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Publication

Site Allocations and Development Management Policies Development Plan Document

Cabinet Version – June 2012

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Preface

- 1.1. South Ribble Borough Council is in the process of preparing a **Local Development Framework (LDF)**. All planning authorities are required to produce an LDF which is a folder of local development documents – setting out their vision, planning strategies and policies. This new folder of documents will replace the South Ribble Local Plan, which was adopted in 2000.
- 1.2. The Site Allocations and Development Management Policies Development Plan Document (DPD) is one of the documents in the LDF. It sets out the vision for the Borough, the Council's interpretation of the Central Lancashire Core Strategy including development management policies, and allocates or protects land for different uses, such as housing, employment or play space.
- 1.3. Following our previous consultations on the Issues and Options and Preferred Options Stages, we are now undertaking this Publication stage consultation to inform you of the sites and policies that The Council plans to take forward.

How to respond

- 1.4 The documents available during the Site Allocations consultation are as follows:
 - **Site Allocations and Development Management Policies DPD:** The full document is available on the Council's website www.southribble.gov.uk/ldf. Here you can submit any comments using our online form, which is our preferred method of response. If you have difficulties accessing our online form, paper comments forms (Appendix xx) can be submitted by post using the address given below.
 - **Paper version:** Copies of the full consultation document containing background information, the full set of draft policies and preferred sites are available to view at Council offices and in all local libraries.
 - **Proposals Map:** This map shows the proposed allocations, designations and boundaries listed within this document. There are also additional maps in the appendices.
 - **Supporting Documents:** There are a number of supporting documents to accompany the main Site Allocations paper including a detailed **Sustainability Appraisal and Habitats Regulations Assessment**.

How do I submit my representations?

- 1.5 Submitting your representations could not be easier by email or post:

Website: www.southribble.gov.uk/ldf

Email: ldf@southribble.gov.uk

Post: Forward Planning Team – South Ribble Borough Council
Civic Centre, West Paddock, LEYLAND, PR25 1DH

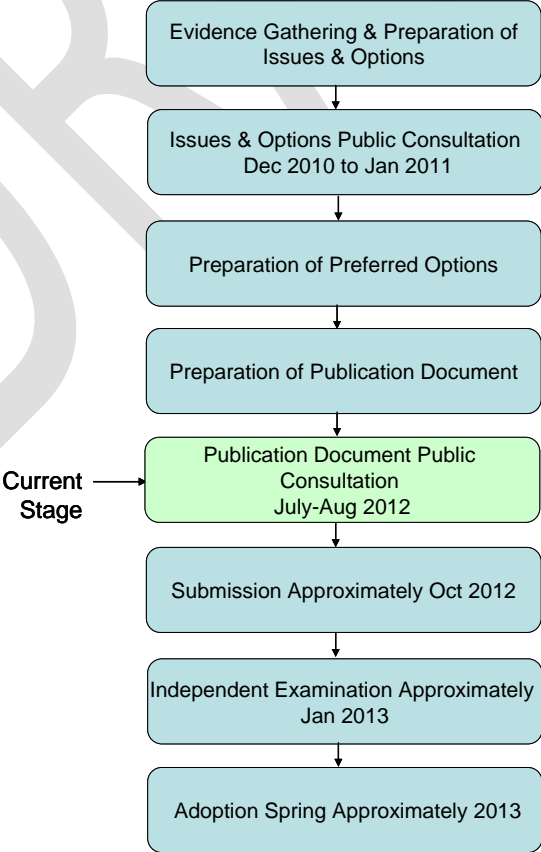
Introduction

- 2.1 The Site Allocations and Development Management Policies Development Plan Document (DPD) forms part of the statutory Development Plan for South Ribble known as the Local Development Framework (LDF). Once adopted, it will identify and allocate land required over a 15 year period in order to achieve the vision for growth as outlined in the Central Lancashire Core Strategy.
- 2.2 It is not the purpose of this document to grant permission to specific proposals – this will continue to be addressed through the existing planning application process. Instead, the Site Allocations DPD will ensure that appropriate forms of development can occur in the most suitable locations. It helps provide a level of certainty about what areas will be developed or protected in the future and for what purpose. However, the allocation of a site does not necessarily mean that it will be developed straight away. For example the Council is proposing a residential phasing policy which will be subject to annual monitoring.
- 2.3 The document also contains a number of development management policies. Some of these policies have been amended from the South Ribble Local Plan (adopted 2000) – see **Appendix X**. In addition, new policies have been formulated based on recent or emerging local issues and national guidance.

Stages of Production

- 2.4 There are a number of different stages involved in producing a Development Plan Document (see Figure 1).

Figure 1 – Development Plan Document Stages



- 2.5 The process of evidence gathering and identifying potential sites began in 2005, with a 'call for sites' exercise, where the Council invited people to suggest places which could be used for new housing, employment, retail, community or leisure uses, as well as land that should be protected from development in some way. A further 'call for sites' was held in 2007. From these, the Council received over 200 site suggestions for a variety of development types or protection.
- 2.6 In December 2010, the Council began an eight week public consultation exercise on the Issues and Options Discussion Paper. This paper contained all of the sites that had been suggested to the Council, highlighted local issues, and proposed development management policies. It also contained a number of questions relevant to each chapter.
- 2.7 Responses received during the consultation were carefully considered, and each site has been subject to a detailed Sustainability Appraisal to ensure that decisions on all available options were made in accordance with the principles of sustainable development. The site appraisal and selection process is explained further on pages 9 and 10.
- 2.8 The Council then carried out the consultation on the Preferred Options stage development plan document, from November 2011 – January 2012. This contained a preferred list of sites that the Council proposed to allocate and suggested development management policies. All the consultation responses have been considered to help formulate the Publication Version of this document. This is the stage the Council has now reached.
- 2.9 Following publication stage, the document will be submitted to Government, and then subject to examination by an independent Planning Inspector. Once this process is complete, including any changes required by the examination process, the document can be formally adopted by the Council.

The Central Lancashire Core Strategy

- 2.10 The Central Lancashire Core Strategy is jointly produced by South Ribble, Chorley and Preston authorities, and is the key document within the Local Development Framework. It sets out the long term spatial vision for Central Lancashire and the overall strategy for delivering that vision. For example, it identifies the overall need for different types of development including housing, employment, leisure and retail, as well as the need to protect the environment, create and enhance open spaces, and secure investment. It does not, however, identify individual parcels of land for future development, nor does it contain detailed local policies.
- 2.11 It is the role of this Site Allocations and Development Management Policies document to provide this local level of detail by allocating specific sites and setting out detailed development management policies. It also ensures that the Council will deliver the appropriate infrastructure, manage economic growth, deliver sustainable development and protect natural assets within the Borough.
- 2.12 The Site Allocations document must be in general conformity with the objectives of the Core Strategy and seek to implement its strategic vision for South Ribble and wider Central Lancashire.

South Ribble Local Plan

2.13 The South Ribble Local Plan will be replaced by the Local Development Framework. Some of the policies and land allocations within the South Ribble Local Plan remain relevant today and where appropriate these have been carried forward into this document.

Supplementary Planning Documents (SPDs)

2.14 The Central Lancashire authorities are also preparing a number of new Supplementary Planning Documents (SPDs) according to local priority issues.

These SPDs are under preparation on behalf of the Central Lancashire authorities of South Ribble, Chorley and Preston. Whilst the documents will not include any extra policies, they will contain further guidance expanding on policies in the Core Strategy and/or Site Allocations documents.

2.15 The following SPDs are proposed for the Central Lancashire authorities:

- Affordable Housing
- Design
- Open Space, Sport and Recreation
- Controlling re-use of Employment Premises
- Rural Development
- Access to Healthy Food

Relationship to Other Planning Guidance

National Planning Policy Framework (NPPF)

2.16 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

2.17 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

2.18 At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking. Policies within Local Plans should follow the approach of presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.

Regional Spatial Strategy – North West of England Plan (2006)

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 with it.

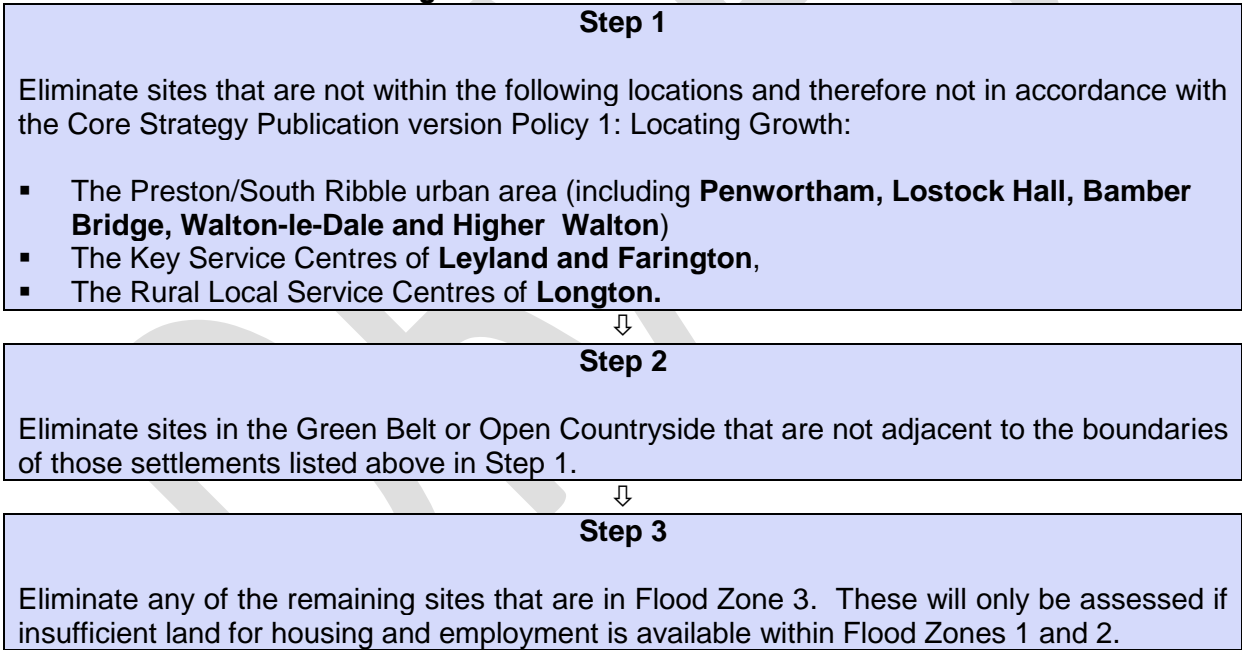
The Site Allocations Selection Process

2.20 Following the “call for sites” exercises in 2005 and 2007, and the Issues and Options public consultation in December 2010/January 2011 the Council applied a selection filter to identify and remove sites which:

- Had use suggestions that were contrary to the Core Strategy;
- Measured under 0.4 ha in size; or
- Were already under construction

2.21 The remaining sites were also subject to the process outlined in Figure 2.

Figure 2 – Site Selection Process



2.22 From the pool of remaining potential sites, a preferred list was established using a combination of desk based research, site visits and consultation feedback.

2.23 Following on from the consultation of the preferred list of sites and policies – The Preferred Options stage, amendments have been made where appropriate, as set out in this Publication Version of the document.

Sustainability Appraisal

- 2.24 The Site Allocations and Development Management Policies DPD is subject to a Sustainability Appraisal under the requirements of section 19(5) of the Planning and Compulsory Purchase Act 2004. The Sustainability Appraisal also incorporates the requirements of Strategic Environmental Assessment (SEA) in accordance with European Union Directive 2001/42/EC.
- 2.25 Each of the site suggestions has been assessed against 42 different social, environmental, economic and deliverability criteria. Further detailed methodology and results are available to view in the separate Sustainability Appraisal Report: www.southribble.gov.uk/ldf.

Habitats Regulations Assessment

- 2.26 A Habitats Regulations Assessment (HRA) is required for any land use plan which is considered likely to have a significant effect on a European (Natura 2000) site. The purpose of this is to assess the impact of the plan against the conservation objectives of the protected site.
- 2.27 There is one designated Natura 2000 site (Ribble and Alt Estuary SPA and Ramsar) located within the Borough of South Ribble. It is important to ensure that our preferred sites and policies do not detrimentally affect such designated areas.
- 2.28 A separate HRA report is available to view at: www.southribble.gov.uk/ldf.

Publication Amendments

- 2.29 Following the Preferred Options consultation, there have been a number of amendments made to the document. These changes are set out in the separate **XXXX** document. The majority of these amendments are to policy wording. There have been no additional development sites included, however, boundary changes, and the removal of some sites has taken place where considered appropriate.

Document Format

Each of the chapters within this document relates to a key theme of the Core Strategy such as 'Homes for All' or 'Climate Change'. Relevant Core Strategy objectives and policies are highlighted at the beginning of each chapter.

Within each chapter, you will find the proposed development management policies, which are highlighted in blue boxes.

The Council encourages you to read through the document collectively, giving consideration to the different chapters, policies and proposed sites as together these will ensure the Council achieve the overall vision for the Borough.

Vision for Central Lancashire

- 3.1 The Core Strategy sets out its strategic vision for Central Lancashire to the year 2026. Within this context, it explains that South Ribble will attract investors and visitors taking advantage of retail, heritage, education and a high quality town centre, it will have capitalised on its premier location as a place to do business, complemented by a thriving market town.
- 3.2 The character of South Ribble's towns and villages will reflect their individual historic and cultural heritage, with high quality, well designed new buildings enhancing local distinctiveness. There will be improved transport connections within South Ribble and to wider regional and national destinations. The character of rural villages will have been maintained, with access to services to sustain local communities and overcome rural poverty.
- 3.3 Neighbourhoods will be safe, clean and sustainable with healthy, highly skilled and diverse communities. Residents will have easy access to public services, good jobs and decent, high quality affordable homes. Energy use will be minimised with an emphasis on sustainable sources, including mitigation measures and wherever possible, adaptation to climate change.

Locating Growth in South Ribble

- 3.4 In order to ensure the Council manages economic growth and investment and that it takes place in the most sustainable locations, a hierarchy of settlement types and priority locations has been identified in the Core Strategy. This document also allocates four major sites for development. Each tier of the hierarchy will see an appropriate level of development occurring in order to achieve sustainable growth.

The South Ribble Urban Area

- Penwortham
- Lostock Hall
- Bamber Bridge
- Walton-le-Dale
- Higher Walton

Major Sites for Development

- Pickering's Farm
- Moss Side Test Track
- Cuerden
- BAE Systems, Samlesbury

Key Service Centres

- Leyland/Farington

Rural Local Service Centre

- Longton

3.5 These centres serve their own residents and those in nearby villages with basic services and are well placed to provide for future local housing and employment needs.

In Other Places

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.

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The Council's Vision – Delivering Infrastructure and Managing Economic Growth to Deliver Sustainable Development and Ensure Protection of the Natural Assets

The Vision

- 3.7 South Ribble is an attractive area for public and private sector investment in homes and jobs due to its excellent accessible location, high quality environment and quality of life. The role of the LDF is to continue to balance the attractiveness of the Borough for economic growth whilst protecting the environmental qualities that ensure this attractiveness.
- 3.8 The ambition (Vision) of the plan is to secure economic growth by ensuring the infrastructure required to facilitate this growth is provided as quickly as possible for the benefit of current and future residents and businesses in the Borough. It is in this context that sites for new housing and employment have been selected, but features such as Green Belt which make the Borough attractive, are protected and where possible enhanced.
- 3.9 This approach represents the Council's definition of sustainable development. To be and to remain sustainable, the Borough must invest in infrastructure to secure economic growth and housing development, but protect the quality of the environment. For a development to be sustainable it must contribute to necessary infrastructure, and protect and enhance the quality of the environment of the Borough.
- 3.10 The Vision of this Plan is that by 2026 the pattern of development in the Borough will be sustainable with the necessary infrastructure, homes and jobs being available for all in a quality environment.

Chapter A – Delivering Infrastructure

Core Strategy Objectives

- Meet future infrastructure needs across the Borough.
- Funding through Developer Contributions.

Core Strategy Policies

- Policy 1: Locating Growth
- Policy 4: Housing Delivery
- Policy 5: Housing Density
- Policy 2: Infrastructure
- Policy 18: Green infrastructure



Introduction

- 4.1 The provision of infrastructure is an integral part of this plan and is essential for the sustainability of our towns and villages and to the delivery of new development. Infrastructure encompasses transport (roads, railways) utilities (water, energy), as well as green (parks, rivers) and social (schools, medical centres, community centres). Sustainable development should provide new, well planned and accessible infrastructure upfront and make the optimum use of existing infrastructure.

Community Infrastructure Levy (CIL)

- 4.2 To ensure that the necessary infrastructure is provided, the Council along with Preston and Chorley authorities, is undertaking work to establish a Community Infrastructure Levy (CIL), which will apply a tariff to new development to fund such infrastructure. This work is to assess the economic viability of tariff levels for different types of development. In accordance with national government guidance, this work is being undertaken independently from this Site Allocations and Development Management Policies process. However the Council is ensuring there are the necessary links between both documents.

Infrastructure Delivery Schedule

- 4.3 An Infrastructure Delivery Schedule has been produced to support the Central Lancashire Core Strategy. It identifies the essential infrastructure required to accompany the delivery of growth as well as the broader distribution of residential and employment development. Appendix x shows the full Infrastructure Delivery Schedule for Central Lancashire, and Appendix x focuses on the Schedule for South Ribble
- 4.4 The Schedule includes the following four types of infrastructure

Transport Infrastructure

4.5 There are many transport links between South Ribble, its Central Lancashire neighbours of Chorley and Preston, and adjoining Blackburn with Darwen, Bolton, Wigan and West Lancashire.

The vital new transport infrastructure schemes include:

- The Cross Borough Link Road
- The completion of the Penwortham Bypass

Social Infrastructure

4.6 Social Infrastructure includes doctors' surgeries, schools, sports centres and community halls. A policy within the document encourages new development to provide these facilities where they are necessary to ensure that communities have access to a range of services within the Borough.

Utilities Infrastructure

4.7 Through discussions with key utility providers including National Grid and United Utilities, the Council understands that there are no known electricity, water or gas capacity issues that cannot be overcome in the Borough over the lifetime of the Plan.

4.8 There is, however, an identified need to address high speed broadband capacity limitations in rural areas. Working with telecommunications providers, and implementing Core Strategy policies should help to increase the availability of high speed broadband internet services in rural areas.

Green Infrastructure

4.9 Green infrastructure is the network of green spaces that lie within and between the Borough's town and villages, providing multiple social, environmental and economic benefits. Green infrastructure plays an important role in the economic attractiveness and quality of life within the Borough.

4.10 Green infrastructure is a critical infrastructure, like road networks or waste disposal, and as such, should be well planned and maintained, and viewed as integral to development. Examples of green infrastructure in South Ribble include rivers and water features, woodlands, moorlands, parks, farmland and allotments, and even private residential gardens.

Infrastructure

Policy A1: Introduction

4.11 Part of the site allocations process has been to review the infrastructure elements of the South Ribble Local Plan 2000. The majority of infrastructure schemes that were included within the South Ribble Local Plan have been delivered. However, there is still a need to increase accessibility, ease congestion and support economic growth by

carrying forward particular infrastructure schemes as described below. As set out above, the Council are preparing a Community Infrastructure Levy to ensure developments contribute to the delivery of the appropriate scale of infrastructure needed to support the existing community and the new development. Due to the importance of infrastructure delivery within the Borough, the Council has prepared the following policy to ensure development proposals and planning applications include the necessary infrastructure provision as an integral part of the scheme.

Policy A1 – Developer Contributions

New development will be expected to contribute to mitigating its impact on infrastructure, services and the environment and to contribute to the requirements of the community. This may be secured as a planning obligation through a Section 106 agreement, where the development would otherwise be unacceptable and through the Community Infrastructure Levy (CIL) at such a time when the Council has prepared a Charging Schedule.

The types of infrastructure that developments may be required to provide contributions for include, but are not limited to:

- a) Utilities and Waste (where the provision does not fall within the utility providers' legislative obligations);
- b) Flood prevention and sustainable drainage measures;
- c) Transport (highway, rail, bus and cycle/footpath networks, canal and any associated facilities);
- d) Community infrastructure (such as health, education, libraries, public realm);
- e) Green infrastructure (such as outdoor sports facilities, open space, parks, allotments, play areas, enhancing and conserving biodiversity);
- f) Climate change and energy initiatives through allowable solutions;
- g) Affordable housing; and,
- h) Leyland Town Centre regeneration.

Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.

- 4.12 All development, regardless of size and scale, places additional demands on services and facilities, impacting on the ability of these services to meet the needs of the community. The Community Infrastructure Levy (CIL) will create a system which would pass the cost of infrastructure improvements pro rata onto those developments above the 100sqm threshold and of a type that it has been found to be viable to impose a CIL charge. This will allow the Council greater autonomy over expenditure to ensure strategic infrastructure aims are met along with localised issues.

- 4.13 The introduction of a CIL charging schedule will not remove the requirement for Section 106 planning obligations which will remain to be used in accordance with the tests set out within the CIL regulations.
- 4.14 However Section 106 obligations will continue to be used for affordable housing and other legal requirements where appropriate. Planning obligations are a key delivery tool in providing the opportunity to secure financial contributions which will mitigate against the localised impacts of development which would otherwise render the proposal unacceptable in planning terms.
- 4.15 The Infrastructure Delivery Plan identifies particular issues in relation to infrastructure requirements within the Borough to support the Site Allocations DPD and ensure delivery of sustainable communities and economic growth. The CIL and Section 106 agreements will be vital in supporting the delivery of infrastructure along with other streams of funding.
- 4.16 The two key pieces of highways infrastructure within the Borough are as follows:
- **The Cross Borough Link Road**
 - **The Completion of the Penwortham Bypass**
- 4.17 This infrastructure will ensure that development across the Borough can be delivered sustainably, which will enable both current and future communities to access the necessary jobs, homes, services and amenities as they wish and need to.
- 4.18 These schemes form key pieces of infrastructure in the Borough to enable economic growth, divert traffic away from the centre of Penwortham and free up road space for local traffic, buses, pedestrians and cyclists.
- 4.19 The following two Policies, A1 and A2, are in place to ensure these schemes are delivered and that the land is protected to do so.

Policy A2 – Cross Borough Link Road

Land will be protected from physical development for the delivery of the Cross Borough Link Road.

The Cross Borough Link Road comprises:

- a) A road to be constructed from Carrwood Road to The Cawsey, as shown on the Proposals Map.
- b) A road to be constructed through the major development site at Pickering's Farm as shown diagrammatically on the Proposals Map.

Justification

- 4.20 A road is to be constructed from Carrwood Road to The Cawsey in order to open up land for development (Lostock Hall Gas Works) and to serve as a key part of the Cross Borough Link Road. This section of the link road will continue through the major

development site of Pickering's Farm. Once both elements of the road are complete, they are to be linked to provide the full Cross Borough Link Road. The link road will improve accessibility in an east-west direction through the Borough, increase community access to the range of services within the Borough and help traffic flow on existing roads. The completion of the link road is to be delivered in the Plan period.

- 4.21 The section of link road through the major development site - Pickering's Farm (see **Policy C1**) will be implemented in accordance with an agreed phasing and infrastructure delivery schedule. It will be provided through either CIL and/or developer contributions and completed within an agreed timescale. Funding could be made available for this scheme from the Local Transport Plan 3.
- 4.22 Traffic management measures are required on and around Leyland Road and within Tardy Gate District Centre in order to reduce through traffic and to improve the attractiveness and accessibility of the District Centre for its users. Traffic management measures will also be required for other existing roads which the proposal supersedes for through traffic.
- 4.23 The proposed link road also provides an opportunity to improve public transport, to help increase accessibility across this part of the Borough.

Policy A3: Introduction

- 4.24 The Penwortham by-pass was conceived prior to the adoption of the South Ribble Local Plan in 2000. To ensure delivery and completion of the remaining sections of the road the Council (in collaboration with Lancashire County Council) will protect land from any development for the completion of the bypass.

Policy A3 – The Completion of the Penwortham Bypass

Land will be protected from physical development for the completion of the Penwortham Bypass, as shown on the Proposals Map. Land is also reserved for improvements to the existing bypass.

Justification

- 4.25 Lancashire County Council is protecting a route for the completion of the Penwortham Bypass, the Blue Route, which is shown on the Proposals Map. There is also an alternative route, known as the Brown Route (as shown on the Proposals Map). Further work with Lancashire County Council is needed to determine which route is appropriate.
- 4.26 Transport assessments and consultation are required to establish which route should be taken forward. The completion of the Penwortham Bypass will be delivered within the Plan period.
- 4.27** Construction of the bypass will be funded from CIL and/or developer contributions (and Government funding). The bypass is an essential piece of infrastructure to enable economic growth, alleviate congestion through Penwortham and divert high levels of commuter traffic accessing Preston and free up road space for local traffic, buses, pedestrians and cyclists.

Chapter B – Areas for Development

Core Strategy Objectives

- Meet future infrastructure needs across the Borough.
- Funding through Developer Contributions.

Core Strategy Policies

- Policy 1: Locating Growth
- Policy 4: Housing Delivery
- Policy 5: Housing Density
- Policy 2: Infrastructure
- Policy 18: Green infrastructure
- Policy 17: Design of New Buildings



Development in Existing Built-Up Areas

Policy B1: Introduction

5.1 The full utilisation of land and buildings in the built-up areas of the Borough will help to ensure a better use of services and utilities, and can help to reduce development pressures in the Green Belt. In addition the concentration of facilities in towns and villages can help to improve accessibility. In order to protect the character of the local area, it is important that new development respects local distinctiveness and does not adversely affect existing open spaces.

Policy B1 – Existing Built-Up Areas

Within the existing built-up areas, as defined on the Proposals Map, proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, will be permitted provided that the development:

- a) Complies with the requirements for access, parking and services, as set out elsewhere in this Plan;
- b) Is in keeping with the character and appearance of the area; and
- c) Will not adversely affect the amenities of nearby residents.

Justification

- 5.2 Development in existing built up areas may be for an appropriate use such as housing, offices, community facilities or green infrastructure. Development proposals will be judged by their compatibility with existing surrounding development and their ability to satisfy normal planning criteria. This includes factors such as access, parking, servicing, design and amenity, which includes an assessment of noise, emissions, disturbance because of anti-social hours of operation and traffic generation.
- 5.3 The impact on the character and distinctiveness of the area including visual intrusion for existing residents is also an important factor. Policy B3 – Design Criteria in New Developments should be read in conjunction with this policy.

Village Development

Policy B2: Introduction

- 5.4 Within the Borough there are a number of villages that are tightly constrained by Green Belt boundaries. Development within these villages will be in accordance with Policy B1. In order to maintain the vibrancy of these villages, and provide opportunities for local investment and growth, the Council recognises that some development is needed on the periphery of the villages to accommodate local needs such as new community facilities or affordable housing. Land has been identified on the edge of Much Hoole, New Longton, Coupe Green and Mellor Brook as shown on the Proposals Map.
- 5.5 There are a number of other villages in the Borough that are not covered by this policy as there is less pressure for development in these locations compared to the villages included in Policy B2.
- 5.6 There are a number of sites that were previously allocated in South Ribble Local Plan Policy D9 – Local Needs in Villages that are not included within Policy B2 and are now designated for a more appropriate use. These sites were assessed and appraised based on their location, accessibility, size and suitability for needs within the villages and are now covered by other relevant policies in this Plan.

Policy B2 – Village Development

Land on the periphery of Much Hoole, New Longton, Coupe Green and Mellor Brook is safeguarded to meet local needs. 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:

- a) The proposed development cannot be 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;
- b) The proposed development does not include market housing.

Justification

- 5.7 Land is reserved to meet local needs which cannot be satisfied elsewhere within these settlements. Other development will not be permitted on these sites. The land will remain in its existing use if no development for local needs is proposed.
- 5.8 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.

Existing Mixed Commercial/Employment/Leisure Development

- 5.9 Within the Borough, there are a number of mixed use sites which include commercial, employment and leisure developments. As these sites offer a range of facilities, it is important for them to be protected, whilst allowing flexibility for the change of use if appropriate.

Policy B3 – Commercial and Employment Site

Within the area defined on the Proposals Map at the following location:

- Land at South Rings Business Park, Bamber Bridge

New development, re-development or change of use to provide offices, non-food retail, employment, leisure, recreation and tourism facilities will be permitted provided that -

- a) Comprehensive development of the site is demonstrated through the submission and 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.

Policy B4 – Commercial and Employment Site

Within the area defined on the Proposals Map at the following location -

- land at Cuerden Way, Bamber Bridge; and

New development, re-development or change of use is to provide for the following uses only - offices, food retail, employment, leisure, recreation and tourism facilities.

Justification

- 5.14 Existing uses at South Rings Business Park include non-food retail, offices, a public house, restaurant, and a hotel. It is important to protect the employment opportunities, as well as the retail offer which is this site provides. The Council seeks to attract

further investment at the site, in particular to the Southern area which is vacant. Development proposals would be permitted in line with the uses referenced in the above policy.

- 5.15 At Cuerden Way, the range of the potential uses includes food and non-food retail, leisure, a public house, hotel, and a range of employment facilities. Whilst there is not an opportunity to expand the current site boundaries, redevelopment opportunities may arise in the future. The Council will encourage appropriate development in line with the uses listed in the above policy.

Policy B5 – The Capitol Centre

Within the area defined on the Proposals Map at the Capitol Centre, Walton-le-Dale, but excluding the land at the Park and Ride Facility, new development, re-development or change of use to provide non-food retail, leisure, recreation and tourism facilities will be permitted provided that the development:

- a) Would not individually or together with other recent or proposed development harm the vitality and viability of any existing town or district centre and
- b) Would not significantly reduce the range and variety of uses on the site; and

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

There is an existing food retail outlet on the Capitol Centre site, however the Council does not encourage further food retail here.

Justification

- 5.19 The Capitol Centre currently comprises a number of retail units, as well as leisure facilities such as a cinema, a gym, and several restaurants. The Council is seeking to protect the current uses at the Capitol Centre, whilst also allowing opportunities for further investment when redevelopment opportunities arise. Any redevelopment proposals must be in accordance with the above policy, and seek to maintain and improve the existing offer in terms of retail and leisure uses.

Design Criteria

Policy B6: Introduction

- 5.20 New development should always incorporate high quality design, to help protect the local character and distinctiveness of the Borough, and maintain and enhance its attractiveness.
- 5.21 Good design of neighbourhoods, streets and the wider public realm can also encourage community identity and a sense of pride within areas.

Policy B6 – Design Criteria for New Development

Planning permission will be granted for new development, including extensions and free standing structures, provided that, where relevant to the development:

- a) The proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect.
- b) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area;
- c) The development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard.
- 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; and
- e) The proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site.

Justification

5.22 When considering applications for planning permission the Council will take into account the criteria as set out in Policy B3, such criteria also needs to be considered in conjunction with other policies relevant to that individual application.

5.23 In order to be sympathetic to the location and protect the local character it is important that the design of new development takes account of layout, size, scale, use of materials, accessibility, open space (green infrastructure) and landscaping.

5.24 The Council is keen to encourage the improved design of extensions and new developments. Good design not only contributes to the character and enhancement of an area but can increase property values.

Quality of the built environment can easily be harmed by inappropriate extensions to buildings. Policy B6 also aims to ensure that any alterations are in scale and character with the building and in keeping with the surrounding area.

5.25 Factors such as scale, massing, and character will be considered together with materials and proportions. Development layouts should take account of existing features of the site such as contours, trees and hedgerows, watercourses and wildlife

value. Building lines should be varied and careful attention given to the spaces created between buildings.

- 5.26 The type of access should reflect the type of road involved and the volume and character of traffic likely to use it; good visibility is essential. The level and type of traffic associated with the proposals will be examined to assess the likely impact on the character and amenity of the area. In order to minimise undue road congestion and consequent reduction in the quality of the environment, it is important that sufficient off-street parking and servicing is provided to meet the needs of new development on site, see Policy F1 – Parking Standards.
- 5.27 Noise can have a detrimental effect on the quality of the environment. Much of the development which is necessary for the creation of jobs and the construction and improvement of essential infrastructure will generate noise. The Council will only permit development that does not cause an unacceptable degree of disturbance.
- 5.28 New development should be designed to avoid overlooking, loss of light and a reduction in privacy and amenity space, particularly for neighbouring properties.
- 5.29 The amount of private garden space will vary depending on the type of housing being constructed. Each dwelling requires some private garden space.

The careful use of walling, fencing, hedges and tree planting to provide screening can create adequate private areas. Greater attention will be paid to the above principles when assessing proposals in conservation areas or affecting the setting of listed buildings because of the special architectural or historic character of buildings in these areas.

- 5.30 A Design Guide Supplementary Planning Document (SPD) is being produced to offer more guidance on design. The aim of the SPD is to encourage high quality design of places, buildings and landscaping in the Borough. Further guidance will also be available in the South Ribble Residential Design (for householder development) SPD which is also being prepared.

Chapter C – Major Sites for Development

Core Strategy Objectives

- 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

Core Strategy Policies

- Policy 1: Locating Growth
- Policy 9: Economic Growth and Employment
- Policy 4: Housing Delivery
- Policy 5: Housing Density
- Policy 2: Infrastructure
- Policy 18: Green Infrastructure
- Policy 25: Community Facilities
- Policy 17: Design in New Developments

Major Sites for Development

Residential Led sites

Introduction

6.1 To ensure delivery of the Council's vision to manage economic growth, planning permission will be granted for a comprehensive scheme of development for a range of uses including housing, community service/facilities, delivery of employment opportunities and green infrastructure on the following major sites for development; which are residential led:

- Pickering's Farm, Penwortham
- Moss Side Test Track, Leyland
- Land Between Heatherleigh and Moss Lane, Farington

6.2 Due to the size and importance of these sites a comprehensive approach will be adopted that sets out the infrastructure needs and delivery mechanisms for the whole sites and considers the relationship to existing communities.

Pickering's Farm, Penwortham

Policy C1: Introduction

6.3 The Central Lancashire Core Strategy Policy 1 concentrates development in the Preston and South Ribble urban area and includes a strategic location - South of Penwortham and North of Farington.

- 6.4 The Council has assessed the concept of the strategic location from the Core Strategy, measured against housing and employment land requirements and the need to protect existing green infrastructure, and has identified part of the strategic location for a residential led development. The site chosen is referred to as Pickering's Farm and the Council has identified around 79 ha of the site to be allocated to provide for the development of up to 1350 dwellings and deliver the necessary infrastructure for the area. The remaining area within the South of Penwortham and North of Farington Strategic Location will be safeguarded for development needs after the Plan period.
- 6.5 The comprehensive development of this site is crucial due to its size and strategic importance as well as to ensure delivery of essential infrastructure and local services, the following policy sets this out in more detail.

Policy C1 – Pickering's Farm, Penwortham

Planning permission will only be granted for the development of the Pickering's Farm site subject to the submission of:

- a) an agreed Masterplan for the comprehensive development of the site. The Masterplan must include the wider area of the Pickering's Farm site which includes the safeguarded land to Coote Lane as shown on the Proposals Map, and make provision for a range of land uses to include residential, employment and commercial uses, green infrastructure and community facilities;
- b) a phasing and infrastructure delivery schedule;
- c) an agreed programme of implementation in accordance with the Masterplan and agreed design code.

Proposals Map Ref: EE

Justification

- 6.6 A developers' consortium has been created to represent the landowners. A draft development statement has been produced by the interested developers in partnership with the Homes and Communities Agency who are one of the landowners. This draft development statement outlines proposals for a mixed use scheme comprising residential, employment, and community uses.
- 6.7 As the policy states, a Masterplan is required for this site, which should include both the area allocated for development, and the safeguarded land up to Coote Lane. This is to ensure the delivery of a comprehensive development of the allocated site within the plan period, and the safeguarded area beyond this plan.
- 6.8 The comprehensive development of this site is dependent on the provision of infrastructure to ensure a sustainable development. An infrastructure delivery schedule linked to the phases of development on the site will be required. This will be secured through a legal agreement between the developer and the Council to ensure that the development proceeds only when the necessary infrastructure is in place.

- 6.9 There are currently a number of issues in the area related to traffic congestion, accessibility, public realm and local facilities. To address these issues a key piece of infrastructure that will need to be delivered is the section of the Cross Borough Link Road as required in Policy A1, which will link the A582 Penwortham Way with the B5254 Leyland Road and includes a new bridge crossing the West Coast Main Line. The developers will also be required to undertake traffic management measures on Leyland Road and within Tardy Gate District Centre. These could include the provision of bus priority/high occupancy vehicle lanes, limiting the increase in road space for cars. It could also include with public realm improvements to Tardy Gate District Centre to increase the accessibility and attractiveness of the centre for residents and shoppers. All schemes within the agreed infrastructure delivery schedule will be implemented through the scheme and such contributions could be offset from any CIL monies required.
- 6.10 To help increase capacity and reduce congestion levels on the local roads CIL contributions will be used to provide further transport infrastructure. Schemes could include proposals to improve links and junctions on the A582 which runs adjacent to the site, or for widening parts of this route into a dual carriageway. A priority bus route has been identified connecting Preston, Tardy Gate and Moss Side to improve sustainable travel options in the area. A park and ride facility could be included within the site, if this is considered to be necessary following further assessment of the need in this locality.
- 6.11 To ensure this site is sustainable, community facilities (including a nursery and primary education provision) , a small local centre and health care provision will need to be included within the infrastructure delivery schedule and provided through developer contributions.
- Green infrastructure will be an integral part of the development to create a high quality attractive environment. This will include a 'village green' approach to provide a focal point in the development with linked green corridors providing cycleway, bridleway and footpath connections within the site and wider urban area and provide a buffer to adjoining communities.
- 6.12 A detailed design code/statement in line with the Master Plan will need to be prepared by the applicant and agreed with the Council in order to ensure a high quality of development throughout the site to embrace sustainable development principles. The applicants or developers will also be required to agree a programme of implementation with the Council.

Moss Side Test Track, Leyland

Policy C2: Introduction

- 6.13 The Moss Side Test Track site, covering an area of 45 ha, lies to the north of the residential area and west of the employment area of Moss Side. The site has the potential to provide a comprehensive development with both residential and employment uses (including local services). It will make a significant contribution to economic growth in the Borough and deliver the necessary infrastructure for the area, as detailed below.
- 6.14 The comprehensive development of this site is crucial due to its size and importance as well as to ensure delivery of the essential infrastructure and local services.

Policy C2 – Moss Side Test Track, Leyland

Planning permission will only be granted for the development of the Moss Side Test Track subject to the submission of:

- a) an agreed Masterplan for the a comprehensive development of the site, to include residential, employment and commercial uses, green infrastructure and community facilities;
- b) a phasing and infrastructure delivery schedule;
- c) an agreed programme of implementation in accordance with the Masterplan and agreed design code.

Proposals Map Ref: FF

Justification

6.15 This site was allocated in the South Ribble Local Plan in Policy EM6 for a mixed use scheme with a predominant element of employment uses. A development brief for the site was approved for development control purposes in June 2010. This document recognised that the site could make a greater contribution towards housing delivery in the Borough. In line with this the site is allocated as a residential led, major site for development.

6.16 A masterplan will be required to take the principles of the approved development brief forward to achieve a comprehensive and sustainable development of high quality.

6.17 The development of the site is dependent on the provision of infrastructure to ensure the delivery of a sustainable development. An infrastructure delivery schedule linked to the phases of development on the site will be required and secured through a legal agreement between the developer and the Council to ensure that the development proceeds only when the necessary infrastructure is in place.

6.18 To reduce the impact of the development on the local highway network and increase the site's sustainability, the infrastructure delivery schedule will need to include the provision of new segregated accesses to the site to serve the residential and employment areas and off-site highway improvements.

All schemes within the agreed infrastructure delivery schedule will need to be delivered and funded as part of the development and such contributions would be offset from any CIL monies required.

6.19 Community facilities within the site will include a small local centre to serve the needs of residents. An assessment of the capacity of education and health provision in the local area will need to be undertaken and proposals put forward to address any deficiencies. These requirements will be included in an infrastructure delivery schedule and provided through developer contributions.

6.20 Green infrastructure within the site will be an integral part of the development to create a high quality attractive environment. This will include a 'village green' approach to provide a focal point in the development with linked green corridors providing cycleway,

bridleway and footpath connections within the site. They will act as natural buffers to the site, linking with Paradise Park and the wider urban area.

6.21 A detailed design code/statement in line with the master plan will need to be prepared by the applicant and agreed with the Council in order to ensure a high quality of development throughout the site embracing sustainable development principles. The applicants or developers will also be required to agree a programme of implementation with the Council.

6.22 CIL contributions resulting from the 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.

Land Between Heatherleigh and Moss Lane, Farington

Policy C3: Introduction

6.23 This site measures 40 hectares, and is bounded to the west by Schleswig Way, the east by Croston Road and the north by Moss Lane. The site has potential to provide a comprehensive development, including residential development and the potential of other community and leisure uses if these were required within the plan period. This site would make a significant contribution to the sustainable economic growth within the Borough by delivering the necessary infrastructure for the wider area.

Policy C3 – Land between Heatherleigh and Moss Lane, Farington

Planning permission will only be granted for the development of this site subject to the following:

- a) an agreed Masterplan for the a comprehensive development of the site, to include the provision of residential development with scope for community and leisure facilities if required by the Council within the plan period;
- b) a phasing and infrastructure delivery schedule;
- c) an agreed programme of implementation in accordance with the Masterplan and agreed design code.

Proposals Map Ref: W

Justification

6.24 The site is considered to be appropriate for residential led development and other community and leisure uses if required by the Council; this is due to its location on the edge of the urban area and due to the size of the site. The site also offers the opportunity for a comprehensive development which can deliver the appropriate infrastructure and community/leisure facilities if necessary. There would be a need for a full Masterplan of the site which details the full development proposals.

6.25 Access to the site must be from Croston Road, Heatherleigh and Moss Lane. There is to be no access to the site from Bannister Lane.

6.26 Section 106 or CIL contributions from the development would contribute towards local infrastructure improvements.

Employment Led Sites

Cuerden Strategic Site

Policy C4: Introduction

6.27 Cuerden is a sustainable and strategically significant site, capable of stimulating economic growth in Central Lancashire and the wider Lancashire sub region with the potential of attracting significant inward investment.

6.28 The Cuerden Strategic Site covers an area of 65 hectares, which is to be developed with the necessary infrastructure requirements for high quality employment uses including commercial, industrial, retail and leisure uses.

Policy C4 – Cuerden Strategic Site

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

- a) an agreed Masterplan for the a comprehensive development of the site, to include employment, commercial, industrial and green infrastructure uses;
- b) a phasing and infrastructure delivery schedule;
- c) an agreed programme of implementation in accordance with the Masterplan and agreed design code.

Alternative uses may be appropriate where it can be demonstrated that they may help deliver the strategic employment aspirations for this site.

Proposals Map Ref: J

Justification

6.29 The site is situated as a key gateway location with Central Lancashire between Leyland and the City of Preston, immediately adjacent to the intersection of the M6 and M65 motorways. From the north and south the site is accessed via junction 29 of the M6 and M65 (which directly serves the site). The site is approached via Lostock Lane A582 and the A6, Stanifield Lane A5083 runs along the west of the site and Wigan Road A49 to the east. Whilst the site is well located, its accessibility and connectivity will need to be strengthened through the master plan. The wider area is already an important focus for commercial and retail activity with planned further construction at South Rings Business Park between the M65 and Lostock Lane.

- 6.30 The majority of the site is in public ownership which has recently transferred from the Homes and Communities Agency (HCA) ownership to the Lancashire County Council. It is the intention of the County Council and South Ribble Borough Council to accelerate the integrated and comprehensive development of this site. The key focus will be to bring forward new employment investment and opportunities to the local area and wider sub region.
- 6.31 The site is currently un-serviced/agricultural land bordered by existing farmland and highways infrastructure. This location and setting has the potential to attract high profile new businesses and to deliver a high quality environment and landscape.
- 6.32 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. These uses must support the comprehensive provision of infrastructure and strategic employment opportunities and must help create a more dynamic, vibrant and sustainable place with economic activity both during the day and the evening.

BAE Systems, Samlesbury

Policy C5: Introduction

- 6.34 BAE Systems, Samlesbury has been an important Strategic Site for many years, as allocated in the South Ribble Local Plan (2000) and identified in the Central Lancashire Core Strategy as a site which is strategically significant. It currently supports the local economy providing local employment opportunities and investment due to its specialised activities. However, it has the capability of stimulating economic growth in Central Lancashire, the wider Lancashire sub region and nationally, with the potential of attracting significant inward investment of an international scale.
- 6.35 In autumn 2011, the Chancellor of the Exchequer announced that an Enterprise Zone bid for Warton and Samlesbury had been approved. In line with this decision the following policy protects the strategic designation of the site including the BAE Core area and its operations and supports the delivery of Enterprise Zone which includes the necessary Green Belt release.

Policy C5 – BAE Systems, Samlesbury

a) The Strategic Site

The Council continues to support the specialised activity at BAE Systems, Samlesbury in line with the company's operations.

The boundary of the strategic site is identified on the Proposals map. This includes both the BAE Core Area and the Enterprise Zone areas. The designated areas of the Enterprise Zone are shown on maps in [Appendix xx](#).

b) The Enterprise Zone

The Enterprise Zone will allow the area to create more businesses, jobs and attract international investment, with positive benefits across the wider economic area. It will help improve the local economy and also increase the contribution to national growth.

The Council supports the delivery of the Enterprise Zone and has produced a Local Development Order - Part 1, to aid the delivery process. Subsequent Local Development Orders will be produced when necessary. A masterplan will also be produced as a key part of the overall delivery of the Enterprise Zone.

c) Green Belt Boundary

To enable the Enterprise Zone to be delivered, the Green Belt boundary is amended as identified on a Map in [appendix xx](#). The majority of this green belt release is within the area covered by the previously used run ways, owned by BAE Systems.

Justification

The site and surrounding area is owned by BAE Systems who have operated at the site for many years. The site is situated in the Eastern area of the Borough in a key accessible location within Central Lancashire, with immediate access to the A59 and the M6 Motorway (Junction 31). Whilst the site is well located, its accessibility and connectivity will need to be strengthened through the delivery of the Enterprise Zone, with an additional highway junction being constructed to further access the site and support its delivery. The location and setting of the site has the potential to attract high profile new businesses and investment, which will also help to deliver a high quality environment and landscape.

The site has generated major employment opportunities and brought important investment into the area for many years. It is now important to build on these strengths through the delivery of the Enterprise Zone. The key focus will be to bring forward new employment investment and opportunities to the local area, wider sub region and on a national level, and at the same time to bring forward the provision of the necessary infrastructure to generate strategic employment opportunities and help create a dynamic and vibrant employment location.

The Enterprise Zone will attract, generate and secure high value jobs in Lancashire and the North West. This is fundamental to the Lancashire Enterprise Partnership's ambitions to

drive sustainable economic growth and prosperity within Lancashire by maintaining and increasing the economic contribution and the tradition of providing world class products and services that are made in Lancashire.

It is the intention of the County Council, South Ribble Borough Council along with Ribble Valley Borough Council to support the accelerated, integrated and comprehensive development of the Enterprise Zone. To ensure this delivery, a masterplan approach is to be carried out which will consider such things as highway issues, infrastructure needs, ecological issues and will set out the overall implementation of the Enterprise Zone.

The Enterprise Zone is split into two key parts, one area is generally north of the runway, this land is immediately available. Land South of the runway is also included in the Enterprise Zone area and is allocated as green belt within the current South Ribble Local Plan (2000). Policy C5 above allows the release of the appropriate Green Belt land within the strategic site, meaning that the earliest development can happen (on this land) will be after April 2013, once the LDF has been adopted.

Within the Green Belt roll back process, there is land surrounding the site that is also controlled by BAE Systems, this will need to include the necessary measures to help mitigate against the loss of Green Belt and the impacts on the landscape and wider environment.

DRAFT

Chapter D – Homes for All

Core Strategy Objectives

- To maintain a ready supply of housing development land, to help deliver enough new housing to meet future requirements.
- To make efficient use of land whilst respecting the local character in terms of housing density.
- To improve the quality of existing housing.
- To increase the supply of affordable and special needs housing particularly in places of greatest need. To guide the provision of pitches for travellers in appropriate locations if genuine need arises.



Core Strategy Policies

- Policy 1: Locating Growth
- Policy 4: Housing Delivery
- Policy 5: Housing Density
- Policy 6: Housing Quality
- Policy 7: Affordable Housing
- Policy 8: Gypsy and Traveller and Travelling Showpeople Accommodation

Introduction

- 7.1 New housing is required to help support the local economy, deliver infrastructure, address current and future housing needs, and ensure the sustainability of the Borough as set out in the Vision.
- 7.2 National Planning Policy Framework requires Local Planning Authorities to identify a supply of specific, deliverable sites to provide 5 years' worth of housing against their requirement. This must be annually updated, and must include a buffer of 5% to enhance competition and choice, which should be increased to 20% (moved forward from later in the Plan period) where there has been a record of persistent under delivery. In addition to this, Local Planning authorities must include a supply of specific, developable sites, or broad locations for growth, for years 6 – 10 and where possible years 11 – 15.
- 7.3 Policy 4 of the Central Lancashire Core Strategy sets out the number of new houses required in the Borough in line with figures contained in the Regional Spatial Strategy, which equates to 417 dwellings per year from 2010 – 2026, this is a total of 6255 dwellings for the 15 year Plan period. Since 2010 there has been low build rates in the Borough which has therefore resulted in a shortfall of 560 units, which will be made up within the Plan period.

- 7.4 It is not necessary to find new sites to meet all of the housing requirements over the Plan period. Some sites already have planning permission for housing and will provide land for a significant proportion of the total and there is further capacity available on sites that are already allocated for housing in the existing South Ribble Local Plan. New housing sites are required to meet the remainder of the housing requirement.
- 7.5 To ensure the Council can manage the Borough's sustainability, economic growth and housing supply this Plan adopts a phasing and monitoring approach to the residential sites which are allocated and identified within this Plan (see Table 2). This will mean that the Council can ensure the delivery of housing sites is based on economic trends; the Borough's build rate performance will ensure that development is delivered sustainably by delivering the necessary infrastructure and housing supply in the right locations in the appropriate timescales.

Affordable Housing

- 7.6 The National Planning Policy Framework requires that where affordable housing is needed, policies should be set for meeting this need on site, unless off-site provision or a financial contribution can be justified.
- 7.7 There is no affordable housing policy included within this site allocations document as the Central Lancashire Core Strategy includes a policy dedicated to this issue – Policy 7, which sets a target of 30% affordable housing should be sought from market housing schemes, 35% from schemes in rural areas and villages and 100% in all exception sites including those in the Green Belt. The threshold will be sites of 15 dwellings or five dwellings in rural areas.
- 7.8 There will also be an Affordable Housing Supplementary Planning Document that offers more guidance.

Gypsy, Traveller & Travelling Showpeople Accommodation

- 7.9 This document does not propose to allocate any sites for gypsies, travellers or travelling showpeople. Currently, no need for pitches has been identified in the Borough. If applications for sites are received they will be assessed against Policy 8 of the Core Strategy, which is a criteria based policy to assess applications for such development.

Housing Land Requirement and Supply

Introduction

- 7.10 Various sites have been submitted to the Council throughout the Site Allocations Process. The Council assessed these sites, by measuring the sustainability, location and infrastructure needs of the area. Following on from this, the Council has allocated the most appropriate and suitable sites for residential development as identified in policy D1 and on the Proposals Map.
- 7.11 This document aims to focus development in the urban areas of South Ribble to maximise access to services, facilities, employment and to increase travel choices. The priority is to develop sites which offer the opportunity for redevelopment or re-use,

the development of which would contribute towards regeneration, viability and vitality, and which are within or close to existing or proposed public transport corridors and sustainable brownfield land. Where insufficient brownfield sites or re-use opportunities are available greenfield sites will be released.

- 7.12 The Council has allocated land for 4108 dwellings, as set out in Policy D1. This includes new allocations and major sites for development that will be led by residential development. The accompanying tables for this policy also set out the proposed phasing periods for these sites. The sites within Policy D1 are in suitable locations for housing development and have an appropriate prospect of being available and developed at the phase envisaged.
- 7.13 To meet the remainder of the 2,147 housing requirement, there are existing housing commitments including sites with planning permission for housing, sites with a current planning application, other sites which consist of small sites with permission (average of under ten dwellings), other small sites that are accounted for in the SHLAA and large sites that are currently under construction as shown within Table 2. The Council would also expect to see some windfall development which would provide some flexibility. Based on previous windfall trends and on an assumption that each small site that receives planning permission will be built, an indicative total of 45 windfall dwellings may be built annually over the Plan period which will offer some flexibility to the housing supply. However, there is no over reliance on windfall sites coming forward, as the Council has clearly allocated enough land to facilitate the provision of dwellings in line with the National Planning Policy Framework.

Previous Rates of Housing Development

- 7.14 Reduced housing delivery due to lower build rates can be made up over the Plan period. As of March 2012 there is 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 in the first six years (Phase 1) of the Plan (or over the full plan period if necessary).

Allocation of Housing Sites

- 7.15 The following Policy D1 and Table 1, allocates land/sites for new housing. These sites are also referenced in Table 2 and more detail can be found in the Allocation of Housing Land Descriptions section.

Policy D1 – Allocation of Housing Sites

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 for the following sites).

The allocated housing land equates to a total of 4,108 dwellings over the Plan period.

Table 1 – New Housing Allocation Sites

Map Ref	New Housing Allocation Sites	Site Area (ha)	Estimate No of Dwellings
M	South of Longton Hall, Chapel Lane, Longton	3.3	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
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
Z	Lostock Hall Primary, Avondale Drive, Lostock Hall	1.5	30
AA	Fishwick's Depot, Hewitt Street, Leyland	0.5	19
CC	Land off Claytongate Drive, Lostock Hall	1.9	15
DD	Gas Holders Site, Lostock Hall	1.9	25
	Total		1408
	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	40	600
	Total		2700
	OVERALL TOTAL		4108

7.16 Table 2 shows the Council's total housing supply for the Plan period. This includes the new allocations for housing sites, major sites for development that are residential led, existing sites with planning permission for housing, sites with a current planning application, other sites which consist of small sites with permission (average of under ten dwellings), other small sites that are accounted for in the SHLAA and large sites that are currently under construction.

Table 2 – Allocation of Housing Land & Supply 2010 – 2026

Sites with Planning Permission (at June 2012)

Proposals Ref	Map	Site Name	Site Area (ha)	No of Dwellings	2010 – 2016	2016 – 2021	2021 – 2026
A		Group One, off Central Avenue, Buckshaw Village, Leyland	14.9	260	200	60	0
B		Former Farington Business Park, Wheelton Lane, Farington	13.0	471	100	200	171
C		Land south of Centurion Way, Farington	3.2	68	68	0	0
D		Former Prestolite Premises, Cleveland Road, Leyland	2.3	82	82	0	0
E		Former Arla Foods Premises, School Lane, Bamber Bridge	5.5	200	80	120	0
F		Roadferry Depot, Carr Lane, Farington	1.9	80	80	0	0
G		Dunkirk Mill, Dunkirk Lane, Leyland	0.7	35	35	0	0
I		Hospital Inn Railway Crossing, Brindle Road, Bamber Bridge	1.9	42	42	0	0
J		Coupe Foundry, Kittlingbourne Brow, Higher Walton	2.3	80	20	60	0
		Total		1318	707	440	171

Sites with a Current Planning Application (at June 2012)

Proposals Map Ref	Site Name	Site Area (ha)	No of Dwellings	2010 – 2016	2016 – 2021	2021 – 2026
H	Vernon Carus and Land, Factory Lane, Penwortham	4.1	475	50	175	250
L	Land off Grasmere Avenue, Farington	4.4	160	110	50	0
K	Lostock Hall Gasworks, Lostock Hall	12.0	200	80	120	0
	Total		835	240	345	250

New Allocations (at June 2012)

Proposals Ref	Map	Site Name	Site Area (ha)	No of Dwellings	2010 – 2016	2016 – 2021	2021 – 2026
M		South of Longton Hall, Chapel Lane, Longton	3.6	80	40	40	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	120	140
Q		Rear of Chapel Meadow, Longton	1.1	10	10	0	0
R		Land off Wesley Street, Bamber Bridge	6.9	175	50	125	0
S		Land off Brindle Road, Bamber Bridge	22.7	250	0	150	100
T		Land off Browndge 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	69	0	0
Z		Lostock Hall Primary, Avondale Drive, Lostock Hall	1.5	30	0	30	0
AA		Fishwick's Depot, Hewitt Street, Leyland	0.5	19	0	19	0
CC		Land off Claytongate Drive, Lostock Hall	1.9	15	15	0	0
DD		Gas Holders Site, Lostock Hall	1.9	25	0	25	0
		Total		1408	484	684	240

Major Sites for Development (Residential Led) (at June 2012)

Proposals Map Ref	Site Name	Site Area (ha)	No of Dwellings	2010 – 2016	2016 – 2021	2021 – 2026
EE	Pickering's Farm, Penwortham	79	1350	300	475	575
FF	Moss Side Test Track, Leyland	40.6	750	80	325	425
W	Land Between Heatherleigh and Moss Lane	40	600	200	200	200
	Total		2700	580	1000	1200

Other Sites (at June 2012)

Site Name	No of Dwellings	2010 – 2016	2016 – 2021	2021 – 2026
Small sites with planning permission	246	246	0	0
Small Sites identified from the SHLAA	178	178	0	0
Large sites under construction	198	198	0	0
Total	622	622	0	0

Totals (at June 2012)

Source	No of Dwellings	2010 – 2016	2016 – 2021	2021 – 2026
Sites with Planning Permission	1318	707	440	171
Sites with Current Application	835	240	345	250
New Allocations	1408	484	684	240
Major Sites for Development (Residential Led)	2700	580	1000	1200
Other Sites	622	622	0	0
Total	6883	2633	2469	1861

Allocation of Housing Land Descriptions

A: Group One, off Central Avenue, Buckshaw Village, Leyland

7.17 This is a brownfield site of 14.9 ha which forms part of a much larger site of 54.34 ha extending into Chorley Borough and forming of the former Royal Ordnance Site. It represents an extension to the newly developed Buckshaw Village and covers the area between Wigan Road and Central Avenue.

7.18 Outline Planning Permission was granted in 2008 for a mixed use redevelopment of the site which included between 878 – 1,168 residential units, and up to 19,500 square metres of commercial floor space. The area within South Ribble will consist of residential development and green infrastructure and can potentially accommodate up to 260 dwellings.

The site has been cleared as part of the remediation process and the access into the site off Wigan Road is currently under construction.

7.19 The first Reserved Matters application has been approved in respect of a 1.42 ha area of land for 75 dwellings, and is now under construction.

B: Former Farington Business Park, Farington

7.20 This is a brownfield site of some 13 ha site on the northern part of the former Farington Business Park. The southern area was developed for commercial/retail uses, including Argos, Morrisons and Homebase, some time ago. The site, which has been largely cleared, has full planning permission for 471 dwellings with access approved from Wheelton Lane and Carr Lane. Construction of the housing development has yet to commence.

C: Land South of Centurion Way, Farington

7.21 This greenfield site measures 3.2 ha in area and is located off Stanifield Lane/Centurion Way in Farington. The site has planning permission for a total of 68 dwellings spread across two separate developments. The smaller of the two developments is located to the south of the site and gained permission in autumn 2011 for 11 executive dwellings with access from Stanifield Lane. Planning permission was later granted in September 2011 for 57 dwellings on the western part of the site, accessed off Centurion Way. The development has commenced.

D: Former Prestolite Factory, Cleveland Road, Leyland

7.22 This brownfield site, measuring 2.3 ha, was formerly occupied by the Prestolite Factory, which was operational until April 2005. The site was cleared of buildings in 2008 and now lies vacant. It is located in the urban area on the northern edge of Leyland in a predominantly residential area and thus the redevelopment of the site for housing would be appropriate. There are two existing accesses to the site from Cleveland Road and Egerton Road. A application for 82 dwellings is expected.

E: Former Arla Foods Premises, School Lane, Bamber Bridge

7.23 The land, measuring 5.48 ha, is brownfield and comprises the former Arla Foods Dairy site together with the Holland Slack Works and Noblet Municipal Services Ltd sites off School Lane and Chorley Road in Bamber Bridge. The former Arla Foods Dairy section of the site has been vacant since 2004. The site is bounded to the west by an area of green infrastructure, which is reserved for a primary school (part of the Holland House development) to the north; School Lane to the south; Brandiforth Street to the east; and by Chorley Road to the west. The site has outline planning permission for a residential development with indicative plans showing 197 dwellings to be accessed from Chorley Road. Development has yet to commence.

F: Roadferry Depot, Carr Lane, Farington

7.24 The Roadferry Depot site is brownfield and measures 1.9 ha. It comprises an area of land that is triangular in shape and is generally flat. The site, which is vacant, was previously used for warehouse and distribution purposes. The site has outline planning permission for a maximum of 60 dwellings to be accessed from Northgate.

G: Dunkirk Mill, Dunkirk Lane, Leyland

7.25 This site, measuring 0.7 ha, is bounded by residential properties to the north and west, a vacant greenfield site to the south, Schleswig Way to the east and the Listed Building, Dunkirk Hall, a public house. The site is currently occupied by Expac, although activity is winding down as the company has relocated. Outline planning permission was granted in autumn 2009 for redevelopment of the site, providing 35 dwellings with access off Dunkirk Lane. Any reserved matters development must make provision for access to the site to the south, residential allocation Site U, as part of a comprehensive development.

H: Vernon Carus and Land, Factory Lane, Penwortham

7.26 This site of 4.14 ha includes the former Penwortham Mill and associated buildings previously occupied by Vernon Carus, the adjacent mill reservoir and greenfield land to the south west of the factory complex. Partial demolition of the existing buildings has taken place and those that remain are increasingly falling into further disrepair. The site forms part of housing allocation Site f, Land East of Leyland Road, Lostock Hall in the South Ribble Local Plan and is the subject of a current planning application for a mixed development of 368 dwellings and 4500sq metres of Class B1 commercial floorspace. It is proposed to retain the site's housing allocation as it is well located on the edge of the urban area and its redevelopment would result in significant environmental and visual improvements in the area, the creation of recreational access to the mill reservoir and footpath and cycleway connections to the proposed Central Park.

7.27 The site will need to be developed in a comprehensive manner. The existing access to the site is from Factory Lane, but due to the presence of a restricted height railway bridge this access is not suitable to serve the development as a whole. Access will be from the Cross Borough Link Road, subject of Policy A1. The proposed development would be expected to provide or contribute towards the delivery of local infrastructure improvements in the Penwortham and Lostock Hall area. The development will include measures to secure the future of the sports club to the north of Factory Lane.

I: Hospital Inn Railway Crossing, Brindle Road, Bamber Bridge

7.28 The site, measuring 1.93 ha, is located on Brindle Road immediately to the south of the Hospital Inn railway level crossing. The site is undeveloped greenfield land, bounded to the east by Fowler Brook and a wooded area of protected trees, the railway to the north and residential properties to the west and south. The site was allocated under Policy HP1 Site m in the South Ribble Local Plan and an outline planning application for residential development of 42 dwellings has been approved.

J: Coupe Foundry, Kittlingbourne Brow, Higher Walton

7.29 The site has an area of 2.3 ha and comprises the Coupe Foundry site, which is to the north-west of Kittlingbourne Brow in Higher Walton.

7.30 The site remains operational and comprises both buildings and extensive areas of open storage. It also includes a 1.1 ha area of woodland known as Foundry Wood, which covers the area of steep escarpment extending in a westerly direction from the developed part of the site. The topography of the developable area is generally flat with a gradual fall to Many Brooks, a stream which runs centrally through the site and flows into the River Darwen.

7.31 An outline application for residential development of the site with details of access being applied for, has now been approved. The residential development will include measures to maintain and manage Foundry Wood. Access into the site will be from Kittlingbourne Brow.

K: Lostock Hall Gasworks, Lostock Hall

7.32 This 12 ha site, a former gasworks, is owned by National Grid. It has been cleared of buildings and the on-site contamination has been removed or treated.

7.33 Contamination issues have now been addressed, so the site is now appropriate for redevelopment. The site is the subject of a current outline planning application for a mixed use scheme to include employment (B1, B8 uses), residential (C3) and local centre uses (A1, A2, A3, A4, A5). An updated planning application is expected to be submitted in 2012.

7.34 The site will require infrastructure to bring it forward for development with the provision of a new access. As in the South Ribble Local Plan, access is to be taken from a new road from The Cawsey connecting to Carrwood Road. This new road, the Cross Borough Link Road is the subject of Policy A1. The development will be expected to provide for the construction of this road. The current outline planning application on the site has a resolution to approve subject to a Section 106 agreement which will deliver this road, together with affordable housing and public open space provision.

L: Land West of Grasmere Avenue, Farington

7.35 The site has an area of 4.4 ha and runs in a westerly direction from the head of Grasmere Avenue. It is vacant land that is now overgrown in appearance, formerly being part of the Leyland DAF complex in Farington.

7.36 Farington Hall Wood is to the south-western boundary with residential properties beyond. Employment land allocated under Policy xx is located to the north and the provision of an area of public open space to the southern part of the site is envisaged. The residential development would be expected to act as an enabling development to assist the delivery of the adjoining employment allocation. The development of this site should improve the amenities for existing residents in the area.

7.37 Planning consent has been granted for the construction of 160 dwellings on the site.

M: South of Longton Hall, Longton, Land Adjacent to Longton Hall, Longton and Land off School Lane, Longton

7.38 These three adjacent sites, measuring a total of 3.3 ha, lie to the south of Longton, but within the settlement boundary. Longton forms a Local Service Centre as stated within the Core Strategy Policy 1 (e). Longton is a tightly defined Green Belt boundary which limits the opportunities for development on the edge of the village. Some limited new development in the village is important to maintain its viability and support and maintain the services it provides.

7.39 The sites will provide approximately 210 dwellings over the 15 year period, at a similar fairly low density to that of the surrounding area. The development would be expected to provide on-site affordable housing to meet the needs in this area as well as contribute towards local infrastructure schemes. There are also drainage and flooding risks within Longton, any new development should contribute to improvements to the drainage network in the area.

N: Land off Liverpool Road, Hutton

7.40 This greenfield site, measuring 2.4 ha, is located on the northern side of Liverpool Road, opposite Hutton Grammar School. Residential properties are located to its east and south with open land to the north. A small wooded area exists to the site's western side together with a public right of way. This appropriate level of residential development is in line with policy 1(f) as defined in the Core Strategy.

7.41 Some limited new development in the village is important to maintain its viability and support and maintain the services it provides. It is envisaged that development on this site would provide low density residential accommodation in keeping with the surrounding areas. The development would also be expected to provide improved parking provision off Liverpool Road, primarily to help ease traffic congestion around Hutton Grammar School.

O: LCC Offices, Brindle Road, Bamber Bridge

7.42 This site, measuring 0.6 ha, is currently occupied by the unused former Lancashire County Council Social Services offices. The site is bounded to the north and east by Walton-le-Dale Arts College and High School and associated grounds, to the south by residential properties on Wynfield, to the west by Brindle Road and to the north-west by an employment area. The site frontage is lined by a row of mature trees which must be retained. Residential development would be required to provide contributions towards the regeneration of Bamber Bridge Centre.

P: Land between Altcar Lane/Shaw Brook Road, Leyland

- 7.43 This greenfield site measures 30.4 ha and is located to the south-west of Leyland Town Centre. The site is bounded by Shaw Brook Road to the north, Altcar Lane to the south and Leyland Lane to the west. Shaw Brook crosses the site's north-eastern corner with Worden Park also to the north-east. The site is currently used as farmland with parcels of land divided by hedgerows and trees. A number of public rights of way also cross the site. The site is considered appropriate for residential development as it is well located to the south of Leyland urban area.
- 7.44 On-site constraints such as agricultural land quality and public footpaths can be addressed in the layout and design of the development. The Environment Agency has identified that as the main river Wade Brook/Shaw Brook is within the boundary of the site, that no works may take place within 8 metres of the bank top of the watercourse without their prior consent.
- 7.45 A comprehensive development and masterplan is required for this site due to its size. Development could provide approximately 430 homes, including on-site affordable housing. The development would also be expected to provide land and the delivery of the extension to Worden Park, in line with Policy G9 as well as provide Section 106 or CIL contributions towards local infrastructure schemes.

Q: Rear of Chapel Meadow, Longton

- 7.46 This small greenfield site measures 1.1 ha and is undeveloped apart from a small area occupied by temporary storage containers. The site is bounded by residential properties to the east on Chapel Meadow and to the north on Chapel Lane with open Green Belt land to the south. Longton forms a Rural Local Service Centre. The Green Belt boundary is tightly drawn around the village which restricts opportunities for development on the edge of the settlement. Some limited new development in the village is important to maintain its viability and support and maintain the services it provides. Section 106 or CIL contributions from this development would be used towards local community and infrastructure schemes.

R: Land off Wesley Street, Bamber Bridge

- 7.47 This site covers an area of 6.9 ha and is located in the urban area of Bamber Bridge. It comprises the vacant derelict Wesley Street Mill and adjoining land and buildings, as well as, to the west, the vacant McKenzie Arms pub and a small part of the playing field to Cuerden Church School.
- 7.48 The Wesley Street Mill site has fallen into dereliction. The mill building has a negative impact on the amenity of local residents, the environment and the regeneration prospects of Bamber Bridge. The comprehensive redevelopment of the site, including the demolition of the mill and the pub, would help to address these issues.
- 7.49 The allocated site includes land forming part of the playing field to Cuerden Church School. Within any scheme land would need to be provided to allow for the replacement of the school playing fields.

S: Land off Brindle Road, Bamber Bridge

- 7.50 The site has an area of 22.7 ha and is situated to the north-east of Brindle Road immediately to the rear of residential properties. It is bounded to the M61 to the north-east and M6 to the west. The land is generally flat, open and rural in character with the exception of sporadic development associated with Rimmer House Farm.
- 7.51 The site forms Safeguarded Land in the South Ribble Local Plan. It is now considered appropriate to bring the site forward for residential development as a result of its location close to the urban area and the contribution the site can make to contributing to local and community infrastructure improvements through CIL.
- 7.52 The site could accommodate in the region of 250 dwellings. However, due to the site's location adjacent to both the M61 and M6 motorways, extensive buffering would be required to mitigate against noise and pollution. The extent of this buffering will be discussed and agreed with the Council.
- 7.53 Given the scale of the site it is likely that two access points will be required but currently the position of any access into the site is not established. Any detailed housing layout or development statement will have to take account of the proximity of the site to two motorways, as explained above. Section 106 or CIL contributions from this development would be used towards local community and infrastructure schemes.

T: Land off Browndage Road, Bamber Bridge

- 7.54 The site has an area of 2.7 ha and is currently used by Network Rail for open storage spread across the site. It is relatively flat and open in character. It is bounded by the Preston to East Lancashire Railway to the south; Bamber Bridge football ground to the west; and residential development on the former Baxi site to the east.
- 7.55 Planning permission does not exist for the residential development of the site but it could accommodate approximately 60 dwellings. Any residential layout will have to take account of the proximity of the railway on the southern boundary of the site.

U: Rear of Dunkirk Mill, Slater Lane, Leyland

- 7.56 This is a small undeveloped greenfield site measuring 1.2 ha. The site is bounded by Schleswig way to the east, the Dunkirk Mill site to the north and residential properties to the west and south. The site should be developed in a comprehensive manner with the adjacent Dunkirk Mill Site G and access will be provided through this adjoining site.

Y: Liverpool Road/Jubilee Road, Walmer Bridge

- 7.57 This site, measuring 3.5 ha, is a vacant mixed use site. It is located close to the roundabout junction of Liverpool Road and the Longton Bypass and is bounded to the north by residential properties, the Fox Cub public house to the west and Little Hoole Primary School to the east.
- 7.58 The site has previously been allocated for employment uses, but has not come forward for development. As the site is located adjacent an existing residential area, and close to village facilities, it is an appropriate residential site in line with policy 1(f) as defined in the Core Strategy. The Walmer Bridge Village Plan supports the residential use of the

site. Development would be fairly low density, in keeping with the surrounding areas of the village. An application for 69 dwellings on the site is currently under consideration.

Z: Lostock Hall Primary, Avondale Drive, Lostock Hall

7.59 This site, located on Avondale Drive, off Watkin Lane in Lostock Hall, is currently occupied by a vacant school and measures 1.5 ha. It is bounded by residential properties to all boundaries. As the site was an educational facility, it was allocated under Local Plan Policy OSR6: Private, Educational and Institutional Recreational Open Space. Since the closure of the school, the open space is no longer in use. The site is well located close to the centre of Lostock Hall and suitable for redevelopment for housing. The development must provide for a appropriate area of on-site open space to mitigate against the loss of the school playing field.

AA: Fishwick's Depot, Hewitt Street, Leyland

7.60 This is a small brownfield site, measuring 0.5 ha. It comprises a vacant bus operator's depot with existing buildings requiring demolition. It is located close to Leyland Town Centre, Leyland Railway Station and the main bus route to both Preston and Chorley and is therefore considered appropriate for residential development. The site is bounded by commercial properties to the north, east and west and Bannister Brook to the south. The proximity to Bannister Brook constrains the site and flood risks would need to be resolved with the Environment Agency to facilitate redevelopment.

BB: No site

CC: Land off Claytongate Drive, Lostock Hall

7.61 The site is bounded by residential properties to the north and west with Moorhey School and its associated grounds to the south.

7.62 The site forms part of the wider housing development, the rest of which is now complete or under construction. Planning permission for residential development was granted on land to the east of this site in December 2010 and this is under construction. An amendment to this permission was granted in June 2011 for the formation of an access to this remaining undeveloped land.

DD: Gas Holders Site, Lostock Hall

7.63 This brownfield site, an area of 1.9 ha, owned by National Grid forms a southerly extension of the Lostock Hall Gasworks (Site K on the Proposals Map). It is currently occupied by gas holders which have been decommissioned but the site is likely to be contaminated. The site was previously allocated together with the larger Gasworks Site to the north, for a mixed use development including employment and commercial uses as well as housing. However, not part of the outline planning application on the main Gasworks Site. The redevelopment of the site for housing is appropriate as a result of the site's relationship to the larger Lostock Hall Gasworks Site to the north. Redevelopment will also result in significant environmental and visual improvements in the locality.

7.64 The site will be accessed from the north through the main Gasworks Site and provision for this is made in the outline planning application on this larger site.

Phasing, Delivery and Monitoring of Housing Land Supply

Introduction

- 7.65 The Council is introducing a phasing policy to ensure 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.
- 7.66 Breaking down the forecast need into 5 year sections 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 phasing in policy. As monitoring is carried out it may be necessary to move sites between phases eg if insufficient sites from Phase 1 are being developed, sites from Phase 2 can be moved forward to maintain supply. If more housing development is occurring through windfall development, greenfield sites can be moved into later phases. There may also be occasions where sites in later phases, where a longer lead in time can be justified 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.
- 7.67 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.
- 7.68 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.
- 7.69 The Council has identified three phases which are as follows –
- **Phase 1: 2010 – 2016**
 - **Phase 2: 2016 – 2021**
 - **Phase 3: 2021 – 2026**
- 7.70 In phasing sites, account has been taken of the likely timescale 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:

- 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 on sites in the following phases:.

- Phase 1: 2010 – 2016 Total = 2633
- Phase 2: 2016 – 2021 Total = 2469
- Phase 3: 2021 – 2026 Total = 1861

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 (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) of deliverable sites is maintained in line with the National Planning Policy Framework. If sites allocated to particular phases do not deliver as 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

7.71 The phasing of housing land is shown in the table within Policy D1 which 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.

7.72 Wherever possible, the Council will seek to bring forward previously developed sites during the first six years. 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.

7.73 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 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.

Agricultural Workers' Dwellings in the Countryside

Policy D3: Introduction

7.74 Over two thirds of the Borough is designated Green Belt and the majority of Green Belt land is used for agricultural/horticultural purposes. The Council recognises a need to support rural activities and accepts that on occasions new dwellings in the countryside may be required. However, it is important that Green Belt principles are not undermined by speculative development and therefore the Council will need to have evidence that development is essential and outweighs Green Belt considerations.

7.75 Policy D3 is designed to guide and control the construction of new agricultural workers' dwellings in the countryside.

Policy D3 – Agricultural Workers' Dwellings in the Countryside

Outside the defined settlements and existing urban areas shown on the Proposals Map, the erection of a new dwelling will only be permitted when accommodation is required to enable farm, forestry (or other rural employment) workers to live at, or in the immediate vicinity of, their place of work.

- a) New permanent dwellings will be allowed to support existing agricultural or forestry activities on well-established agricultural or forestry units provided that:
 - i There is a clearly established functional need;
 - ii The functional need relates to a full time worker or one primarily employed in agriculture or rural employment activities;
 - iii The unit and the agricultural or forestry activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
 - iv The functional need could not be fulfilled by another dwelling on the unit or any other existing accommodation in the area which is suitable and available; and
 - v The siting of the proposed dwelling is well related to the existing farm buildings or its impact on the landscape could be minimised.
- b) If a new dwelling is essential to support a new farming or forestry activity on an established unit or on a new agricultural unit, an application should be made for temporary accommodation. The application should satisfy the following criteria:
 - i There is clear evidence of a firm intention and ability to develop the new activity concerned;
 - ii There is clear evidence that the new activity has been planned on a sound financial basis.
- c) Where existing dwellings are subject to conditions restricting occupancy, applications to remove such conditions will not be permitted unless it can be demonstrated that:
 - i. the essential need which originally required the dwelling to be permitted no longer applies in relation to the farm unit and that the dwelling will not be

- ii. required similarly in the longer term; and reasonable attempts have been made to dispose of the dwelling for occupation in compliance with the original condition.

Justification

- 7.76 The restrictions which apply to dwellings outside settlements may be overcome if an essential need for a new dwelling can be established in connection with an established farming, forestry unit or other appropriate rural employment use. It is the need of the enterprise concerned, not the personal preferences or circumstances of any of the individuals concerned, which is relevant. The purpose of the functional test is to establish that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times to provide essential care at short notice or to deal with emergencies that could otherwise cause loss of crops or products.
- 7.77 The availability of alternative accommodation in the vicinity or nearby settlements will be a factor in determining applications where this would provide suitable accommodation. The history of the holding may be an important consideration. For example, planning permission will not normally be granted where residential buildings have been disposed of recently or the new need has arisen because of fragmentation of the holding.
- 7.78 Care should be taken to choose a site which is well related to existing farm buildings or other dwellings, provided other normal planning requirements, for example on siting and access, are also satisfied. Dwellings which are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long term, will not normally be permitted. It is the requirements of the enterprise rather than of the owner or occupier which are relevant to determining whether or not a new dwelling is justified.
- 7.79 In order to avoid a proliferation of dwellings in the open countryside, the Council will attach agricultural occupancy conditions to ensure that any dwelling is kept available for meeting its original purpose. It may also be necessary to impose a condition or to secure a planning obligation relating to the existing accommodation on the farming or forestry unit.
- 7.80 Where either the farming or forestry unit or the farming activity is new, temporary accommodation, such as a caravan or wooden structure that can easily be dismantled, will usually be permitted for three years provided that the criteria set out in the policy can be met.
- 7.81 After three years the temporary accommodation will have to be removed and planning permission will not be granted for permanent accommodation unless all of the requirements for such accommodation can be satisfied.
- 7.82 Changes in the nature of farming and the demand for dwellings in rural areas can lead to increased pressure for the removal of agricultural occupancy conditions. There is generally a presumption against removing them otherwise the exceptional reasons for permitting the dwellings originally would be undermined. However, there may be genuine circumstances when a dwelling is no longer required in the longer term for the purposes originally intended. Determination will be based on a realistic assessment of the continuing need for the condition bearing in mind that it is usually the need for a dwelling for someone solely, mainly or last working in agriculture in an area as a whole

and not just on the particular holding that is relevant. Applicants will be expected to demonstrate that reasonable attempts have been made to dispose of the dwelling in compliance with the condition at a reasonable price, for a suitable period of time and that no reasonable offers have been refused. Where necessary, the advice of an independent agricultural advisor will be sought to affirm the situation.

Chapter E – Delivering Economic Prosperity

Core Strategy Objectives

- To ensure there is a sufficient range of locations available for new job opportunities
- To secure shopping opportunities to support Leyland Town Centre.
- To ensure local shopping centres provide for local shopping needs.
- To create new, and improve existing tourist attractions and visitor facilities in Leyland Town Centre and appropriate rural locations.
- To sustain and encourage appropriate growth of rural businesses. To ensure appropriate education facilities are available.



Core Strategy Policies

- Policy 9: Economic Growth and Employment
- Policy 10: Employment Premises and Sites
- Policy 11: Retail and Town Centre Uses and Business Based Tourism
- Policy 12: Culture and Entertainment Facilities
- Policy 13: Rural Economy
- Policy 14: Education

Introduction

8.1 The long term sustainability of South Ribble depends on developing the local economy and providing enough jobs for existing and future generations. This includes raising the skills and employment opportunities of the Borough within the sub region of Lancashire and the wider North West region, especially in relation to the Cuerden and BAE Systems, Samlesbury Strategic Sites.

Economic growth is essential to assist with both the protection and restructuring of the economy, to ensure there are jobs for local people and commuters into the area, attract firms to the Borough, help existing companies expand and foster the creation of new firms.

8.2 In the interest of sustainable development, as well as the economic, environmental and social wellbeing of the Borough's residents, it is important that greater employment opportunities are created or facilitated within the Borough. The creation of employment opportunities is strongly linked to the availability and protection of suitable sites for employment.

Employment Site Allocations

Introduction

- 8.3 Core Strategy Policy 9 identifies the potential for economic growth within the area and the opportunity to provide jobs and services if employment land is made available. The Core Strategy sets out the amount of economic land required.
- 8.4 Core Strategy Policy 1 allocates BAE Systems, Samlesbury and Cuerden (Lancashire Central) as Strategic Sites for employment and Core Strategy Policy 9 also allocates Samlesbury and Cuerden respectively as sites for regionally significant developments.
- 8.5 In addition to Cuerden and BAE Systems there are other appropriate new employment sites allocated within Policy E1 that are suitable, available and deliverable for employment opportunities. There are also existing employment allocations in the current South Ribble Local Plan that have been reviewed. Those that need to be maintained due to their employment importance are to be carried forward as the protection of employment areas and sites within Policy E2.
- 8.6 Tables 3 and 4 show the breakdown of the Core Strategy employment land requirements for South Ribble and how these requirements will be met in Policy E1.

Employment Land Supply

Table 3 – Core Strategy, South Ribble Employment Requirement

	ha
Allowance for losses	35
Additional Provision to 2026	27
Total	62

(Source: Publication Core Strategy Table 5)

Table 4 – South Ribble Employment Land Supply

	ha
Commitments in Policy E1 – New Employment Allocations	35.4
Commitments in Policies C3 and C4 – Major Development Sites, Cuerden and BAE Systems, Samlesbury	118

- 8.7 Table 3 shows that the Core Strategy sets out a requirement of 62ha of employment land for South Ribble over the plan period. The Council has allocated more land than is required by the Core Strategy, as shown in Table 4; however, a large proportion of the new employment allocation is accounted for within the major strategic development sites of Cuerden and BAE Systems, Samlesbury, which are of regional importance, and will contribute towards the employment land supply of Central Lancashire as a whole, and the North West Region. The Enterprise Zone will also contribute nationally to employment demands. The Council recognises the importance of local employment opportunities, and therefore is allocating land elsewhere in the Borough under policy E1 to ensure that local people have the appropriate employment opportunities, including accessibility across the Borough to a variety of jobs.

Employment Premises and Sites

- 8.8 A key feature of government guidance and of the South Ribble, Chorley and Preston Employment Land Review 2009 findings is that it is essential to have a wide range of different sites for different employment users to help achieve economic growth.
- 8.9 A selection of existing employment premises and sites allocated for employment in the South Ribble Local Plan will be retained, in keeping with the Core Strategy Policy 10 which seeks to protect employment sites for employment use. Employment sites will only be released for housing/alternative uses where they are supported by a viability assessment and a marketing period of 12 months.
- 8.10 A Supplementary Planning Document will expand on the Policy 10 criteria and definition of employment uses. It will provide advice on viability, marketing the re-use and redevelopment of sites/premises for employment purposes, the costs of the work, and on the regeneration of the employment site. The SPD will also provide advice and information on price, tenure, advertisements, mixed use developments, non B Use Class Developments and will also include a marketing campaign checklist.

Employment Land Policy

Policy E1: Introduction

- 8.11 Economic growth is essential to assist and support the local economy, ensure there are jobs for local people, attract investment and reduce dependence on the private car for work. In addition to the employment led major development sites – Cuerden and BAE Systems, the Council wish to allocate further employment sites as listed in Policy E1.

Policy E1 – Allocation of Employment Land

Land is allocated as follows (as shown on the Proposals Map) for the provision of new employment uses to meet the Borough's employment land supply from 2011 to 2026 in line with Core Strategy Policies 9 and 10 and ensure a range of local job opportunities:

Table 5 – Allocation of Employment Land

Proposals Map Ref	Site Name – New Employment Allocations	Size (ha)
d	North of Lancashire Business Park, Farington	9.2
e	West Paddock, Leyland	1.9
f	Land adjacent to Leyland Business Park, Farington	2.1
g	Farington Hall Estate, West of Lancashire Business Park, Farington	22.2
	Total	35.4

Justification

- 8.12 The sites listed within the policy above are allocated as new employment sites. These sites will ensure that there are the necessary employment and skills opportunities in local areas. These sites have been allocated based on their appropriate and sustainable locations.

8.13 The following site descriptions explain the allocated sites in detail including location and the potential employment development opportunities.

Allocation of Employment Land Site Descriptions

(d) Land North of Lancashire Business Park, Farington

8.14 This site, which measures 9.2 ha, is allocated for employment on the Proposals Map of the South Ribble Local Plan, and is subject to Policy EMP1. This site is located directly north of the well-established Lancashire Business Park and its development would enhance the visual frontage of the Business Park when viewed from the highway. The site is regular in shape and in the same ownership as the northern part of Lancashire Business Park (ie Paccar UK). It has potential to provide additional employment land. The site adjoins the main arterial route and it is relatively close to the motorway network at Cuerden (the M6/M61/M65). Its size, shape and flat topography and availability make it suitable for development.

(e) West Paddock, Leyland

8.15 Land at West Paddock, measuring 1.9 ha, is allocated for B1 – business use, in Policy EMP7 of the South Ribble Local Plan, and associated green infrastructure to ensure buffering with the adjoining sensitive land uses. The site is owned by the Borough Council and was identified for office development in the Leyland Town Centre Masterplan but it remains undeveloped.

8.16 About one third of the site will be devoted to open space and the site itself backs onto Shuggs Wood. The Council has retained the site awaiting an appropriate use, as it is surrounded by sensitive land uses, including houses, a medical centre, a local nature reserve and the Civic Centre. A high quality concept and standard of development will be expected to reflect these factors. A low plot building ratio in a campus style development, as referenced in the existing South Ribble Local Plan, would still be the most appropriate form of development on the site.

8.17 The site is close to the town centre and associated infrastructure and is located within an attractive setting. Given the existing business allocation on the site, a continued employment allocation would be the most appropriate for the site, especially due to the site being adjacent to the Civic Centre, which is in employment use.

(f) Land Adjacent to Leyland Business Park, Farington

8.18 The site, which measures 2.1 ha, represents an opportunity to extend Leyland Business Park. Access could easily be gained from the existing employment area, off Centurion Way. Leyland Business Park has been extended and consolidated over the last five years, by the relocation of industrial users including Ainscough Cranes from Farington Business Park (SR036). The further expansion of Leyland Business Park for employment uses therefore would be a compatible land use.

(g) Farington Hall Estate, West of Lancashire Business Park, Farington

- 8.19 The Farington Hall Estate site, measuring 22ha is identified for comprehensive redevelopment. It lies immediately west of the Waste Technology Park on Lancashire Business Park and is owned by Brackenhouse Properties.
- 8.20 Brackenhouse Properties are looking at the redevelopment of the land for a mixture of employment and residential uses. Negotiations have also taken place between the developer and the owners of Lancashire Business Park over the access to the employment site from Centurion Way. The County Council – the Highways Authority – does not support a route running through the site and would wish to see traffic movements controlled. There are two potential access points, one from the north and one from the south. If controlled, by means of a barrier, there could be a route to the employment site through Lancashire Business Park. This site has been split into two sites to enable separate parts of the site to be allocated for both employment and housing.
- 8.21 A Design Code has also been prepared for the site by the developer, which was subject to a public consultation programme in 2009, and was received positively by local residents and elected Members. The Design Code, which involved the development of the site for economic uses, includes the provision of a substantial and continuous landscaped open space area, including new footpaths and cycleway access throughout the site.
- 8.22 Much of the site is relatively flat and featureless and the Design Code highlights the retention of as many of the landscape features as possible within the redevelopment proposals. The site of Lower Farington Hall is within the designated area and may be of archaeological interest. Its retention has been accounted for in the Design Code and the layout plans for the site. The area of woodland at Farington Hall Wood, on the southern boundary and the land to the west of the proposed housing west of Grasmere Avenue, which is subject to Policy HP1(c): “Allocation of Housing Land site” of the South Ribble Local Plan, is to be enhanced and protected as an amenity in the Design Code.
- 8.23 The site is derelict and potentially contaminated, having been used as a landfill site for inert foundry waste, and it needs to be remediated and reclaimed before it can be developed for employment use.

Protection of Employment Areas and Sites

Policy E2: Introduction

- 8.24 There are many industrial and business premises within the Borough which are essential to its prosperity. The ability for existing firms to expand is seen as a main component of job retention and creation. Whilst a high proportion of the existing industrial and employment land is largely developed there may be scope for the expansion of existing uses. The following policy also allows for the redevelopment of employment and industrial land following the closure or rationalisation of existing uses.
- 8.25 In addition to Policy E1 – New Employment Sites, the Council wishes to protect existing employment sites as listed within the following Policy E2 – Protection of Employment Areas.

Policy E2 – Protection of Employment Areas and Sites

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 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:

Map Ref	Site Name	Size (ha)
1	Kellett Lane/Seed Lee Farm, Bamber Bridge	4.9
2	Sceptre Way, Bamber Bridge	3.0
3	Walton Summit Employment Area, Bamber Bridge	95.8
4	Club Street, Bamber Bridge	13.7
5	South of School Lane (previously A S Orr's Mill), Bamber Bridge	5.9
6	Dunbia, Bamber Bridge	9.3
7	North of School Lane (includes Whittle Movers), Bamber Bridge	4.4
8	Aston Moss, Leyland	13.4
9	Leyland Business Park, Farington	14.5
10	Lancashire Business Park, Farington	70.2
11	Moss Side Employment Area, Leyland	26.7
12	Heaton Street/Talbot Road Industrial Estate, Leyland	7.0
13	Braconash Road Industrial Estate, Leyland	3.4
14	Tomlinson Road Industrial Estate, Leyland	13.7
15	Centurion Way Estate, Farington	4.5
16	Carr Lane, Farington	6.0
17	Land adjacent to Lancashire Business Park, Farington	12.9
18	Matrix Park, Buckshaw Village, Leyland	28.7
19	Sherdley Road Industrial Estate, Lostock Hall	4.0
20	Factory Lane Estate, Penwortham	4.2
21	Land North of Capitol Centre, Walton-le-Dale	3.3
	Total	349.5

Justification

- 8.26 The sites listed in the policy above, ranging from offices to industrial premises, have been identified for protection to ensure there is a wide range and choice of employment provision in the Borough. The retention of these sites will benefit residents by providing jobs and keeping the local economy buoyant, ensuring the sustainability of the whole Borough.

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. 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.

Leyland Town Centre

Policy E3: Introduction

- 8.29 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.
- 8.30 This document includes a policy focused on Leyland Town Centre to ensure that planning aids the delivery of the Masterplan.
- 8.31 Within Leyland Town Centre, the protection of retail uses is priority. However, cafés and restaurants act as a complementary use to the shopping facilities, providing an opportunity for a break or lunch for users of 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 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 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 5.

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 5, 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 use, as a priority;
- b) A3 Café use and A4 Bars and Restaurants use which would help maintain and enhance the evening economy; and
- c) 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 5 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 6.

Justification

8.32 The policy applies to the primary and secondary retail frontages as shown on the Leyland Town Centre map in Appendix 5.

8.33 The Leyland primary retail frontage comprises of 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 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.)

8.34 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. 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 focussing on Hough Lane and Towngate.

- 8.35 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.
- 8.36 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).
- 8.37 Phase 1 of the town centre regeneration which has been implemented comprised improvements to Churchill Way and Chapel Brow; and 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.
- 8.38 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.
- 8.39 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.
- 8.40 Advice on the design and visual appearance of new buildings in Leyland Town Centre is set out in the Central Lancashire Design SPD.

Development and Change of Use in District Centres and Local Centres

Policies E4 and E5: Introduction

- 8.41 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 5.
- 8.42 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.

- 8.43 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.
- 8.44 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.
- 8.45 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 are made up of both Primary and Secondary Retail Frontages as set out below.

Primary Retail Frontage

Primary Retail Frontage is within the centres of Penwortham, Bamber Bridge, Tardy Gate and Longton as defined in Appendix 5.

- (a) Existing uses in the Primary Retail Frontage within 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:
- i. predominantly for retail use (A1 uses);
 - ii. for the provision of cafés (A3 use) and bars and restaurants (A4 use); and
 - iii. 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 5 and justification text.

Uses in the Secondary Retail Frontage within District Centres 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 to maintain the vitality and viability of the centre, applicants will need to provide a marketing assessment (for a timeframe agreed with the Council) which provides sufficient evidence for this change of use.

Justification

- 8.46 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 5.
- 8.47 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.
- 8.48 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.
- 8.49 The Policy defines the primary and secondary retail frontages as shown on the maps in Appendix 5 and as follows.
- 8.50 The Primary shopping frontage comprise of 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)
- 8.51 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.
- 8.52 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.

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 5 and described within the justification text.

Uses within the Local Centres 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 to maintain the vitality and viability of the centre, as long as the need for this change is demonstrated to the satisfaction of the Borough Council.

Justification

8.53 Local Centres are allocated at the above locations. Boundary maps for the retail centres are set out within Appendix 5 and as follows.

8.54 The Local Centre boundaries are defined as the following:

- **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).

- 8.55 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 the Local Centres.
- 8.56 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.
- 8.57 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.

Chapter F – Catering for Sustainable Travel

Core Strategy Objectives

- To reduce the need to travel, and provide a greater choice of travel options so people have an alternative travel choice to the car, support walking and cycling and public transport initiatives.
- Support quicker and easier journeys into and out of Preston City Centre and better public transport across the Borough – east to west in the rural areas.



Core Strategy Policies

- Policy 3: Travel

Introduction

- 9.1 Key objectives of the Core Strategy are to increase accessibility within the Borough, influence travel patterns, encourage alternatives to the car and reduce, emissions, congestion and poor air quality. Most journeys in South Ribble are taken by car due to the high car ownership in the Borough and predictions for future car use indicate that this travel preference is likely to continue.
- 9.2 The Core Strategy sets out the broad principles to tackle this by encouraging walking and cycling for shorter trips, and supporting bus and rail travel for longer journeys. Through this document we can ensure that the development or protection of land influences travel choices and improves accessibility. The National Planning Policy Framework states that Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure which is necessary to support sustainable development.
- 9.3 Work is currently being carried out by Lancashire County Council (The Highways Authority) on a Central Lancashire Transport Masterplan, as well as the implementation of the Local Transport Plan 3, including the review of implementation plans on a 3 yearly cycle. This work will demonstrate the wider transport infrastructure that is needed to address both the current and future transport issues within Central Lancashire, such as relieving congestion on the roads and the delivery of necessary improvements on the public transport networks.

Road Travel

- 9.4 South Ribble currently has traffic congestion problems, especially on roads accessing Preston. There are a number of opportunities that could help reduce traffic congestion including investing in key highways infrastructure, a bus rapid transit system, new railway stations and walking and cycling initiatives. Small scale road improvements may also be required to improve road safety and traffic conditions.

9.5 Key investments in highways infrastructure in the Borough will enable economic growth, divert high levels of commuter traffic accessing Preston each day and free up road space for local traffic, buses, pedestrians and cyclists. Important funding through CIL, other developer contributions and support from the Local Transport Plan 3 will deliver the following vital road improvement schemes.

- The Cross Borough Link Road
- Completion of the Penwortham Bypass

Bus Provision

9.6 A key aim of the Core Strategy is to encourage people to make more use of other modes of travel. Using public transport helps to reduce congestion and exhaust emissions, which can in turn lead to improved air quality. A number of identified and relevant schemes are included in South Ribble's Strategic Infrastructure Schedule.

The proposed priority bus schemes for the South Ribble area, as identified by Lancashire County Council, are shown on the Proposal Maps.

Rail Facilities

9.7 Rail transport services have been privatised but the lines, signalling, stations, etc, belong to Network Rail. The County Council assists in the improvement of rail services and facilities in Lancashire particularly in respect of new or refurbished stations.

9.8 There are currently three railways in the Borough with stations at Leyland on the Blackpool – Preston – Manchester line and at Lostock Hall and Bamber Bridge on the Transpennine line.

9.9 The Core Strategy identifies the need for a new railway station at Midge Hall (on the Preston – Ormskirk – Liverpool line).

Other proposals also include further improvements to Leyland Train Station including a potential transport hub as shown indicatively on the Proposals Map.

9.10 Preston is a key rail hub for the Central Lancashire and wider sub-regional area. This focus benefits local residents in the Borough due to the close proximity to Preston.

9.11 Electrification schemes are planned for the Blackpool – Preston – Manchester railway line to help provide an enhanced level of service and bring commuting and economic development benefits to Central Lancashire as a whole.

Park and Ride

9.12 Park and ride facilities are used to help provide a choice of transport modes and to reduce the number of cars on the highway network. Park and ride sites are used by commuters and local people who park their cars on allocated car parks and then transfer to a dedicated bus service for the remainder of the journey.

9.13 Core Strategy Policy 3 allocates general locations for park and ride facilities to help reduce congestion through the Borough and into Preston. Within South Ribble there

are two potential park and rides identified, these are at Penwortham (Booths Roundabout/Howick Cross) and Cuerden.

- 9.14 In partnership with Lancashire County Council further assessment is needed to help identify the exact locations and operation of these facilities in the Borough. This will be addressed through the Local Transport Plan 3 implementation process and the Central Lancashire Transport Masterplan.

Tram

- 9.15 A private company, Trampower, is developing proposals for a tram network within Central Lancashire. The company has plans to construct and operate a tram line through South Ribble and Chorley into Preston City Centre, connecting with Preston Railway Station, as well as eastwards to Preston East/Bluebell Way.
- 9.16 It is Trampower's intention that the network will be privately funded and will utilise renewable resources to power the trams. This Plan does not depend on the delivery of the tram network to secure development or economic growth.

Walking and Cycling

- 9.17 Walking and Cycling are important modes of transport that the Council wish to encourage because of the important health benefits that they can provide. One way of encouraging walking is to provide safe, clean, pedestrian friendly urban areas.
- 9.18 The Core Strategy supports cycling within Central Lancashire and encourages improvements to the cycle network to make it easier and safer for cyclists.
- 9.19 Lancashire County Council has identified cycle schemes to encourage greater use of bicycles. Some of the schemes are designed to improve lighting, signalling and road-surface conditions, whilst others seek to extend existing cycleways. All of these are dependent on the availability of funding. See Appendices xx and xx – Infrastructure Delivery Schedule.

Parking Standards

Policy F1: Introduction

- 9.20 Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.
- 9.21 The Central Lancashire Core Strategy Policy 3: Travel, details measures to plan for travel including setting and applying car parking standards, and paragraph 7.6 notes that local parking standards will be produced.
- 9.22 The Government recognises that different policies and measures will be required in different communities. Opportunities to maximise sustainable transport will vary from urban to rural areas, as stated within the National Planning Policy Framework. The availability of car parking has a major influence on the choice of means of transport.

The nature and pattern of the development in South Ribble and the very high level of car ownership is such that the car will continue to be a way of getting to work, for shopping and visiting leisure facilities. However, the Council supports, encourages and promotes measures to reduce car journeys in conjunction with the availability of other modes of transport including public transport, walking and cycling.

9.23 The partial review of the Regional Spatial Strategy for the North West (March 2010) proposed changes to car parking standards which were largely agreed across the Central Lancashire authorities (including Lancashire County Council). The following policy endorses the standards as contained in the RSS partial review, as agreed within Central Lancashire.

Policy F1 – Parking Standards

All development proposals will be required to provide car parking and servicing space in accordance with the parking standards adopted by the Council (see Appendix x). In general, parking requirements will be kept to the standards as set out unless there are significant road safety or traffic management implications related to the development of the site.

The parking standards should be seen as a guide for developers and any variation from these standards should be supported by local evidence in the form of a transport statement.

Where appropriate, some flexibility will be factored into the standards in relation to the specific local circumstances.

Justification

9.24 The car parking standards have been drawn up co-operatively between the previous regional tier of government, Central Lancashire and Lancashire County Council. The levels set are expressed in maximum terms. A certain level of on-site parking and servicing may be necessary to alleviate congestion on the highway, to protect and improve the safety of pedestrians and to safeguard the amenity of residents of properties in the vicinity of new developments.

9.25 Local circumstances will be taken into consideration, for example the development's location and size, its proximity to a public car park, existing parking issues in the area and existing traffic management and safety issues.

Chapter G – Protecting & Enhancing the Quality of the Natural & Built Environment

Core Strategy Objectives

- To foster 'place shaping' to enhance the character and local distinctiveness of the built environment in Central Lancashire by encouraging high quality design of new buildings.
- To protect, conserve and enhance Central Lancashire's places of architectural and archaeological value and the distinctive character of its landscapes.
- To maintain and improve the quality of Central Lancashire's built and natural environmental assets so that it remains a place with 'room to breathe'.



Core Strategy Policies

- Policy 16: Heritage Assets
- Policy 17: Design of New Buildings
- Policy 18: Green Infrastructure
- Policy 19: Areas of Separation and Major Open Space
- Policy 20: Countryside Management and Access
- Policy 21: Landscape Character Areas
- Policy 22: Biodiversity and Geodiversity

Introduction

Environment

- 10.1 A high quality environment, accessible countryside, water areas, green space, good leisure and cultural facilities will continue to be important factors in attracting new investment and enhancing the quality of life for existing and future communities in South Ribble. The role of the natural environment in sustaining wildlife and natural adaptation and mitigation mechanisms against the effects of climate change is vital.
- 10.2 The Council wish to minimise any harm to the character of settlements by protecting and enhancing the existing green infrastructure network. In doing this, it has been essential to identify and protect the recreation, amenity and townscape characteristics throughout the Borough.

Green Infrastructure

- 10.3 Green infrastructure is designated as the network of green spaces that lie within and between the town, districts and villages, providing multiple social, environmental and economic benefits. It is a critical infrastructure (like road networks), and as such, should be well planned and maintained, and viewed as integral to all new development.
- 10.4 Examples of green infrastructure in South Ribble include, woodlands, parks, open space, playing fields, countryside, private residential gardens including rivers and water features
- 10.5 There are four vital components of the green infrastructure provision in the Borough:
1. The delivery of three Areas of Separation as identified in the Core Strategy,
 2. An extension to Worden Park,
 3. Dedicated green infrastructure policies within this document that will help protect and enhance the existing green infrastructure and deliver new green infrastructure and
 4. The protection and enhancement of the Ribble Coast and Wetlands areas.

The Historic Environment

- 10.6 The importance of the historic environment is confirmed in National Planning Policy Framework (NPPF). It states that Local Plans should set a positive strategy for the conservation and enjoyment of the historic environment including the protection of heritage assets. Ensuring that development makes a positive contribution to the character and distinctiveness of the local heritage, and that this plan takes on board the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- 10.7 The Core Strategy seeks to enhance Central Lancashire's places of architectural and archaeological value and the distinctive character of its landscapes.

Heritage Assets

- 10.8 There are 147 listed buildings in the Borough – see Appendix x.
- 10.9 The eight Conservation Areas as shown on the proposals map are:
- Leyland Cross, Leyland;
 - Sandy Lane, Leyland;
 - Rawstorne Road, Penwortham;
 - St Mary's, Penwortham;
 - Greenbank Road, Penwortham;
 - Church Road, Bamber Bridge;
 - Church Brow, Walton-le-Dale; and
 - Walton Green, Walton-le-Dale.

- 10.10 The four Scheduled Ancient Monuments as shown on the proposals map are:
- Manor House Farm, Much Hoole (Medieval Moated Site with fishponds);

- Castle Hill Motte, Penwortham (Motte and Bailey);
- Penwortham Old Bridge, Broadgate Preston; and
- The Capitol Centre, Walton-le-Dale (Roman Military Industrial Site)

10.11 The two registered parks and gardens are:

- Worden Park, Leyland (Grade II); and
- Woodfold Park (Grade II) – part within South Ribble.

Designated Environmental Sites

10.12 The Core Strategy seeks 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'. To ensure this is done the following protected sites are identified.

10.13 Sites of Special Scientific Interest (SSSI) are statutory sites of national conservation value.

10.14 There are three SSSIs within the Borough these are as follows:

- The Ribble Estuary;
- The River Darwen; and
- Beeston Brook Pasture

10.15 The Ramsar/Special Protection Area (SPA) site within the Borough is:

- The Ribble & Alt Estuaries SPA

10.16 The two statutory Local Nature Reserves within the Borough are:

- Preston Junction; and
- Longton Brickcroft

10.17 There are 66 county Biological Heritage Sites in the Borough – see Appendix x.

10.18 The three County Geological Heritage Sites within the Borough are as follows:

- Longton Brickcroft;
- Roach Bridge; and
- Hennel Lane, Walton-le-Dale

10.19 The Biological Heritage Sites (BHS) and Geological Heritage Sites (GHS) are shown on the Proposals Map.

10.20 The designation of the site at Howick Hall Farm, in Penwortham as Protected Open Land will contribute to the conservation of the ecological value of the adjoining Biological Heritage Sites (BHS) at Four Acre Wood, Blashaw Wood and Blashaw Dam Wood

10.21 All sites with international, national and local environmental designations are recognised by the Core Strategy and are given a level of protection from any adverse impacts of development through Core Strategy Policy 22.

Green Belt

Introduction

10.22 An area of Green Belt has been defined in South Ribble for over 30 years. One Green Belt boundary change is proposed in this Plan at the BAE Systems site at Samlesbury as identified on Map 2, shown in white and edged in red. All other Green Belt boundaries are carried forward from the South Ribble Local Plan and are shown on the Proposals Map for the document

10.23 The main Green Belt objectives are to ensure the control of development in certain areas. Green Belts are mostly designated on open land in rural areas to protect it from development, maintain the openness and character of the area and restrict urban sprawl. There is a general presumption against inappropriate development in the Green Belt.

Policy G1 – Green Belts

Green Belt is defined on the Proposals Map.

There is a general presumption against inappropriate development within the Green Belt. Planning permission will not be given for the construction of new buildings for purposes other than for:

- 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, alteration or replacement of dwellings provided the works do not result in disproportionate additions over and above the size of the original dwelling. This must be appropriate to the form and scale of the existing building;
- d) The re-use of existing buildings in accordance with Policy G2;
- e) Proposals for renewable energy schemes may be acceptable in the Green Belt, providing they satisfy national guidance.

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.

Justification

10.24 Within Green Belts, planning permission will only be given for development that is compatible by maintaining its fundamental open nature. The National Planning Policy Framework provides guidance on the types of development appropriate in Green

Belts and the circumstances in which such development might be allowed. Policy G1 includes the criteria for appropriate development in the Green Belt.

- 10.25 Inappropriate development in the Green Belt is that which adversely affects the openness of the land. Planning applications for an inappropriate development would not be in accordance with the objectives of this policy. It will be for the applicant to demonstrate that very special circumstances exist which clearly outweigh the harm that would be caused to the openness of the Green Belt.
- 10.26 Agricultural uses can be defined as cultivating the ground, including the harvesting of crops, horticulture glass houses, the rearing and management of livestock, tillage, husbandry and farming, horses, kennels and catteries.
- 10.27 The construction of new buildings 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.
- 10.28 In principle, the Council will approve extensions or alterations to existing dwellings provided that the end results are not disproportionate additions over and above the size of the original building.
- 10.29 The replacement of an existing dwelling may be acceptable provided that the new dwelling is not materially larger than the dwelling it replaces. Equally, changes of use of existing buildings of permanent and substantial construction will be permissible provided that the encroachment of urban uses beyond the existing boundary of the site into the surrounding countryside can be avoided. Further guidance on extensions and replacement dwellings is contained in the Rural Development SPD.

The Re-Use and Adaptation of Buildings in the Green Belt

Policy G2: Introduction

- 10.30 There is pressure for the conversion of barns and other buildings in the countryside in South Ribble, principally for dwellings. The Council will aim to strike the right balance between making full use of existing buildings which represent an asset in visual and/or financial terms, and the need to avoid extensions or changes of use which individually or cumulatively create a significant visual or other environmental impact in the Green Belt.
- 10.31 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 reduce demands for new buildings in the countryside.

Policy G2 – The Re-Use and Adaptation of Buildings in the Green Belt

The re-use of existing buildings within the Green Belt will be allowed provided that it meets the following criteria;

- a) 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 its existing form or character;
- 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;
- 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;
- d) The proposed development would not result in an adverse impact in respect of noise, odours, emissions or traffic; and
- e) The building and site has access to a public highway available for use without creating traffic hazards and without involving significant road improvements.

All applications shall be accompanied by a detailed structural survey which considers both the condition of the existing structure and identifies the extent of any re-building work.

Preference will be given to the re-use of buildings in line with specific local economic and social needs and opportunities in the area.

Justification

10.32 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 properties.

10.33 Evidence that a building is not redundant for its present uses is not by itself sufficient grounds for refusing permission for a proposed new use. However, in circumstances where the Council has reasonable cause to believe that an applicant has attempted to abuse the system, by constructing a new farm building with the benefit of permitted development rights with the intention of early conversion to another use, the history of the building will be taken into account.

Safeguarded Land for Future Development

Policy G3: Introduction

10.34 This Plan has identified land to be safeguarded for development after the Plan period, as shown on the Proposals Map. Some of this land has been carried forward from the South Ribble Local Plan.

10.35 This Safeguarded Land is currently not required for development within the Plan period as sufficient land is identified elsewhere to meet the Borough's development requirements.

10.36 However, in accordance with the National Planning Policy Framework in order to ensure that Green Belt boundaries will not need altering at the end of the Plan period it is necessary to safeguard land between the urban areas and the Green Belt to meet the Borough's longer term development needs.

Policy G3 – Safeguarded Land for Future Development

Within the Borough, land remains safeguarded and not designated for any specific purpose within the Plan period at the following locations:

- South of Factory Lane and east of the West Coast Main Line
- Southern area of the Major Development Site – Pickering's Farm Site, Penwortham
- North of Bannister Lane, south of Moss Lane, Farington
- South of Coote Lane, Chainhouse Lane, Farington
- Land off Church Lane, Farington
- Land off Emnie Lane, Leyland

Existing uses will for the most part remain undisturbed during the Plan period or until the Plan is reviewed. Planning permission will not be granted for development which would prejudice potential longer term, comprehensive development of the land.

Justification

10.37 Identified Safeguarded Land will remain in its existing use for the foreseeable future and beyond the life of this Plan. It is intended to be kept free from new physical development and to be kept open at least during the Plan period or until the Plan is reviewed.

10.38 The presumption against built development on these sites will assist in directing development towards those areas allocated for development and also ensuring the permanence of the Green Belt. Whilst remaining open, however, such land can accommodate a variety of activities. Types of development which would be allowed on these sites are the same as those which would be generally acceptable in the Green Belt. No development which would prejudice later comprehensive development will be permitted. However, some appropriate minor residential development adjacent to other properties would be considered.

Protected Open Land

Policy G4: Introduction

10.39 The Central Lancashire Core Strategy states there will be no strategic Green Belt review during the Plan period. However the Council wishes to protect valuable open areas of land (where appropriate and shown on the Proposals Map) to ensure natural breaks in the built-up areas and settlements. The following policy is to retain the openness and natural character of local areas and to protect the land from development.

Policy G4 – Protected Open Land

Protected Open Land is shown on the Proposals Map.

There is a presumption against inappropriate development on Protected Open Land.

Planning permission will only be permitted where -

- a) It is required for the purposes of agriculture or
- b) Uses appropriate to a rural area or
- c) The re-use of existing buildings.

Justification

10.40 Land on the edge of Penwortham, Longton, New Longton, Hutton and Gregson Lane is allocated as Protected Open Land as shown on the Proposals Map. This land fulfils a key role in the character, appearance and openness of these settlements, and as such is worthy of protection in its own right.

10.41 The land will be protected from inappropriate development throughout the Plan period. Appropriate development would include agricultural or forestry, recreational activities and other uses appropriate within a rural area, which can be proven to maintain the open character and visual amenity of the land.

Areas of Separation

Policy G5: Introduction

10.42 The Core Strategy has identified three Areas of Separation within South Ribble to protect built-up areas from merging into each other. It protects the land within its boundary from inappropriate development. The three Areas of Separation identified are (between):

- Bamber Bridge and Lostock Hall – proposed Central Park, see Policy G6
- Walton-le-Dale and Penwortham - proposed Central Park, see Policy G6
- Farington, Lostock Hall and Penwortham

Policy G5 – Areas of Separation

The three Areas of Separation are listed below and shown on the Proposals Map.

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

The Council will protect this land from inappropriate development 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.

The Core Strategy identifies a proposed Central Park for South Ribble, between Bamber Bridge and Lostock Hall and Walton-le-Dale and Penwortham. The Central Park Boundary is incorporated within the boundaries of the areas of separation between Bamber Bridge and Lostock Hall; and Walton-le-Dale and Penwortham. (The area of Central Park is allocated on the proposals map and detailed in Policy G6)

Central Park

Policy G6: Introduction

10.43 The Council is committed to the creation of a new park in the Borough, which will be known as Central Park and is allocated as an Area of Separation within the Core Strategy and Policy G5 above. The park will run from Bamber Bridge and Lostock Hall in the south, through to the River Ribble and the River Darwen in the north (as shown on the Proposals Map.) The northern part of Central Park, stretching up to the banks of the River Ribble will also link to the Area of Separation between Penwortham, Walton-le-Dale and Lostock Hall, which was formerly known as the Lower Ribble Countryside Management Area in the South Ribble Local Plan.

10.44 The Lower Ribble Countryside Management Area was the focus for increasing the level and range of opportunities for public enjoyment in the countryside. The project was a partnership between the Council, Lancashire County Council, the Countryside Agency and other relevant agencies. Schemes have concentrated on the country park area and included the creation of footpaths and cycleways, together with an environmental improvement scheme adjacent to the Old Tram Road.

Policy G6 – Central Park

Central Park is defined on the Proposals Map.

The park lies to the north east of Lostock Hall and runs westward from the East of London Way towards the allocated residential site K. The Park allocation allows a natural break in the built environment between the areas of Lostock Hall, Walton Le Dale to the North, Bamber Bridge to the East and Penwortham to the North West.

Central Park will be delivered as a comprehensive park land providing a range of recreational and leisure uses for the community. This will ensure the enhancement and protection of the existing green infrastructure in this area and aid the delivery of new green infrastructure provision within the Central Park boundary.

Some appropriate development would be permitted in the park. This includes car parking, public amenities (such as toilet facilities), changing rooms and buildings for the purpose of recreational uses in the park.

The Central Park Vision

10.45 The park will improve the natural environment and visual appearance of the existing built-up area of Lostock Hall and Bamber Bridge, creating new parkland and open spaces alongside housing and employment sites. Central Park will form a linear park with a range of uses and recreational spaces. The provision of a new park in this part of the Borough will attract further investment and enhance the health and wellbeing of both local residents and visitors.

10.46 The vision for Central Park will need to be supported by a full masterplan. A partnership group will need to be established to deliver this masterplan.

Green Infrastructure

Introduction

10.47 Green infrastructure is the network of natural environmental components used for sport, leisure and recreation purposes. Green infrastructure is defined as the following list - (as shown on the Proposals Map) and listed in Appendix x.

- Parks and Gardens
- Nature Reserves
- Playgrounds
- Recreation Grounds
- Playing Fields/Sports Pitches/Educational Playing Fields
- Private and Institutional Open Space
- Amenity Open Space
- Allotments
- Woodlands
- Green Corridors
- Fishing

10.48 The Council is committed to protecting and enhancing the green infrastructure network across South Ribble, as it increases the quality of the environment, encourages greater accessibility, has a key role in attracting investment, increases quality of life, protects natural habitats and species as well as helping to mitigate against the impacts of climate change.

10.49 To achieve this there are three green infrastructure policies. The first protects the existing provision and allocations, the second sets out future provision of green infrastructure and the third sets out green infrastructure provision that is required in new residential developments.

Green Infrastructure – Existing Provision

Policy G7: Introduction

10.50 Development will only be permitted where it is essential to enhance green infrastructure and/or a connected facility which will ensure greater public use and access. The position and design of any development will need to be sensitive to the area and have no adverse effects on green infrastructure features within the site.

Policy G7 – Green Infrastructure – Existing Provision

Green infrastructure is defined as in Paragraph xx

Development proposals should seek to protect and enhance the existing green infrastructure.

Development which would involve the loss of green infrastructure, (as identified on the Proposals Map and listed above), will not be permitted unless:

- a) Alternative provision of similar and/or better facilities for the community will be implemented on another site or within the locality; or
- b) It can be demonstrated that the retention of the site is not required to satisfy a recreational need in the local area; and
- c) The development would not detrimentally affect the amenity value and the nature conservation value of the site.

Justification

10.51 Development proposals must demonstrate that the benefits of the development would outweigh any conservation or nature consideration in an environmental statement submitted as part of the application.

The 'multi-use' of existing green infrastructure facilities will also be encouraged. However, consideration should be made to minimise the impact of development on the surrounding area, including access to the facility and related car parking provision where multi use facilities are proposed.

10.52 Where appropriate the Council will seek to secure alternative provision of Green Infrastructure through the negotiation of a Section 106 Agreement or through CIL contributions.

10.53 The Council will also seek monies from new development for maintenance and renovation works that may be required at other existing green infrastructure sites where it is not feasible to deliver new green infrastructure on site.

Green Infrastructure and Networks – Future Provision

Policy G8: Introduction

10.54 The Council will encourage further provision to extend the existing green infrastructure network, including the delivery of various open spaces, the planned extension of Worden Park, green corridors and landscaping including tree planting within developments. New green corridors such as tree lined footpaths, cycle ways are to link the existing wider green infrastructure network and adjoining urban areas and importantly act as vital buffers to deliver separation spaces between urban areas and maintain the natural attractiveness of the Borough.

Policy G8 – Green Infrastructure and networks – Future Provision

All developments should provide:

- a) Appropriate landscape enhancements;
- b) Conservation of important environmental assets, natural resources and biodiversity;
- c) Make provision for the long-term use and management of these areas; and
- d) Provide access to well-designed cycleways, bridleways and footways (both off and on road), to help link local services and facilities.

Justification

10.55 Developments should provide the appropriate green infrastructure and landscaping, including green corridor links to join up the Boroughs green and built-up areas and where possible deliver a village green approach (a central location of green infrastructure provision for various recreational uses in a development) This will ensure that the space can be accessed and used by the local community and protect and enhance the natural setting of the Borough.

10.56 Development should respect the environmental character of its surroundings including existing townscape character. Particular attention should be given to the creation of well-designed green corridors which will act as development buffers to ensure a sensitive transition to adjoining areas.

Worden Park

Policy G9: Introduction

- 10.57 Worden Park is a key natural asset within the Borough. The park's landscape includes mature woodlands, 11 sports pitches, wildflower meadows and three historic ponds. It provides various benefits for residents in the Borough by enhancing people's health and general wellbeing and offering an attractive natural area for play and recreational activities. The park also presents a key attraction for investment in the Borough. The Council wishes to protect, enhance and extend the park to increase its use and develop further recreational and leisure uses within it.
- 10.58 Worden Park requires major investment; this includes drainage works to roads and footways, re-surfacing of roads and footways, re-orientation of the main car park, improvement works to sports pitches, restoration of the fountain in the formal gardens, restoration works to Shaw Brook and the weirs and drainage works to the arboretum.
- 10.59 The following policy allocates land for the extension to the park and ensures the appropriate enhancements and maintenance is delivered.

Policy G9 – Worden Park

The extension of Worden Park is directly linked to the development of the allocated housing site – Leyland Lane and Altcar Lane, site P. The Council will work with developers and relevant partners to ensure the delivery of the Parks extension is in line with the delivery of the residential site - P.

Development within the Borough should also contribute either through CIL or measures delivered through a development to ensure that the extension as well as the appropriate enhancements and maintenance of the park are also delivered.

- 10.60 The extension to the park will introduce a new access with car parking facilities. The extension will open up the south-west area of the park which is currently underused. Extending the park in this location will increase accessibility for Leyland residents and in turn increase the park's use and attractiveness to the communities. New cycleways and footpaths will also be delivered through the extension.

Green Infrastructure Provision in Residential Developments

Policy G10 and G11*: Introduction

- 10.60 The Core Strategy highlights that everyone should have the opportunity to access good sport, physical activity and recreation facilities, including children's play. The Council is required to devise robust minimum local standards based on quantified needs, accessibility and qualitative factors, and apply the standards to seek developer contributions (either in the form of new provision or financial payment in lieu) where new development would result in a shortfall in provision.

10.61 An Open Space Study and a Playing Pitch Strategy have been carried out to provide information on local needs and define standards required in development. An Open Space Supplementary Planning Document will provide further guidance on the implementation of these policies.

10.62 To ensure that all new development delivers the appropriate green infrastructure the Council has set out green infrastructure and playing pitch standards as detailed below in the following policies.

Policy G10 – Green Infrastructure Provision in Residential Developments

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:

Typology	Provision Standard
Parks and Gardens	0.66ha per 1000 population
Natural and Semi Natural	2.02ha per 1000 population
Amenity Greenspace	1.33ha per 1000 population
Children's and Young People's Provision	0.06ha per 1000 population
Allotments	0.09ha per 1000 population
Total	4.11ha per 1000 population

Green infrastructure will normally be provided on-site. Off-site provision will be at the Council's discretion delivered by developer contributions.

These standards are to be both flexible and appropriate for each individual development, dependent on location, whether it is for on or off-site green infrastructure provision or enhancement of existing provision and facilities.

In terms of Equipped Children's play areas, residential developments will normally be required to meet the needs 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 open 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.

Policy G11 – Playing Pitch Provision

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. Contributions will also be sought to fund or improve associated facilities (eg changing rooms).

These standards are to be both flexible and appropriate for each individual development, dependent on whether it is for on or off-site playing pitch provision or for the improvement of existing facilities.

Justification

10.63 Policy G10 is based on an open space audit and assessment study, which was commissioned by the Central Lancashire Councils. Policy G11 is based on a playing pitch strategy. Both studies were undertaken by consultants in 2011/12.

10.64 The key objectives of these policies are:

- a. To meet the open space, sport and recreation needs generated by new development, including playing pitches and associated changing rooms
- b. To ensure that whenever possible open space, sport and recreation facilities are made accessible to everyone, including the disabled
- c. To protect and enhance the character of the green spaces within the Borough;
- d. To increase leisure opportunities for young people;
- e. To deliver a wide range of high quality open space that is fit for purpose, throughout the District;
- f. To provide an appropriate balance between the provision of new open space and the enhancement of existing open space, so that the needs and aspirations of local communities are met.

10.65 Further information and guidance will be contained in the Open Space Supplementary Planning Document (DPD).

Green Corridors

Policy G12: Introduction

10.66 The existing green corridor network across South Ribble (as shown on the Proposals Map) includes land designated as green wedges in the South Ribble Local Plan. These green corridors will need to be enhanced and extended wherever possible to deliver a green corridor network which performs the role of important natural buffers between all urban areas and new development. This will help to protect the attractiveness of the Borough and enable communities to access these corridors for recreational purposes.

Policy G12 – Green Corridors

Development will not be permitted in areas designated as green corridors (as shown on the proposals map), which would prejudice their open character, visual amenity and purpose.

Development may be permitted, in very exceptional circumstances if it can be demonstrated that the proposal would have significant community and environmental benefits and measures can be provided to compensate for the loss of the area of green corridor within the locality.

New development should provide new green corridors to the existing / neighbouring communities and built up area. Green corridors can be in the form of linear pieces of green infrastructure, footpaths, cycle ways with the appropriate landscaping features such as trees and woodland.

Justification

10.67 Part of the quality of the environment derives from the presence of open areas and the separation between developed areas. Green corridors are to remain as significant features of the built-up areas. The green corridors form part of the Council's overall policy of protecting and enhancing the natural and built environment.

10.68 Green corridors have the following characteristics: an undeveloped and open nature, adjacent or within an urban area and form part of the wider green infrastructure network as set out in Policy G7.

10.69 Green corridors may already contain some development but further development will only be permitted in very exceptional circumstances, where the development would not significantly detract from the open character of the land. The scale, siting and design of any built development should reflect the need to retain the general open character of a green corridor.

Trees, Woodlands and Developments

Policy G13: Introduction

10.70 Development will be required to provide new trees, woodlands and/or hedgerows to provide a wide range of benefits, including health and wellbeing, tackling climate change, landscaping and noise proofing and amenity value. Developers will be required to provide trees, woodlands and/ or hedgerows of an appropriate type and maturity for the site, to be decided in liaison with the Council.

Policy G13 – Trees, Woodlands and Developments

- a) Planning permission will not be permitted where the proposal adversely affects trees, woodlands and hedgerows which are:
 - i Protected by a Tree Preservation Order (TPO);
 - ii Ancient Woodlands defined in Natural England's inventory of ancient woodlands;
 - iii In a Conservation Area; and
 - iv Within a recognised Nature Conservation Site.
- b) There will be a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on site;
- c) Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site where appropriate.
- d) Tree survey information should be submitted with all planning applications, where trees are present on site. The tree survey information should include protection, mitigation and management measures;
- e) Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or hedgerows.

Justification

- 10.71 There will be a presumption in favour of retaining and enhancing all existing tree, woodlands and hedgerow cover. Where there is an unavoidable loss of trees, woodlands and/ or hedgerows the Council will encourage a replacement, ideally to be located on site or in the vicinity of the site or local area. Where this is not possible it will be sought for off-site provision to be located where the Council sees fit. The type of tree, woodland and/or hedgerow to be provided will be decided in discussion with the Council and trees will be expected to be of semi maturity.
- 10.72 Developers will also be required to provide appropriate management measures and implementation to protect newly planted trees. Where construction works are permitted on sites with existing tree, woodlands and/or hedgerow cover then appropriate management measures will be required to be implemented to safeguard existing cover.
- 10.73 All planning applications will be required to provide a tree survey with appropriate information, where trees are located on site. This should make an assessment of their ecological, historical, health and amenity value and clearly identify ancient/ mature trees. For further details confer with the Council.
- 10.74 Ancient Woodlands (woodlands which have been continuously wooded since 1600AD) are particularly important for their flora, fauna and their undisturbed soil and drainage patterns. It is essential that Ancient Woodlands are protected from the adverse effects of development since they are an irreplaceable asset.
- 10.75 Trees in Conservation Areas also make a special contribution and enhance the environmental quality of these areas. Such trees are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Six weeks prior written notice

must be given to the local planning authority of any intended works to the trees. This will enable the Council to make a Tree Preservation Order if it considers the proposed works unacceptable and detrimental to the character of the Conservation Area. The Council wishes to encourage the planting of native tree and hedgerow species, where trees are characteristic of the landscape and are beneficial to wildlife.

Unstable or Contaminated Land and Derelict Land Reclamation

Policy G14 and G15: Introduction

10.76 The Core Strategy promotes the redevelopment of previously developed land (brownfield sites). The following two policies focus particularly on unstable and contaminated land constraints and on derelict land reclamation. Such constraints should not be seen as a barrier to development but should be overcome to bring forward any affected brownfield sites for appropriate use whilst dealing safely with any identified hazards.

Policy G14 – Unstable or Contaminated Land

There will be a presumption in favour of the redevelopment of previously developed land. Previously developed land can be unstable and subject to contamination. However, development will be encouraged on unstable or contaminated brownfield land subject to the following:

- a) Applicants will be required to provide evidence of a satisfactory site investigation and show that any proposed remedial works are adequate to deal with any identified hazards;
- b) Development should not have an adverse impact on the stability of surrounding areas;
- c) Applicants should address the physical capability of the land, the adverse effects of instability on the development, or of adjoining development on unstable land, and the effects on such examples as local amenities and conservation interests of the development and any remedial measures.

Policy G15 – Derelict Land Reclamation

Development will be encouraged on derelict land where the reclamation of land is required and appropriate.

Schemes on derelict sites should:

- a) Provide employment and residential land in the urban areas thereby reducing pressure on greenfield sites;
- b) Maintain and improve the environment and include landscape enhancement measures.

Justification

- 10.77 Contaminated land can include land previously used for industry or landfill sites. A major problem associated with unstable and contaminated land is the possible migration of methane, whether of landfill or mine origin. This should be remedied before development begins on or adjacent to the site.
- 10.78 The disturbance of unstable or contaminated land can also mobilise pollutants and either cause first time pollution or worsen existing problems. Leakages and drainage from contaminated land sites pose serious risks of major pollution to both rivers and groundwater. Development proposals for land that is, or is potentially, unstable should address the physical capability of the land, the adverse effects of instability on the development, or of adjoining development on unstable land, and the effects on such examples as local amenities and conservation interests of the development and any remedial measures.
- 10.79 The scale of the constraint should not be seen as a deterrent where there are appropriate remedial measures available.
- 10.80 The Council monitors the amount of derelict brownfield land within the Borough on an annual basis recorded through the National Land Use Database (NLUD). The Core Strategy sets a target of 70% of new housing developments to be provided on brownfield land (see Central Lancashire Core Strategy Policy 4); the Council encourages the re-use of brownfield land for a variety of development uses.

Chapter H – Promoting Health, Wellbeing, Education & Other Community Services & Facilities

Core Strategy Objectives

- To improve the health and wellbeing of all residents and reduce the health inequalities that affect deprived areas of the Borough.
- To improve access to health care, sport and recreation, open green spaces, and community facilities and services, including access to healthy food.
- To create environments in South Ribble that help to reduce crime, disorder and the fear of crime, especially in the more deprived areas which often experience higher levels of crime.



Core Strategy Policies

- Policy 23: Health
- Policy 24: Sport and Recreation
- Policy 25: Community Facilities

Introduction

- 11.1 Health and wellbeing is one of the Core Strategy's main cross cutting themes as many aspects of planning policy contribute to achieving and maintaining better health.
- 11.2 The Core Strategy sets out a number of proposals to promote health and wellbeing including the provision and protection of health care facilities, sport and recreation facilities and community facilities. This Site Allocations DPD document will achieve this by protecting existing facilities and ensuring that future development delivers new facilities and services through CIL and developer contributions.
- 11.3 Particular attention will be given to improving access to and addressing spatial disparities in service and community facility provision, especially in areas which have the greatest needs for health and education provision.

Health Care Facilities

- 11.4 Under the Core Strategy, sites for new health facilities will be identified in the Borough where required. The Primary Care Trust (PCT) is responsible for the provision of health care facilities in the Borough. Where the PCT or other service providers identify a need for a new facility, then this document can assist see Policy H1.

Sport and Recreation

- 11.5 The Core Strategy aims to protect existing green infrastructure including sport and recreation facilities in the Borough unless they are proven to be surplus to requirements. As part of the Site Allocations DPD all existing sport and recreation sites including playing fields, amenity green space and playgrounds are being reviewed in order to assess this, see Policy G9 which explains the interim position. The review will also identify any deficiencies in sport and recreation provision in the Borough and identify local standards to be applied to new residential developments.

Allotments

- 11.6 The recreational and environmental benefits of allotment gardens are widely accepted. Allotments provide valuable green space within the Borough and this is recognised by the Core Strategy, which aims to help reduce health inequalities by safeguarding and encouraging the role of allotments. There is an identified shortage within the Borough. Allotments are protected within Policy G7 and further allotments will be required in line with appropriate development in line with Policy G9.

Hot Food Takeaways

- 11.7 The government is committed to promoting healthier communities. Their research highlights the need for local authorities to manage the proliferation of fast food outlets as a means of combating the known adverse impact on community health.
- 11.8 The local authorities of South Ribble, Chorley and Preston are jointly working to produce a Supplementary Planning Document (SPD) on Access to Healthy Food. This will complement the Core Strategy and expand upon its Policy 23. Its primary aim will be to address the lack of access to healthy food choices and reduce the concentration of fast food takeaways in some locations.

Protection of Health, Education and Other Community Services and Facilities

Policy H1: Introduction

- 11.9 The Council wishes to protect, enhance and accommodate new health, education and other community facilities where appropriate.

Policy H1 – Protection of Health, Education & Other Community Services & Facilities

Proposals and schemes, for all developments especially major sites for housing, employment or a range of uses should ensure appropriate health, cultural, recreational, sport and education facilities are provided either on site or in the surrounding area through CIL and/or developer contributions.

Development proposing the change of use and/or loss of any premises and/or land currently/ last used as a community facility (including community centres, village and church halls, places of worship, and public houses) will only be permitted where it can be demonstrated that:

- a) The use no longer serves the needs of the community in which it is located; or
- b) The use is no longer financially viable and it has been demonstrated through a marketing exercise/process to be agreed with the Council.

Justification

- 11.10 Proposals and schemes should ensure that they provide services and facilities for all members of the community including education, training and skills provision ranging from childcare and pre-school facilities, through to schools and further education. Health facilities range from local GP surgeries to locally based community health centres.
- 11.11 Leisure, sport and recreation facilities are also required in the Borough. This should be in line with the local demand and need for such facilities and be provided through CIL and/or developer contributions. In the future, and within the Plan period, there may be a need for new leisure facility/facilities, which could be located within the larger residential or employment sites within the Borough.
- 11.12 Developers must take account of the relationship between existing communities and new development to help understand what the sporting, recreational, cultural, educational, skills and training and health needs are in the local community and what is needed from infrastructure delivery through new development.
- 11.13 It is also important that new facilities and services are accessible by public transport, walking and cycling; this should be a key consideration in proposals.

Chapter J – Tackling Climate Change

Core Strategy Objectives

- To reduce energy use and carbon dioxide emissions in new developments.
- To encourage the use and generation of energy from renewable and low carbon sources.
- To manage flood risk and the impacts of flooding especially adjoining the River Ribble.
- To reduce water usage, protect and enhance water resources and minimise pollution of water, air and soil.

Core Strategy Policies

- Policy 27: Sustainable Resources and New Developments
- Policy 28: Renewable and Low Carbon Energy Schemes
- Policy 29: Water Management
- Policy 30: Air Quality



Introduction

Planning for Climate Change in South Ribble

12.1 Tackling climate change is a cross cutting theme of the Core Strategy. Improving the energy efficiency of new developments and encouraging renewable and low carbon energy generation in the Borough are key aims of the Core Strategy.

Energy Efficiency of New Developments

12.2 The Core Strategy does not include any specific proposals for the Borough although it requires all new developments to be designed and built in a sustainable way. It requires new buildings to reach energy efficiency standards set out in the Code for Sustainable Homes and BREEAM. Although the policies within the Core Strategy are not site specific, the potential of a site to be supplied with decentralised, renewable or low carbon energy will be taken into account when granting permission for development.

Sites for Renewable Energy Generation

12.3 Government guidance encourages local authorities to consider identifying areas suitable for renewable and low carbon energy. Any formal proposals received by the Council for renewable or low carbon energy schemes will be assessed in line with the criteria as set out in Policy 28 of the Core Strategy and government guidance.

Managing Flood Risk

- 12.4 This Plan can also contribute to adapting to the effects of climate change, which may include increased summer temperatures and a higher risk of flooding or droughts. The most appropriate way of achieving this is to direct development away from areas of high flood risk. Research has shown that, whilst flood risk is generally low in Central Lancashire, parts of Penwortham and Walton-le-Dale are at higher risk.
- 12.5 There is also a risk of sewer flooding in areas of Walton-le-Dale. This has been taken into account when assessing the sustainability of a site and its location, the process is described in the main introduction section of this Plan (Figure 2).

Air Quality Management Areas

- 12.6 The Core Strategy has a dedicated air quality policy, which aims to improve air quality through various initiatives. There are 4 designated Air Quality Management Areas (AQMA) in the Borough to ensure we monitor and improve air quality in these locations, these are as follows:
- i. The Junction of Priory Lane/Cop Lane and Liverpool Road (the A59) Penwortham
 - ii. The A6/A675 on Victoria Road Walton-le-Dale
 - iii. The junction of Leyland Road and Browndedge Road, Lostock Hall
 - iv. Station Road, Bamber Bridge