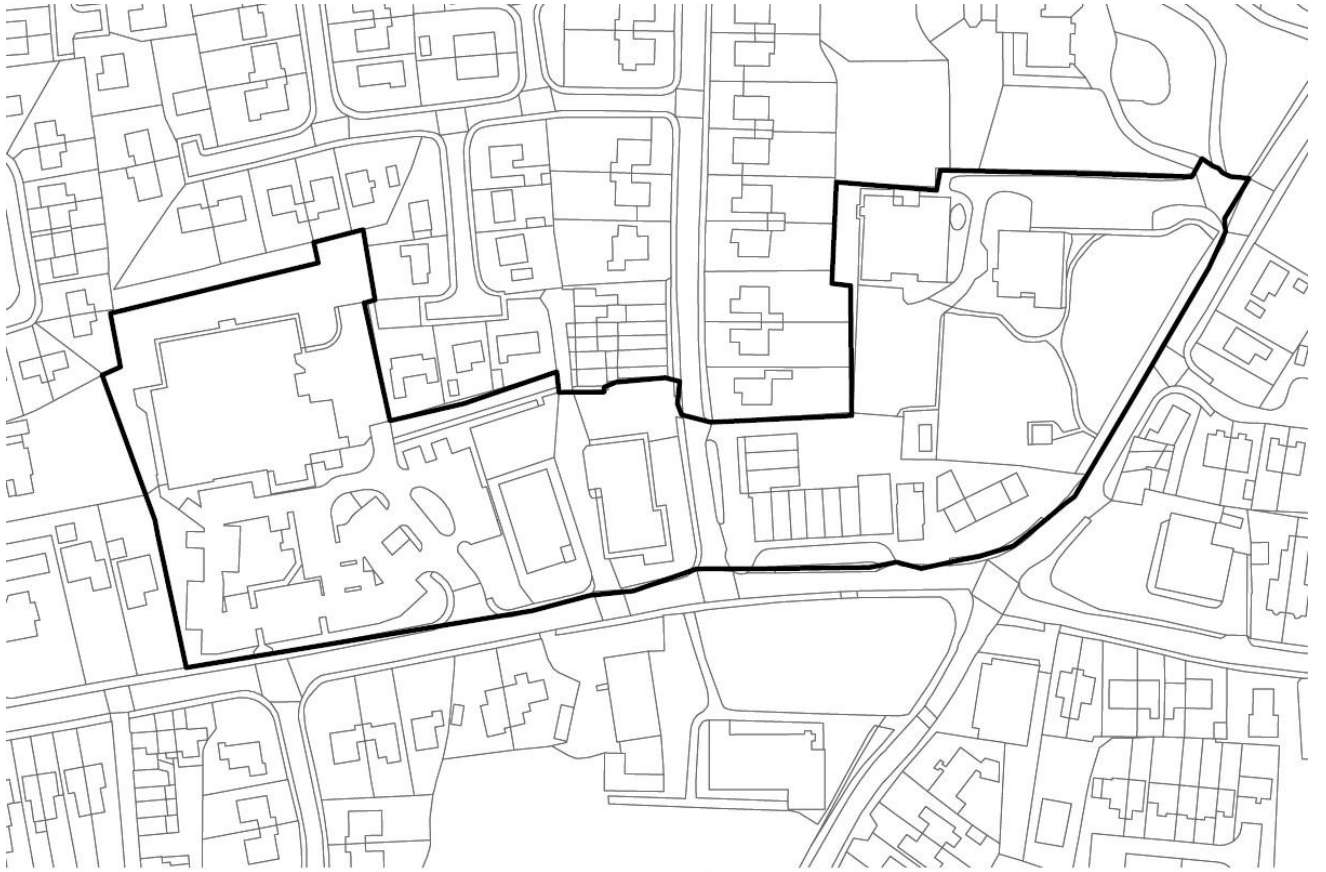


Legend  
■ District Centre Boundary

**Penwortham District Centre**

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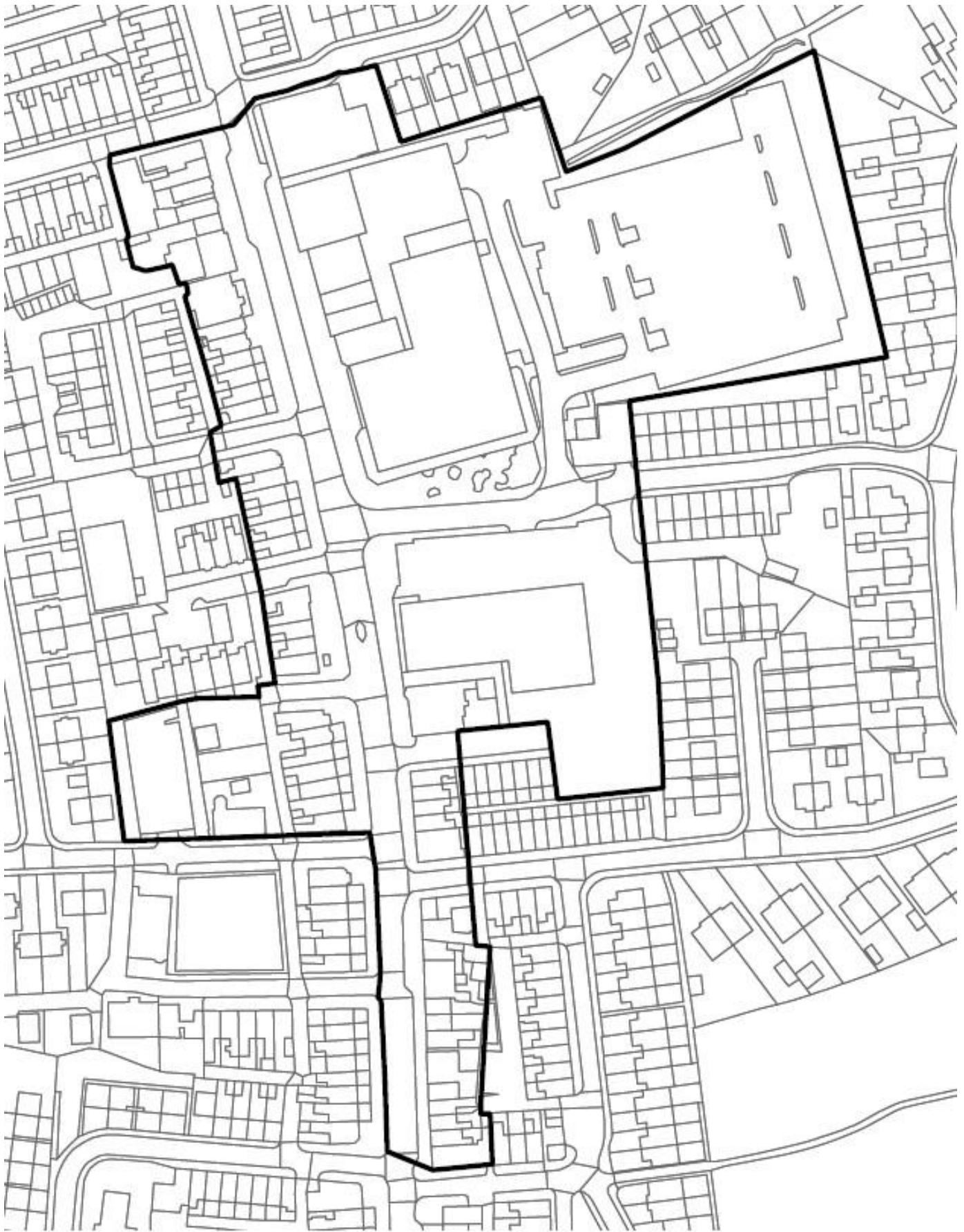
Legend  
■ District Centre Boundary

### 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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1:1,100



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## **Appendix to MM31 – 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 (see separate document) gives details of the individual performance indicators such as frequency of collection, baseline information and targets.

Appendix B (see separate document) lists the policies contained within the South Ribble Site Allocations DPD and shows the relevant indicators against each.

