

## Council

Tuesday, 13th December 2022, 6.30 pm  
Council Chamber, Town Hall, Chorley and YouTube

I am now able to enclose, for consideration at the above meeting of the Council, the following reports that were unavailable when the agenda was published.

Agenda No	Item	
5	<b>Central Lancashire Local Plan Preferred Options</b>	(Pages 245 - 382)
	To receive and consider the report of the Director of Planning and Development.	

Gary Hall  
Chief Executive

Electronic agendas sent to Members of the Council

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# Central Lancashire Local Plan

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Agenda Item 5

Preferred Options - Part One Consultation  
December 2022 - Regulation 18 Consultation



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# Foreword

It is with great pride that as the Elected Members responsible for the production and ultimate adoption of a new Central Lancashire Local Plan, we present this Regulation 18, Part One Preferred Options Consultation as the next step in our plan-making journey together.

The Local Plan is a statutory planning document which lies at the heart of the future of our three Boroughs of Chorley, Preston and South Ribble. It will set out how and where we plan to deliver the homes we need, places to learn and work, and the open spaces, shops, and other services where our communities can thrive and grow.

Planning is a complex area and for many it is not easy to understand yet it is so important that our local communities, along with those who invest in our boroughs, deliver our local services and visit, to have their say in how we shape the future of Chorley, Preston and South Ribble.

This Part One Preferred Options is the next step towards a final draft Local Plan and follows on from our Issues and Options Consultation of 2019. It focusses on the direction of travel for our key strategic policies as well as providing detailed site allocation proposals for housing and employment. We feel that a two-part consultation will give our communities time to influence the emerging plan now and will make the information easier to digest as there is a lot of information to take in.

To accompany this consultation, there are a host of events planned across Central Lancashire where officers of the Council's will be available to explain in more detail what this is about and answer any questions you may have, no matter how big or small, so please come along to the event in your area.

We are committed to listening to what our local people have to say and to delivering a Central Lancashire Local Plan which will ensure the future success of our boroughs, providing a clear roadmap for future development and also how we will protect our environment, and enable our communities to feel part of that journey.



**Councillor Alistair Bradley**  
Chorley Council



**Councillor Flannery**  
South Ribble Borough Council



**Councillor Borrow**  
Preston City Council

Please let us have your comments by answering our survey questions in Citizen Space here: <https://www.centrallocalplan.citizenspace.com/>

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# Executive Summary

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Regulation 18 Part One Preferred Options of the  
Central Lancashire Local Plan 2023-2038

# Executive Summary

This is a Preferred Options Consultation undertaken as set out in Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The purpose of this consultation is to invite views about the emerging Central Lancashire Local Plan, to ensure that local people, stake holders and other statutory bodies, can influence our local plan and ensure it is fit for purpose and meets our local needs and aspirations.

Our Preferred Options Consultation will be undertaken in two parts, this is Part One which includes details of the strategic framework for our new Local Plan, such as the vision, objectives and spatial strategy, setting out the ambition for the Central Lancashire economy, our communities, and our environment. These are important elements which lay the foundations for the rest of the local plan, shaping where growth will be focussed, of what type and the use, taking account of opportunities such as the City Deal and the National Cyber Force, with linkages to national, regional and sub-regional strategy including the new strategic framework; Lancashire 2050, whilst also ensuring we are place-making and nurturing biodiversity and the natural environment.

We also consulting on our emerging policies, referred to as policy directions, which include key strategic and local policies which set out development needs for housing and employment and also include proposals for site allocations for housing and employment (and mixed use). There are also details of sites which are still subject to further assessment work and therefore there is not a definitive proposal for these, this will follow in due course. There are other policy themes included too which include economy, health and inclusive communities, and the environment including climate change. Part Two Preferred options consultation will follow in the Summer of 2023 and will feature all of the draft policies, both strategic and development management (also known as local policies) in addition to proposals for all land uses and it will set out what infrastructure will be required to support the growth that is planned for Central Lancashire.

What is being presented is not yet a full draft Local Plan as there is still much work to do and so proposals included can and will be subject to change. This is an opportunity to submit your comments on this emerging Local Plan and representations are encouraged online by the deadline of Friday 24th February 2023.



# Introduction

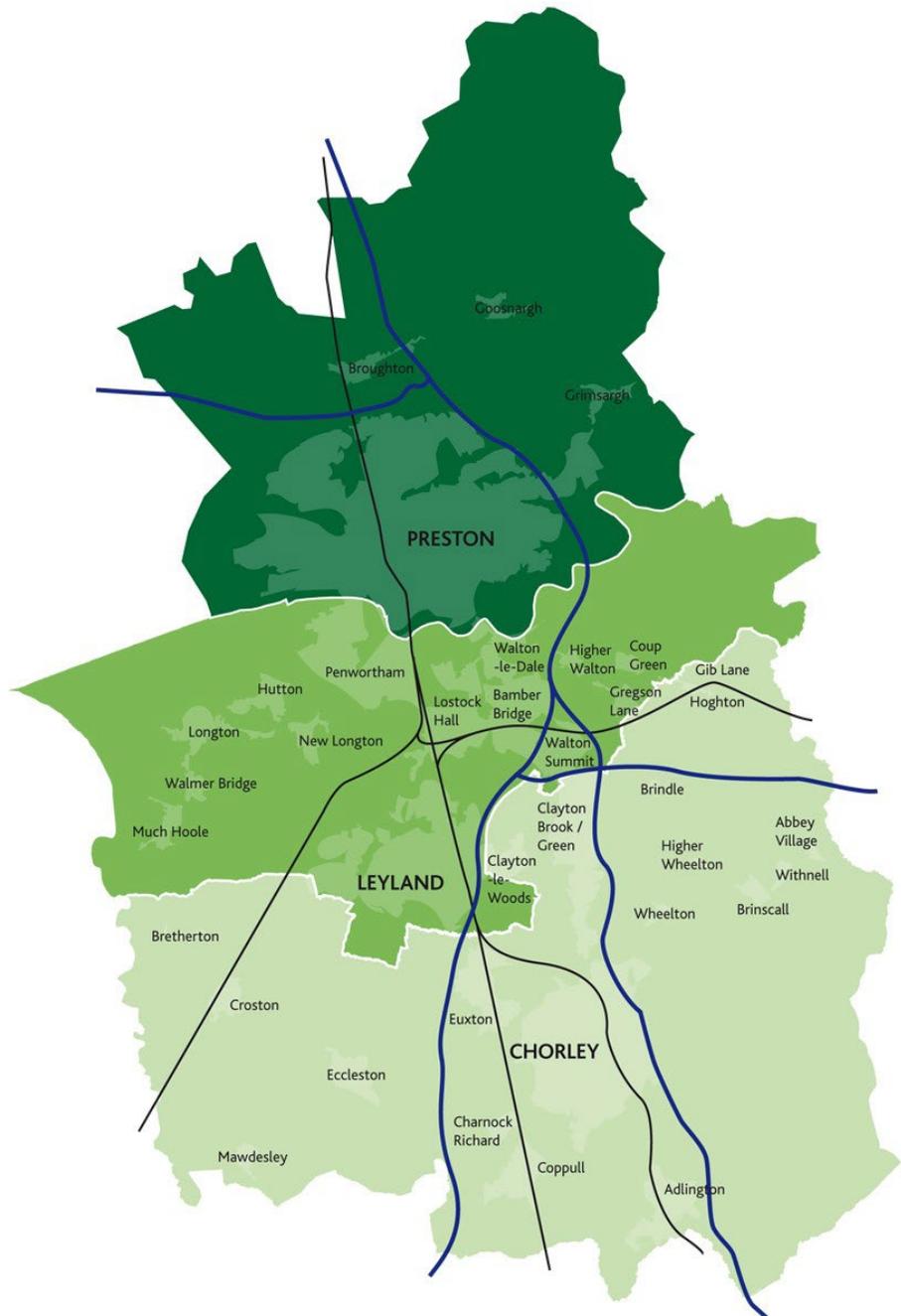
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# Introduction

1.1 This Part One Preferred Options is the next step in preparing a new local plan for Central Lancashire. The plan will apply to the boroughs of Chorley, Preston and South Ribble for the period from 2023 to 2038. As three Councils with responsibility for planning, we are required to have a local plan which sets out where we expect development to take place in our communities, including the number and types of homes we need to provide and where, how we will enable places for employment premises to come forward to create new jobs and generate income for our local economy, how we will protect and improve our natural environment, taking account of climate change, and also provide the local services our communities need to work, learn, shop and enjoy leisure time.

1.2 The Central Lancashire Local Plan (CLLP) will replace the Central Lancashire Core Strategy (2012), the Chorley Local Plan (2015), the Preston Local Plan (2015) and the South Ribble Local Plan (2015). It will include both strategic and local (development management policies) and will bring all these policies into one plan.

1.3 This Part One Preferred Options document is a consultation document setting out a preferred approach to the issues set out in Table 1. It takes into account evidence work and engagement undertaken to date. It is not the final version of the Local plan. The full draft version of the new Local Plan will be made available in the part two consultation planned for Summer 2023.



# Introduction

## Existing Plans for Chorley, South Ribble and Preston

1.4 The development plan for Central Lancashire currently includes the following development plan documents (DPDs):

- Central Lancashire Core Strategy (adopted 2012)
- Chorley Local Plan (adopted 2015)
- South Ribble Local Plan (adopted 2015)
- Preston Local Plan (adopted 2015)
- Preston City Centre Plan (adopted 2016)
- Joint Lancashire Minerals and Waste Local Plan Core Strategy (adopted 2009)
- Joint Lancashire Minerals and Waste Local Plan Site Allocation and Development Management Policies (adopted 2013)

1.5 There are three ‘made’ neighbourhood plans in Central Lancashire that form part of the development plan:

- The Penwortham Neighbourhood Plan, made in March 2017;
- Inner East Preston Neighbourhood Plan, made in April 2015; and
- The Broughton in Amounderness Neighbourhood Plan, made in October 2018

1.6 The NPPF states that policies in DPDs should be reviewed every five years to assess whether they need updating and should then be updated as necessary. Accordingly, the joint Core Strategy (prepared prior to the NPPF’s publication) now needs updating to take account of changes in national policy

and local circumstances. Moreover, the policies within the individual local plans also need to be brought up to date and made more consistent with the NPPF and national Planning Practice Guidance.

1.7 Effective and on-going joint working is integral to the production of a positively prepared and justified planning strategy; accordingly the three Central Lancashire local planning authorities consider a single joint local plan as being the most effective way to address the area’s strategic priorities and cross-boundary issues. It is intended that this joint local plan will supersede the DPDs identified above and adopted supplementary planning documents (such as the Central Lancashire Design Guide). Consequently, SPDs will no longer be a material consideration when making planning decisions. The government’s Levelling Up and Regeneration Bill proposes to replace SPDs with new supplementary plans.

## Duty to Cooperate

1.8 The government requires plan makers “to engage, constructively, actively and on an ongoing basis” with neighbouring boroughs and other prescribed public bodies in the preparation of development plan documents “so far as relating to a strategic matter”. This is known as the Duty to Co-operate. Cooperation is an ongoing process throughout the preparation of the Local Plan.

# Introduction

## Progress made so far

1.9 The public consultation on an “Issues and Options Document” took place between November 2019 and February 2020. This was a first stage of consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.10 The Issues and Options consultation document presented information on a number of topics which could affect how development takes place across Central Lancashire over the plan period. Topics discussed in the paper included housing; employment; education; retail and leisure; environment, health, and travel. The consultation also presented information on sites which had been suggested to the councils as locations for development. The Issues and Options consultation document did not set out proposed policy approaches or site allocations and this is the purpose of the Preferred Options consultation documents.

1.11 A Consultation Outcome Report was published in September 2020. This report provides details of the consultation process undertaken, and identifies the key points made against the issues set out for comment through the consultation. We received 1,616 responses to the Issues and Options Consultation, of which 1,468 were local individuals. We received 1,200 received online responses and 912 attended our drop-in events.

1.12 Key issues that you told us about are:

- The Councils need a better understanding of specific housing needs within Central Lancashire to inform how many homes go where
- To focus housing development on brownfield sites first and regenerate places using existing empty homes/buildings and bringing them back into use
- New housing sites to be in sustainable locations to discourage a reliance on cars and to be energy efficient/carbon neutral to assist in reducing the impact on climate change

# Introduction

## What is Included within This Part 1 Preferred Options Consultation Document

1.13 This Part One Preferred Options Consultation provides the opportunity to share our progress so far in preparing a draft Central Lancashire Local plan. The Draft Local Plan will be made available in Summer 2023 during the Part Two Preferred Options Consultation. It will include our proposed strategic and local (development management) policies, site allocations proposals for all land uses (including housing and employment sites discussed in this Part One consultation) and also those for uses such as open spaces and sports, playing pitches, schools, transport schemes, cemeteries and so forth.

1.14 This Part One Preferred Options includes emerging strategic policies, however, as the world around us is changing so quickly, and national policy is also expected to change in the coming months, we are seeking to consult on these areas as policy directions. They demonstrate the objective and intent of the policy theme or objective identified, whilst recognising that exact wording may change between this consultation and Part Two Preferred Options in Summer 2023.

## Table 1 Scope of the Part 1 Preferred Options Document

- **A spatial vision, strategic objectives, and sustainable growth principles - setting out the plan's ambition for our economy, our communities, and our environment (see section 2)**
- **A spatial strategy - directing where future development is located and overall spatial priorities for accommodating growth (see section 3)**
- **An overview of development needs – explaining the amount of housing and economic growth that we need to plan for (section 4)**
- **The distribution and allocation of proposed site allocations (see section 5)**
- **Development policy directions for a balanced housing market (section 6)**
- **Development policy directions for a prosperous economy (section 7)**
- **Development policy directions for healthy and inclusive communities (section 8)**
- **Development policy directions for a high-quality environment (section 9)**
- **Development policy direction for sustainable energy (section 10)**
- **The approach to infrastructure delivery (section 11)**

# Introduction

## The Roadmap to Adopting the Local Plan

1.15 This is the Part One Preferred Options Consultation, which is open until Friday 24th February 2023. Following this, responses will be analysed, reported on, and will inform the Part Two Consultation planned for Summer 2023. The next stage will be to publish a draft final version of the new Local Plan, this is called the Publication Stage and is expected to take place in Winter 2023/early 2024. This will be the final consultation before the Local Plan is submitted to the Secretary of State as a final version for consideration by their appointed Planning Inspector through a process known as Examination in Public (EIP).

1.16 The EIP will take place in a location within Central Lancashire and is expected to last a few months, simply because of the volume of information to be discussed and tested. It is expected the New Local Plan will be adopted in late Summer 2024.

1.17 The councils have published a timetable for Preparing the plan known as the Local Development Scheme, which is available on the Central Lancashire Local Plan Website.

## How you can respond to this consultation

1.18 This is your chance to have your say and influence how Central Lancashire plans for the future and to ensure we have all the places we need to live, learn, work and relax in a way that is sustainable and protects both our natural environment and the unique character of our towns and villages.

1.19 In this digital age, most people find it quick and easy to use their smart

devices. We encourage you to do the same with this consultation because it will be much easier for us to understand what you want to tell us.

You can give us your views here: <https://centrallocalplan.citizenspace.com>

You can also go to your local library to look at this consultation and to get help to respond online.



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# Introduction

1.20 We will also be holding a number of drop-in events across the three boroughs. For more information about events where you can come and talk to us, please see our webpage at <https://centrallocalplan.lancashire.gov.uk> or contact the Central Lancashire Local Plan team on 01257 515555.

## Part One Preferred Options Consultation Questions

1.21 The questions accompanying the Part One Preferred Options Consultation document can be found in Appendix One. The survey is available to complete quickly and easily online by following this link: <https://centrallocalplan.citizenspace.com/planning/part-one-preferred-options-consultation>

1.22 Alternatively, you can reply in writing by responding to the following questions in writing and send either by email to:

CentralLancashirePlan@chorley.gov.uk

Or in writing to:

Part One Preferred Options Consultation  
Central Lancashire Local Plan Team  
Civic Offices  
Union Street  
Chorley  
PR7 1AL

You can submit your response until 23.59 hours on Friday 24th February 2023.

1.23 By consenting to take part in this consultation you are giving permission for us (as data controller) or third parties acting on our behalf (as data processors) to collect and process the personal information you provide as part of the consultation or survey.

1.24 This may include personal data such as your first name, family name or surname, address, telephone numbers, date of birth, email address and IP address. It may also include sensitive personal data such as your ethnicity, religion, gender, marital status or health information.

1.25 You also consent that we may publish your responses in full or in part, but we will not publish any personally identifiable information.

For further information please visit: Privacy Notice - Chorley Council

## Call for Sites Four

1.26 We are now inviting new site submissions in Part 4 of the Call for Sites process alongside this Part 1 Preferred Options Consultation. Please see our webpage for details on this process. Previously submitted sites for same use will not be accepted. <https://centrallocalplan.citizenspace.com/planning/call-for-sites->

1.27 Before submitting a new site, the Central Lancashire Local Plan team can help with checking if the land has already been suggested to us previously. Please contact the team using the response details above.



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# Vision & Objectives

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# Vision & Objectives

## About Central Lancashire

2.1 Central Lancashire is in the heart of Lancashire within the North West Region and covers the three local authority districts of South Ribble, Chorley and Preston. It comprises an urban core surrounded by attractive scenery ranging from the Pennine foothills / West Pennine Moors in the East, to the Lancashire Plain and the Ribble and Alt Estuary in the West. The area is bounded by Fylde and West Lancashire to the West, Ribble Valley and Blackburn with Darwen to the East, Wyre to the North and Greater Manchester to the South.

2.2 The NPPF requires plans to provide a positive vision for the future of an area. It is important that this vision is founded on a good understanding of the characteristics of Central Lancashire and the key challenges, needs and opportunities facing the area. This section:

- sets out an understanding of the area – our places, local character, connectivity and health, socio-economic, economic and business characteristics
- explains the wider sub-regional context
- proposes a Spatial Vision for Central Lancashire
- outlines Strategic Objectives which explain what will need to be done to deliver the vision



# Vision & Objectives

## Local Places and Character

2.3 The Central Lancashire area is a diverse mix of urban and rural including towns, villages, and sparsely populated countryside. Some of the main landscape attractions and protected wildlife habitats in the area include the Forest of Bowland AONB, the West Pennine Moors SSSI, and the Ribble and Alt estuaries. There are also significant areas of open space and attractive public parks for sport, leisure, and recreation. Grid-iron pattern streets typify the urban areas of Preston, Chorley, and Leyland, as workers housing was built tightly around the mills and industrial complexes.

2.4 There are a wide range of types and sizes of places across Central Lancashire:

## Preston

2.5 The City of Preston is the largest settlement in the area and acts as the main commercial and retail centre, with a large and successful university (UCLAN) and student population.

2.6 North West Preston, Cottam and the City Centre are the main area identified for growth in the Preston area.

2.7 The character of Preston is typical of many of the larger provincial towns that underwent rapid expansion as a result of the Industrial Revolution from the beginning of the 19th Century. Preston has a compact urban centre (urban core) that retains much of its medieval street pattern. Other areas are characterised

by inner terraces and industry, inner and outer suburbs, industrial / business, and rural villages. Preston also has a large rural hinterland and development within these rural areas is characterised by smaller settlements including Woodplumpton, Broughton, Grimsargh, Goosnargh and Barton, and farmsteads within the open landscape.



# Vision & Objectives

## Chorley

2.8 Chorley town is the largest settlement within the borough and is a thriving market town and centre for business and other services.

2.9 The central area including Chorley town, Adlington and Coppull is characterised by industrial development, with a grid pattern of terraced housing. Growth during the 19th and 20th century resulted in a mix of building sizes, styles, and materials, and engulfed previously distinct settlements such as Euxton, Whittle-le-Woods and Clayton le Woods. These settlements offer a range local employment roles, local shops and other services such as primary schools and health facilities.

2.10 Buckshaw Village is a former strategic regional site which is nearing completion and has delivered over 4,000 new homes and a significant amount of business space, along with key infrastructure such as a new primary school, health facilities and retail.

2.11 Chorley has a number of rural settlements to the west of the borough which include Eccleston, Croston, Bretherton and Mawdesley. The western parishes are characterised by flat coastal plains and moss lands.

2.12 Chorley also has a number of rural settlements to the east of the borough which include Hoghton, Brindle, Wheelton, Withnell and Brinscall. The small industrial villages of Abbey Village and Withnell Fold are also located in the Eastern parishes.



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## South Ribble

2.13 There are a number of strategic sites and associated infrastructure in South Ribble.

2.14 Leyland is the largest settlement within South Ribble. Leyland dates back to the 10th Century when a Saxon township was set out around the parish church and along Towngate. The period between the 17th Century and the 19th Century saw the development of large rows of brick built weavers' cottages, and the inter-war years saw an expansion of the urban area of Leyland

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# Vision & Objectives

through semi-detached housing and garden suburbs. New housing estates have also been developed on former industrial land along the northern boundary of the town.

2.15 Penwortham, Walton-le-Dale, Lostock Hall, and Bamber Bridge form a fairly continuous urban area, running south from the River Ribble providing popular places to live and work.

2.16 There are a number of settlements in South Ribble which include Longton, Higher Walton, Coupe Green and Gregson Lane in South Ribble. Within South Ribble, the settlements of Penwortham, Walton-le-Dale, Bamber Bridge and Lostock Hall (including Tardy Gate) form a fairly continuous urban area on the south side of the River Ribble.



Central Lancashire Local Plan | Preferred Options - Part One Consultation

## Key Characteristics and Connections

2.17 Central Lancashire had a population of 374,103 in 2020, an increase of 5.6% since 2010. Population by Borough was:

Borough	2020 Population	2010-2020 Change
Chorley	118,870	+11.7%
Preston	144,147	+3.8%
South Ribble	111,086	+2.1%

2.18 Central Lancashire population has seen largest growth in the older 65+ age group, with an increase of 40% since 2001, equivalent to approximately 20,000 additional people. At the same time, the size of the working age (15–64) population has increased by only 7%, equivalent to 15,500 additional people. Overall, approximately 79% of Central Lancashire's workforce is economically active (December, 2020), with South Ribble having the highest proportion of people in the workforce (83.7%), and Preston the lowest (74%). Likewise, Preston has the highest unemployment rate (4.6%), and South Ribble has the lowest (2.9%). Overall, the economic impacts of Covid-19 have been somewhat lower than elsewhere in the LEP area and north west region.

# Vision & Objectives

2.19 As of 2019, there was a total of 194,000 jobs within Central Lancashire split between 19 different industries. Nearly half of these, 93,000, were found in Preston (48%), 59,000 were in South Ribble (30%), 42,000 were in Chorley (22%). In 2019 14,000 people were employed in manufacturing in Central Lancashire (7.2% of the area’s total employment), with the sector gaining 2,250 jobs between 2015-2019; mainly as a result of existing businesses expanding their workforce rather than businesses re-locating or starting up

- The construction sector also grew in jobs and business terms, with 2,250 new jobs (14.3% growth) and 335 new businesses (21.6% growth)
- The Finance sector saw the best growth overall in the office market, a 51.2% increase in jobs and a 22.4% increase in businesses, equating to 75 extra firms
- The Transportation sector also strengthened, with both the number of jobs (2,500) and the number of firms (165) in the sector increasing significantly
- Office based businesses provide 20.6% of Central Lancashire’s employment (40,000 jobs), with over half of these being in Preston



2.20 There were 13,815 VAT and PAYE registered businesses operating in Central Lancashire in 2020, 4,415 in Chorley (32%), 5,425 in Preston (39%), and 3,975 in South Ribble (29%). In the last five years, the number of businesses in the area has been gradually increasing aside from a dip in 2018.



2.21 Geographically, Central Lancashire is well placed with excellent road links. The Strategic Road Network (SRN) in the Central Lancashire area comprises the M6, M61, M65 and M55 motorways. There are also good rail links to surrounding areas, such as Liverpool and Manchester, and London. However, provision is focused north to south with east to west not being as well served. Currently the most popular choice of travel in Central Lancashire remains the car. However, the local plan aims to move Central Lancashire towards carbon neutrality within the plan period.

# Vision & Objectives

## Sub-Regional Economic Evidence

2.22 The following plans, strategies and assessments have been prepared at the Central Lancashire level:

**Strategic Economic Plan (SEP): A Growth Deal for the Arc of Prosperity**

**Lancashire Independent Economic Review 2021**

**Central Lancashire Economic Regeneration Strategy 2026**

**Central Lancashire Employment Land Study 2022**

**Lancashire 2050**

2.23 The Strategic Economic Plan (SEP) produced by the Lancashire Enterprise Partnership (LEP), sets out the growth ambitions for Lancashire for a period of 10 years. It identified programmes to be delivered during that period, including the Preston and South Ribble City Deal and provided detail on the state of the economy in the area as well as sector growth priorities for the region. The Independent Economic Review provides a more up to date look at the area of Lancashire as whole, addressing the challenges the area faces, highlighting recommendations over 14 areas to support and grow the Lancashire economy.

2.24 The Central Lancashire Economic Regeneration Strategy (2010) was prepared at the time of the current Local Plan, aligning with the objectives of delivering sustainable economic growth for the area and continuing to grow our economy, as well as delivering strategic employment sites, many of which have now been realised with some still in delivery such as Cuerden and those supporting the development of Preston City Centre.

2.25 The Central Lancashire Employment Land study provides an updated position on the need for employment land across the area. The report analyses different sector needs and growth projections, and establishes what the need is for future employment land provision in the plan.

## Functional Economic Area (FEMA)

2.26 The FEMA of Central Lancashire was defined in the Central Lancashire Employment Land Study using a mix of market evidence and commuting data (i.e. travel to work catchments and commuting flows). That analysis used factors such as 2011 Census data on commuting, LEP status, Housing Market Area data, and the position of sub-regional services and transport infrastructure. The FEMA includes the Fylde Coast local authority areas of Blackpool, Fylde and Wyre that have strong links to Preston via the M55/A583. Pennine Lancashire, Blackburn with Darwen, and Ribble Valley also fall within the economic catchment area of Preston. West Lancashire also has strong connections to South Ribble via the M6/M58, A59 and comparable routes. Chorley has a pronounced relationship with its Greater Manchester neighbours of Bolton and Wigan as a net exporter of labour.

# Vision & Objectives

2.27 Lancashire 2050 provides a strategic framework, initiated by Lancashire’s 15 councils, that sets out a shared vision and priorities. It aims to ensure that: Lancashire competes better for its share of resources and investment; public, private and voluntary sectors collaborate better; Lancashire has a strong and clear voice; and has rich, meaningful and strategic dialogue with central government.

2.28 The vision for Lancashire is a place where every single person can live their best life. The plan for achieving this vision is organised around eight priority areas:

- Economic prosperity
- Transport and infrastructure
- Environment and climate
- Housing
- Early years and education
- Employment and skills
- Health and wellbeing
- Communities and place

### Key Cross Boundary Issues

2.29 The Lancashire Independent Economic Review defines the economic geography of Lancashire as polycentric, rather than being focused on one large city. Preston still retains a position as an important centre for work for many areas of Lancashire, however travel from Chorley in particular is now moving

southwards towards Greater Manchester. Preston and South Ribble continue to have strong links and collectively play a key role in providing employment for many areas of Lancashire.

### Key Challenges

2.30 Central Lancashire and society as a whole are facing challenges we have not seen before. The impacts of Covid on our economy are still being realised, with our high streets struggling in its wake and looking to reinvent themselves and return to the thriving centres they were once again.

2.31 The impact of climate change, as well as the current energy crisis pose additional challenges, and the plan will need to look to deliver development which addresses these issues, promoting more sustainable patterns of movement throughout the plan area. The importance of protecting and enhancing our environment is at the forefront of this plan, and it will deliver on the agenda set out in the Environment Act.

2.32 The population of our area continues to see an ageing profile in South Ribble and Chorley, with Preston too showing an increase in his age group. However, there is still growth in our school age population across all areas, most significantly in Preston, with Preston also having a more defied younger demographic thanks to the continued growth and success of UCLAN. This again poses challenges for the way we plan and build new homes, provide for our health care and education needs and create sustainable communities.

# Vision & Objectives

## Vision and Objectives

2.33 Our vision sets out place-making priorities for Central Lancashire - a clear direction for the Local Plan's proposed spatial strategy, site allocations and policies. Strategic objectives expand on the vision by setting out more specific goals for the Local Plan. Together the vision and objectives provide an overall sense of purpose guiding the development and delivery of the plan's policies and proposals over the plan period, and beyond.

## What you told us

2.34 It is important that the spatial vision and strategic objectives for Central Lancashire reflect the area's strengths, ambitions, issues, and challenges. Through the Issues and Options consultation exercise respondents' comments on the vision and objectives were wide ranging and detailed, the suggested key focus for the vision was varied. This included protection of natural assets and prioritisation of climate change (especially by encouraging sustainable transport methods), a recognition of the need to grow the area's economic ambition, a drive to deliver enough homes on viable sites through a sound plan whilst considering the needs of those already living in the area and the impact increased development will have on already stretched infrastructure and services. The proposed spatial vision is central to the Local Plan, it sets out the ambition for our communities, our places, our environment, and our economy:



# Vision & Objectives

## Proposed Spatial Vision for Central Lancashire

By 2038 the Central Lancashire economy will be transformed to be stronger, greener, and cleaner. Our collective ambitions on climate change will be being delivered, demonstrating our responsibilities to addressing the climate emergency and the use of resources. Inequalities will have been reduced with the benefits of growth being shared more equally, supporting improvements to people's health, and ensuring fair access to good quality education and employment. High quality development, coordinated with infrastructure, will have maintained, and enhanced a strong and distinctive sense of place for existing and new communities. Our key environmental assets and qualities will have been protected and be playing a key role in the resilience of the area's economy and environment and in our cultural heritage. Public transport services, cycling and walking links, digital connectivity and electrified transport systems will all be playing a fundamental role in ensuring better access to good quality jobs, homes, and facilities.

## Proposed Strategic Objectives

2.35 The proposed strategic objectives outline what will need to be done to deliver the proposed vision and to address the key challenges and opportunities which have been identified. These objectives (or goals) underpin the proposed spatial strategy, site allocation proposals and planning policies included in this Preferred Options document and ongoing through work on the Local Plan.



# Vision & Objectives

Table 3: Proposed Strategic Objectives

<p><b>Strategic Objective 1</b> <b>Climate Change</b></p>	<p><b>To ensure new development is resilient to and mitigates against the effects of climate change by achieving our goal to be carbon neutral.</b></p> <p>Reducing vulnerability to flooding, promoting sustainable forms of surface water drainage, minimising natural resource and energy use, and incorporating sustainable construction and water efficiency practices.</p>
<p><b>Strategic Objective 2</b> <b>Sustainable Patterns of Development</b></p>	<p><b>To focus development at accessible and sustainable locations.</b></p> <p>Making the best use of existing land, infrastructure, facilities, and services wherever possible, and ensuring that any necessary mitigation or improvements to meet future needs are identified, appropriately funded, and brought forward in a coordinated and timely manner.</p>
<p><b>Strategic Objective 3</b> <b>Sustainable Transport</b></p>	<p><b>To ensure that the location, layout, and design of all new development reduces the need to use a car and enables more walking, cycling, and public transport use.</b></p> <p>Prioritising active travel and public transport promotes the use of sustainable modes of transport (walking, cycling and public transport) ahead of the private car, especially for shorter journeys, and supports improved accessibility and connectivity, especially east-west links.</p>
<p><b>Strategic Objective 4</b> <b>Sustainable Communities</b></p>	<p><b>To create healthy, vibrant, safe, and sustainable communities with a diverse range of housing to meet future needs.</b></p> <p>Providing a scale and mix of housing types and sizes and a variety of tenures alongside a range of family and affordable homes in a range of locations to deliver economic aspirations and local housing needs.</p>
<p><b>Strategic Objective 5</b> <b>Economic Prosperity</b></p>	<p><b>To provide a range of employment and economic growth opportunities in sustainable locations.</b></p> <p>Prioritising community wealth building, and building on the infrastructure improvements within City Deal, to supporting the growing population and attracting inward investment, promoting Central Lancashire as the economic centre for Lancashire and recognising its strategic importance within the wider Lancashire region and beyond.</p>

# Vision & Objectives

## Strategic Objective 6 Education & Skills

**To build on the existing education, training, and skills attainment at all levels.**

Supporting the provision of high-quality education facilities and training opportunities offered across the area and vocational and apprenticeship opportunities.

## Strategic Objective 7 Place Making

**To protect and enhance the rich diversity of the character and appearance of Central Lancashire’s landscape and townscape.**

Maintaining and strengthening local distinctiveness and sense of place for the many different types of settlements across the area and for new development.

## Strategic Objective 8 High Quality Development

**To create the highest quality design, which is sustainable, accessible, and safe. and supports active healthy lifestyles.**

Promoting built design form that supports inclusive and active communities (objective 11) and a strong sense of place (objective 7) through the relationship of buildings with each other and the spaces around them, and in response to the prevailing character of the area, including scale and density.

## Strategic Objective 9 Historic Environment

**To conserve, and enhance the historic environment, heritage assets (including those of local significance) and their settings.**

Conserving and creating enjoyment of the historic environment which will ensure our historic assets are sustained and enhanced, so the valuable contribution they make to the character and special interest of the area and their cultural, artistic, economic, and environmental benefits can be realised.

## Strategic Objective 10 Natural Environment

**To conserve and enhance the natural environment including designated and un-designated landscapes and biodiversity.**

Promoting a connected green and blue infrastructure network that plays a role in managing flood risk, delivers measurable net gains biodiversity gains and improves access to nature, parks, and open spaces for all.

## Strategic Objective 11 Healthy Lifestyles

**To ensure that all development makes a measurable contribution to the reduction of health inequalities, whilst improving social inclusion and equal opportunities for all.**

Promoting healthy lifestyles to maximise health and well-being to meet the needs of existing and future communities, including inclusive, active design and access to sport, leisure, recreation, and community facilities.

# Vision & Objectives

## Sustainable Development

2.36 A presumption in favour of sustainable development is set out in national planning policy (NPPF). This requires the Central Lancashire to take a positive approach to achieve net gains across each of the economic, social, and environmental objectives of sustainable development. The achievement of sustainable development is at the heart of the NPPF and a therefore provides the starting point for the spatial strategy for Central Lancashire. All plans should promote a sustainable pattern of development which should “meet the development needs of an area, align growth with infrastructure, improve the environment, mitigate climate (including by making effective use of land in urban areas) and adapt to its effects” (Para 11a NPPF).

2.37 For Central Lancashire, we have identified a series of proposed growth principles that guide where our sustainable growth will be, where we will aim to provide opportunities for housing and employment in the most accessible locations or where new transport links can be provided, and enabling equal access for all to a good standard of housing and employment. Delivery of growth must address the disparities across Central Lancashire and regenerate our most deprived areas. This will ensure we focus on prioritising delivery of development on previously developed (brownfield) land and look to maximise the potential of redundant/under-utilised buildings.

## Policy Direction 1: Sustainable Growth Principles

The Central Lancashire Authorities will direct development to promote sustainable growth across the Plan Area, promoting the regeneration of our urban areas and their Centres and addressing inequalities across Central Lancashire. This will be achieved by ensuring that:

- i) Development results in climate friendly and resilient places, ensuring that it supports and does not negatively affect the Councils ambitions towards delivering net zero carbon emissions and addressing the impacts of climate change
- ii) The distribution of development addresses needs across the plan area, to ensure that growth is in proportion to size, character and setting of the area, whilst also meeting a known need
- iii) Growth is balanced – delivering homes required in line with the employment growth expected in each council area and promoting employment and homes in close proximity to reduce commuting and encourage sustainable patterns of growth
- iv) Infrastructure needs are met – considering the level of growth an area can support and infrastructure capacity and improvements required to deliver new growth
- v) Development respects the wider environment ensuring that its impact on people, place and the economy is considered. in protecting and improving the environment and increasing biodiversity



# Spatial Strategy

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# Spatial Strategy

## Spatial Approach

3.1 Central Lancashire is of significant importance to the wider Lancashire economy given its location, access to transport links and key employers within the region making it an attractive place to live, work and invest., it is therefore important that growth in the economy continues to be focused here.

3.2 To ensure growth can be supported by the required infrastructure, it is important that it is provided in the right locations. This plan will continue with the delivery of key locations identified in the Central Lancashire Core Strategy (adopted 2012) and these will be the main focus for the initial years of the plan, following delivery of key infrastructure improvements in Preston and South Ribble as part of the City Deal. Some locations are already in the process of being developed (for example, North West Preston) however infrastructure developments are still taking place (Cottam Parkway, and the Western Distributor), enabling development to be realised in this new plan period. Growth priorities for the Central Lancashire Local Plan are therefore focused on continuing the delivery of the key strategic locations across Preston and South Ribble.

## Local Investment Priorities

3.3 Local priorities for the economy create the framework for the spatial strategy for future employment and retail locations. For Preston, the Investment Plan sets out the shared vision for Preston over the next 15 years (2020 - 2035): Preston: a dynamic, confident, and growing city that still feels like home. A city where the full potential of its people, businesses and location are realised;

open to investment that secures a sustainable future for all. A well-connected and liveable city with a wealth of talent and character, Preston is Lancashire's distinctive centre for commerce, culture, and innovation. Where sky high ambition combine powerfully with civic pride, distinctive place-making and down to earth delivery. The strategic Location in Chorley, Buckshaw Village, is now nearing completion and expected to be completed by the time of adoption, as such this does not feature in the priority locations going forward.



# Spatial Strategy

3.4 Key strategic locations which have received Planning permission and/or are allocated in the existing Local Plan will form the focus for initial delivery of housing and employment requirements in the initial stages of the plan. These strategic locations include:

- I. BAE Systems, Samlesbury - Employment
- II. Cuerden (Lancashire Central) – Employment
- III. Central Preston Strategic Location
- IV. North West Preston
- V. Cottam

3.5 In addition to the above, the Core Strategy also includes the following sites

- The Farington Strategic Location is required to be supported by an agreed masterplan as set out in the current Local Plan. The masterplan is required to show that the area to be developed can be delivered with the required infrastructure improvements identified in Policy C1 of the South Ribble Local plan being met. This site has been unsuccessful in demonstrating its ability to meet those requirements in recent applications, and is currently subject of a planning appeal, with the SoS having the final decision on whether to grant permission or not. As such this site does not feature in the proposed list of strategic locations being taken forward.
- The BAE Systems strategic site is also to be the focus of delivery for the National Cyber Force, a government backed initiative. This development is likely to provide around 5000 jobs during the plan period and will take up the remaining land in this location once completed

## Existing Allocations

3.6 There are a number of existing housing and employment allocation across Central Lancashire which are proposed to be carried forward into the Local Plan. This includes sites being built out, but which will still deliver into the plan.



## Strategic Patterns of Development

3.7 The focus for growth beyond the areas identified above is linked to delivering sustainable growth around the existing main urban area of Preston. Concentrating growth in and around urban areas helps to reduce travel demand, makes the best of existing infrastructure and maximises accessibility to services and facilities. An urban focused and compact development pattern supports a reduction in greenhouse gas emissions (as opposed to a more dispersed pattern) and supports urban regeneration.

# Spatial Strategy

3.8 In addition to the above, sustainable growth of smaller towns and villages has also been considered where this is required to meet a local need and infrastructure is available to support this growth.

## Safeguarded Land

The previous Local Plans in Central Lancashire included Safeguarded Land in both Chorley and South Ribble which is land reserved to meet future development needs beyond the 2015 plans.

Safeguarded land in South Ribble has not been required to come forward in the 2015 plan period. Furthermore, given the current supply of sites, there is no need for the Safeguarded Land to come forward in this new Local plan period.

There is uncertainty around the Pickerings Farm site, which at the point of preparing this consultation document, is subject to a pending Secretary of State decision. The Pickerings Farm site could deliver up to 1,350 homes but if it is proven this site cannot come forward then further consideration of Safeguarded Land coming forward alongside the Samlesbury/Cuerdale Growth Option, will need to take place in subsequent versions of the plan.

In Chorley the majority of these allocations have been granted planning permission upon appeal and are therefore included in the housing supply, with other remaining safeguarded sites either discounted due to constraints or proposed for allocation.

## Policy Direction 2: Spatial Approach

To achieve Central Lancashire Spatial Vision, the strategy will meet housing and development needs broadly maintaining the current urban structure of a connected grouping of towns and villages along key communication routes. Accordingly, the plan will:

- Continue to deliver growth areas of the existing local plan
- Complete the new urban extensions settlements in North West Preston, including the delivery of Cottam parkway
- During the course of the plan period, gradually rebalance the focus of housing development sites from Preston towards South Ribble and Chorley in line with infrastructure delivery
- Minimise harm to the Green Belt except in South Ribble in the event where there is justification for a garden village or new settlement.
- Avoid development in floodplains
- Maximise the growth potential of Preston City Centre by continuing its long-term regeneration delivering jobs, homes, higher education and cultural facilities and environmental enhancements
- Consider identifying a strategic area of growth linked to the Enterprise Zone and National Cyber Force at Samlesbury
- Further consider the role of Safeguarded Land and the Samlesbury/Cuerdale Growth Option
- Promote new high-quality economic sites at accessible locations, including consideration of the delivery of new strategic site in Chorley along the M65
- Propose development sites in accordance with the settlement hierarchy

# Spatial Strategy

## Green Belt

3.9 The NPPF sets out a national policy approach for Green Belts. Great importance is attached to Green Belts with the fundamental aim to prevent urban sprawl. The essential characteristics of Green Belt are openness and permanence. Inappropriate development is, by definition, harmful to the Green Belt and is not to be supported in the NPPF except in very special circumstances. The construction of new buildings within the Green Belt should be regarded as inappropriate, unless it is for one of the exceptions listed within the National Planning Policy Framework.

### Policy Direction 3: Green Belt

Proposals for development within the Green Belt will be determined in accordance with national policy and guidance. The extent of Green Belt will be delineated on the policies map.

## Rural Areas and Countryside

3.10 To create a sustainable pattern of development the Local Plan aims to concentrate development in settlements and minimise development in the countryside (policy direction 4.1). Appropriate development will be supported where proposals are consistent with other local plan policies. The plan also proposes to protect landscape settings that make a particularly important contribution to settlement character through policy direction 4.2. The identity of these settlements is directly related to their setting within the landscape. Policy direction 4.3 will protect 'above ordinary' valued landscape characteristics. The

five LCAs identified have a high landscape quality worthy of protection and enhancement. Additionally, the 'settlement gap' between Preston and Grimsargh will be designated as an Area of Separation (AoS) to prevent coalescence (policy direction 4.4) and preference will be given to developing best and most versatile agricultural land (4.5).

### Policy Direction 4: Development in the Countryside

1. Development not in Green Belt but outside the built extent of the settlements listed in the hierarchy will be restricted to:
  - a) Rural exception housing in accordance with a Local Plan Policy;
  - b) Essential rural worker housing in accordance with a Local Plan Policy;
  - c) Re-use of redundant or disused buildings in accordance with a Local Plan Policy
  - d) Enabling development to secure the future conservation of a heritage asset in accordance with a Local Plan Policy;
  - e) Single plot housing with an 'exceptional' quality of design (as defined and determined by national planning policy);
  - f) Subdivision of existing residential buildings;
  - g) New buildings to support the continuation, formation, diversification, or expansion of rural, agricultural, forestry, or land-based businesses (including small scale rural office development and live-work accommodation) in accordance with a Local Plan Policy;

# Spatial Strategy

- h) Rural tourism and leisure developments in accordance with a Local Plan Policy;
- i) Local community uses where there are no suitable sites available within a settlement: Shops, halls, schools, nurseries, libraries, health centres and/or electric vehicle charging stations where adjacent or physically well-related to an existing settlement (in accordance with a Local Plan Policy);
- j) Outdoor sport or recreation facilities in accordance with a Local Plan Policy;
- k) Cemeteries and burial grounds in accordance with a Local Plan Policy;
- l) Allotments in accordance with a Local Plan Policy;
- m) Mineral extraction and engineering operations in accordance with Lancashire minerals policies and a Local Plan Policy;
- n) Local transport, utility, telecommunications, flood management, and sewage treatment infrastructure in accordance with a Local Plan Policy;
- o) Renewable energy projects in accordance with national planning policy and a Local Plan Policy.

2. Proposals for development located within the landscape surrounding these settlements will also be determined against a specific settlement character policy:

- Abbey Village
- Brindle
- Brinscall/Withnell
- Coupe Green
- Gib Lane
- Goosnargh/Whittingham
- Gregson Lane

- Higher Walton
- Higher Wheelton Hoghton Knowley/Little Knowley
- Mawdesley
- Walton-le-Dale
- Wheelton
- Withnell Fold
- Woodplumpton

3. Proposals for development located within these Landscape Character Areas (LCAs) will also be determined against a specific landscape character policy:

2a: West Pennine Moors

4j: West Pennine Fringes

9a: Rivington

11a: Lower Ribble Valley

18a: Ribble Marshes

\* LCAs will be delineated and referenced on the policies map.

4. Proposals for development within the Preston/Grimsargh AoS that materially weaken or diminish the current extent or openness of the settlement gap will be deemed inappropriate and refused. The AoS will be delineated on the policies map.

5. Where development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be proposed (Grades 3b, 4, and 5 of the Agricultural Land Classification). Applicants proposing to develop best and most versatile agricultural land (Grades 1, 2, 3a) must demonstrate that the benefits of development outweigh the loss.

# Spatial Strategy

## Longer Term Growth Beyond This Local Plan

The proposed Spatial Approach focuses future growth in the plan period to 2038 at existing Strategic Locations. Work to date has established that existing sites and allocations are sufficient to meet the area's development needs.

The NPPF requires that strategic policies (which set out the overall strategy) in Local Plans should look ahead over a minimum 15-year period from adoption. If larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery

The Central Lancashire authorities consider that it is important to start exploring potential options for accommodating growth in the next Local Plan period but also taking advantage of opportunities presented for this emerging plan period. There is the potential for an area of growth based around the A59 leading from Junction 31 of the M6 to the Enterprise Zone and National Cyber Force at Samesbury. The Government has recently confirmed the delivery of a Cyber Hub North in this locality.

There is the potential for this locality to provide sector leading economic growth opportunities and creating new associated communities. This opportunity could not only contribute beyond this plan period but also has the ability to come forward sooner if justified and needed.

Within this growth area a new sustainable independent settlement or Garden Village could be an option to accommodate future housing and economic needs. It is anticipated that a new settlement could contribute to housing and economic growth during the emerging plan period but also would provide supply way beyond too. It could also provide the opportunity to meet other strategic needs in the Central Lancashire area such as for health and other services.

We know that the completion of a high-quality new settlement is a significant undertaking which will take a number of decades to plan for and complete. Through the preparation of this Local Plan and future ones we will need to consider issues such as infrastructure requirements, viability considerations and delivery mechanisms through the plan-making process.

The development of a new settlement within Central Lancashire could help to ensure that we can provide certainty to our communities and the development industry about how we intend Central Lancashire to grow in the long term. The A59 / Samesbury growth potential is also significant for South Ribble as an option for meeting its housing needs for this emerging plan. South Ribble has been part of the City Deal jointly with Preston City Council and Lancashire County Council. Through the City Deal some large sites have come forward however others have proved more difficult which leads their viability and deliverability in question.

# Spatial Strategy

The A59 / Samlesbury growth potential is also significant for South Ribble as an option for meeting its housing needs for this emerging plan. South Ribble has been part of the City Deal jointly with Preston City Council and Lancashire County Council. Through the City Deal some large sites have come forward however others have proved more difficult which leads their viability and deliverability in question.

Within the current South Ribble Local Plan 2015 there is a site identified at Pickering’s Farm to accommodate around 1,350 homes. The site is contingent on the delivery of the remaining section of the Cross Borough Link Road. More recently a planning application has been considered by South Ribble but rejected largely due to the lack of a workable access strategy and no certainty of the delivery of the full stretch of the Cross Borough Link Road. At the time of this document being written an Inquiry had been held in August 2022 and a decision from the Secretary of State is awaited.

Given the current position on Pickering’s Farm there is doubt about the site coming forward, its deliverability and therefore ability to provide the Cross Borough Link Road. Consequently, there is risk around the site’s ability to contribute to South Ribble meeting its housing needs. Given this there is the potential for the A59 growth corridor, including the delivery of a Garden Village to provide an option to meet these needs as well as its ability to provide an area for longer term economic growth for Central Lancashire.

This area will have furthermore detailed consideration in the next stage of the Local Plan production. Key considerations will be its impact both positive and negative on the surrounding area including Preston. It will also need to be considered in the context of where South Ribble’ housing supply position is with regard to Pickerings Farm contribution and also whether it provides a better opportunity than any safeguarded sites within South Ribble. Equally, given that there is a current planning application for part of the site it may be justified in its own right whilst noting that application will need to satisfy a “very special circumstances” Green Belt test.



# Spatial Strategy

## Policy Direction 5: Longer-Term Large-Scale Development Options

To sustainably deliver future growth, any new settlement or large scale development proposals should meet the following objectives:

- **Sustainable Size and Location:** Be of a scale and size that meets the day to-day needs of new residents within the settlement and provides direct and convenient sustainable transport to higher order services and employment in nearby places
- **Future-proofed:** supporting radical reductions in greenhouse gas emissions and renewable energy generation, addressing the impacts of climate change, including flooding risk and water availability, and responding to changing demographics.
- **Infrastructure-led:** delivering infrastructure at appropriate stages, with phasing, delivery mechanisms, future maintenance and stewardship all considered from the outset.
- **High quality design and place-making:** creating a place with a local identity, with well-connected and distinctive neighbourhoods and an attractive and functioning centre and public realm
- **A mix of uses:** Supporting and including on-site employment, education, local shops and services, health, recreation, and community facilities
- **Housing offer:** providing a range of high quality and distinctive housing types, sizes, and tenures suitable for all types of occupiers, at all stages of their lives

- **Sustainable Transport:** embracing technological innovations, integrating into, and enhancing the local public transport network, maximising walking, and cycling and reducing car dependency.
- **Health Lifestyles:** providing choices and chances for all to live a healthy life, including with the provision of leisure and recreation facilities and a broad range of open space
- **Green and Blue Infrastructure:** integrating a network of green and blue spaces, conserving, and enhancing biodiversity, creating a distinctive character with durable landscapes, and embedding resilience

The exact location of a new settlement and/or any large scale alternative development option should be considered through the plan-making process, as part of a subsequent review of the Local Plan. A further site has been proposed in South Ribble for which a planning application has been submitted. This is the Cuerdale Garden Village development which is a proposal for mixed use housing and Employment. This site is currently undetermined. The site has been submitted to the Local Plan, however the area proposed for development encompasses the entire area proposed and therefore covers a larger area than the application site. The Cuerdale site provides an opportunity for a large scale mixed use housing and employment site which would meet the longer-term housing needs of Central Lancashire and could provide a regional significant site for development on a par with Buckshaw village.

# Spatial Strategy

- Would the Curedale Garden Village proposal provide a suitable approach to accommodating growth beyond 2038?
- Are there other new settlement options that could sustainably deliver future growth and be capable of being delivered?

## Spatial Development Priorities

The previous policy directions in the Spatial Strategy address the Local Plan's overall approach to the broad location of growth. The following proposed spatial development priorities aim to shape how development will take place and identify what is important as to the way in which development takes place. Collectively these priorities set requirements that all proposed site allocations and different land uses should contribute to. In turn these will influence specific policy requirements for proposed site allocations and for future masterplans.

### Spatial Priority 1: Network of Settlements

An integral part of the Spatial Strategy is to ensure that growth is distributed to the area's most sustainable locations, avoiding a disproportionate level of growth in less sustainable settlements, whilst also recognising that very limited growth in less sustainable areas may be appropriate in limited circumstances. The settlement hierarchy also helps to maintain and enhance the natural and historic environment and local distinctiveness, retaining and reinforcing the current settlement pattern. It reflects the different roles and character of different areas and promotes the vitality of main urban areas.

## Policy Direction 6: Settlement Network and Hierarchy

Growth and investment will be distributed across Central Lancashire in line with the settlement hierarchy.

The Preston Main Urban Area (Tier 1) will be the prime focus for growth and investment with significant growth and investment also being directed to South Ribble and Chorley Main Urban Areas (Tier 2).

Moderate growth and investment will be directed to settlements in Tiers 3 and 4 to help meet housing and employment needs.

Smaller levels of growth and investment will be directed to settlements in Tier 5 to help meet housing and employment needs if insufficient land is available in Tiers 1-4.

Housing and employment needs will also be met through the redevelopment of previously developed sites in the Green Belt. The release of other areas of Green Belt will only be considered if there is insufficient land available in the above locations to meet housing and employment needs and if exceptional circumstances can be justified.

# Spatial Strategy

Table 1: Settlement Hierarchy

<b>Tier 1 Preston Main Urban Area</b>			
a) City Centre, including land within and adjoining:			
i. Stoneygate	ii. Station Quarter	iii. Harris Quarter	iv. University of Central Lancashire (main campus)
b) Inner Urban Neighbourhoods			
c) Northern Preston, including land within or adjacent to:			
i. Cottam	ii. North West Preston	iii. West Preston	
<b>Tier 2 South Ribble and Chorley Main Urban Areas</b>			
Land within or adjacent to Leyland - Chorley - Farington - Farington Moss - Midge Hall - Moss Side Penwortham - Lostock Hall - Bamber Bridge - Walton-le-Dale			
<b>Tier 3 District Centres</b>			
Land within or adjacent to:			
a) Adlington b) Euxton c) Longridge d) Longton e) Clayton Brook/Green f) Whittle-le-Woods g) Buckshaw Village h) Clayton-le-Woods i) Coppull			
<b>Tier 4 Local and Rural Centres</b>			
Land within or adjacent to:			
a) Higher Walton b) New Longton -c) Walmer Bridge d) Croston e) Eccleston f) Hutton g) Broughton h) Grimsargh			
<b>Tier 5 Smaller Rural Villages and Hamlets</b>			
Land within or adjacent to:			
a) Coupe Green b) Much Hoole c) Mellor Brook d) Barton e) Goosnargh f) Lea Town g) Woodplumpton h) Abbey Village i) Bretherton j) Brindle k) Charnock Richard l) Gib Lane m) Higher Wheelton n) Hoghton o) Brinscall/Withnell p) Gregson Lane q) Mawdesley r) Wheelton			

# Spatial Strategy

## Spatial Priority 2: Vibrant Centres

Town centres play an important role in serving local communities and form an important part of Central Lancashire's identity and character. Recent societal changes such as internet shopping and access to services as well the impact of Covid and the rise of the cafe culture mean that our town, village, and other centres increasingly have become places to meet and socialise. Vibrant and prosperous town centres are essential to the local economy; offering a base for businesses and jobs and attracting growth and investment into the wider area.

Town centre uses (whether community, cultural, retail, leisure, financial and professional, visitor facilities etc) are best located where they can be accessed by a wide range of people and transport modes such as by public transport, walking and cycling. Town centre uses are defined in the NPPF and includes those uses generally falling into the commercial, business and service sector (Class E) but also includes cinemas, bars, nightclubs, bingo halls, casino's, theatres, museums and galleries.

## The Central Lancashire retail hierarchy comprises:

### Preston City Centre

Role and function: As a sub-regional centre with an important comparison goods and food stores role, it will be the sequentially preferred location in Central Lancashire for development and investment in Class E(a) Shops use, service uses, leisure, cultural and tourist and other main town centre uses including offices and complementary evening and night-time uses, whilst the Preston Markets will be protected and maintained as heritage assets.

The city centre should accommodate a wide mix and diversity of uses and scales of development to meet a variety of needs as set out in the Preston City Investment Plan 2020-2035<sup>1</sup>.

### Chorley Town Centre and Leyland Town Centre

Role and function: These town centres will be the sequentially preferred locations within Chorley and South Ribble for development and investment in Class E(a) Shops use, including food stores, service uses, leisure, community uses, cultural and tourist and other main town centre uses including offices and complementary evening and night-time uses.

The Primary Retail Area is the preferred location for Class E(a) Shops within these town centres. The markets within these town centres will be protected, and where possible, enhanced, as locally distinctive retail destinations to serve Chorley and Leyland.

<sup>1</sup> Preston's City Investment Plan (2020 - 2035) - Invest Preston (investprestoncity.com)

# Spatial Strategy



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# Spatial Strategy

## District Centres:

Role and function: District Centres will be the primary focus outside the city centre and the town centres, for development and investment in shops, services, community uses, small scale leisure, small scale evening and night-time uses, employment opportunities and live-work units. A mix of uses will be supported which meet the needs of their local communities.

## Local Centres:

Role and function: Local Centres will be the focus for a mix of small-scale shops and services to serve the everyday needs of their local communities. Small scale offices and evening and night-time uses will be appropriate in Local Centres, subject to protecting residential amenity, the operational requirements of centre occupiers and highway safety. Proposals must not prejudice the role and function of Local Centres.

## Neighbourhood Parades:

Neighbourhood parades do not form part of the retail hierarchy as they do not necessarily contain shops and are not sequentially preferable locations for retail and other main town centre uses. However, they can provide a cluster of small-scale shops, services, local health care facilities (e.g. GP Practice, dental practice, optician, chiropractor, physiotherapy practice, care in the community) and community hubs (including places to meet) within rural areas.

## Policy Direction 7 : Vibrant Centres

- Support will be given to maintaining and enhancing the vitality and viability of the retail hierarchy of defined Town Centres.
- Class E uses, other main town centre uses and live-work units will be supported within the preferred locations of the hierarchy of centres, to provide a sustainable distribution of accessible retail, leisure, service uses, cultural / tourism development, community uses and employment opportunities.
- Development at these locations must protect or enhance the vitality and viability of these centres, as measured by the indicators of centre health set out in national Planning Practice Guidance<sup>2</sup>
- Office and residential use will be appropriate at upper floors at the centres, subject to protecting residential amenity, the operational requirements of centre occupiers and highway safety.
- Proposals must not prejudice the role and function of the centres below, which is a particularly important consideration for the District Centres and the Local Centres, which contain a smaller number of units and less floorspace than Preston City Centre and the Town Centres

<sup>2</sup> Planning Practice Guidance, Town centres and retail, Ref ID: 2b-006-20190722, <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres>

# Spatial Strategy

## Spatial Priority 3: Climate Friendly & Resilient Places

In 2019, all three Central Lancashire Councils declared a climate emergency, and each made a pledge to make their borough net zero by 2030. Each Council has published a strategy setting out how this will be achieved.

The greatest long-term threat to our society is climate change and tackling it is a key Government priority for the planning system. National policy makes it clear that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Reducing greenhouse gas emissions, including carbon dioxide (CO<sub>2</sub>), is key to limiting the impacts of climate change, and action will need to take place at the global, national, and local levels to achieve this. At a local level, the Central Lancashire Local Plan can ensure that new developments are designed to produce fewer greenhouse gas emissions and to improve sustainability and effectively tackle the causes of climate change.

Appropriate measures are required to ensure the future resilience of communities and infrastructure to climate change impacts. Many parts of Central Lancashire will be extremely vulnerable to the effects of climate change, as we have seen dried landscapes and water shortages during the 10 warmest years on record since 2002, as well as seeing significant flood events and storms, which includes 10 named storms that have occurred in 2018 alone.

Climate change is a cross cutting theme throughout the Central Lancashire Local Plan. Planning is not just concerned with buildings themselves but place making and as such has the potential to be a powerful tool in the response to the climate emergency. Green and blue infrastructure, promoting walking, cycling and public transport and providing a positive strategy for the supply of renewable and low carbon energy can significantly contribute towards adapting to climate change and will help to deliver multiple other social, economic, and environmental benefits. Many of the policy directions set out in this document will make an important contribution to tackling climate change.

Achieving net zero status cuts across all elements of place making, not just through how homes and buildings are designed and constructed, but also by ensuring new development is in places where it is or can be well served by low carbon transport links like public transport, cycling and walking as well as renewable and low carbon energy. Green infrastructure also has a role to play, supporting fauna and flora to enhance biodiversity and offering opportunities to capture any remaining emissions as well as helping our communities adapt to our changing climate.

# Spatial Strategy



## Policy Direction 8: Climate Change

- To achieve the collective goal of the Councils being net zero by 2030, all new development will be required to contribute to mitigating and adapting to climate change.
- Planning applications must be accompanied by an Energy Statement demonstrating how carbon emission savings have been maximised and Building Regulation requirements exceeded.
- All planning applications for major new development (10 or more dwellings or 1,000m<sup>2</sup> or more non-residential floorspace must also be accompanied by a nationally recognised Whole-Life Cycle Assessment, proportionate to the scale of the development, demonstrating that whole life cycle carbon savings have been maximised.
- From 1st January 2030 onwards new development resulting in the creation of 1 or more dwellings or 500m<sup>2</sup> or more non-residential floorspace must be net zero. If this cannot be fully achieved on site, the carbon shortfall should be provided either through a cash contribution to a carbon offset fund or off-site, provided that an alternative proposal is identified and agreed by the Council.

# Spatial Strategy

## Spatial Priority 4: High Quality Places

How well we plan, design, and create new places and regenerate existing ones will help or hinder work to tackle a wide range of issues, including health inequalities, physical activity levels, climate change, and the decline in local high streets and economies.

The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. The NPPF is clear that good design is a key aspect of sustainable development which helps to create better places in which to live and work. National policy requires plans to be clear about design expectations, and how these will be tested, with effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Successful place-making relies on a range of different factors coming together to create places that are attractive, vibrant, and safe. All new development should be of high-quality design which responds positively to the special character and local distinctiveness of the area. In order to achieve this, all new development should seek to reflect national and local policies and guidance which promotes high quality design including Neighbourhood Plans, Conservation Area Appraisals and Village Design Statements.

## Policy Direction 9: High Quality Places

Development should create beautiful and distinctive buildings and places with a high-quality standard of design and a suitable degree of variety

- Proposals for development should reflect the defining characteristics and special qualities of nearby buildings and places and be consistent with the principles set out in National Design Guidance

Development should

- Exhibit good architecture and urban design (form, function, and detailing) that is sympathetic to local townscape, context, and landscape, including its character, history, and setting
- Utilise modern methods of construction and durable and sustainable building materials with a low level of embodied carbon.

Applicants proposing to develop 'strategic sites' will be required to provide a masterplan, parameter plans, and a design code in support of their application; preferably at outline stage.

# Spatial Strategy

## Spatial Priority 5: 20-minute neighbourhoods

20-minute neighbourhoods are places that are designed so residents can meet their day-to-day needs within a 20 minute walk of their home; through access to safe walking and cycling routes, or by public transport. This concept centred on 'complete, compact and connected' places provides many benefits including boosting local economies, improving people's health and wellbeing, increasing social connections in communities, cleaner air and tackling climate change.

The 20-minute neighbourhood is about creating attractive, interesting, safe, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home to the destinations that they visit and the services they need to use day to day – shopping, school, community and healthcare facilities, places of work, green spaces, and more. These places need to be easily accessible on foot, by cycle or by public transport – and accessible to everyone, whatever their budget or physical ability, without having to use a car. The 20-minute neighbourhood idea is also about strengthening local economies by keeping jobs and money local and facilitating local food production to create jobs and supply affordable healthy food for all; about empowering communities to have a direct say in how their neighbourhoods change; and about doing all this in ways that create places that meet the needs of the least healthy and the least well-off.

Residential proposals in the main urban areas of Central Lancashire, at residential-led strategic sites and within centres in the Central Lancashire retail hierarchy, should be informed by the principles of 20 minute neighbourhoods. Further consideration will be given the development thresholds. It is acknowledged that in rural locations it will be more difficult for residential development to meet the principles of 20 minute neighbourhoods and the Ten Principles of Active Design<sup>3</sup> within an 800 metre walking distance from the boundary of the development site. However, residential development in rural locations should demonstrate the consideration given to optimising the connection of the development to the infrastructure, destinations and facilities identified in criteria a-f on the following page.

<sup>3</sup> Active Design: Planning for health and well-being through sport and physical activity, October 2015): [https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/spe003-active-design-published-october-2015-high-quality-for-web-2.pdf?VersionId=uCz\\_r6UyApzAZIaiEVaNt69DAaOCrmkIQ](https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/spe003-active-design-published-october-2015-high-quality-for-web-2.pdf?VersionId=uCz_r6UyApzAZIaiEVaNt69DAaOCrmkIQ)

# Spatial Strategy



## Policy Direction 10: 20-Minute Neighbourhoods

New residential development should fulfil the principles of 20 minute neighbourhoods and demonstrate how it helps to retrofit, create, or sustain active, healthy, inclusive, safe, and sustainable communities by providing:

- Sustainable transport and active travel connections – accessibility to public transport networks, hubs and facilities and safe, convenient, and attractive active travel routes;
- Employment, training, and education opportunities - Proximity of, integration with or sustainable travel options to employment land allocations; existing employment areas identified in the current Central Lancashire Employment Land Study; centres in the Central Lancashire retail hierarchy; and education facilities;
- City Centre, town centres, district centres and local centres - Proximity of and sustainable travel options to centres within the Central Lancashire retail hierarchy;
- Health and social care – accessibility to primary care networks and to Integrated Care Systems;
- Childcare, community venues, parks, and early years provision - Proximity of, integration with or sustainable travel options to nurseries, community venues and early years facilities; and
- Spaces and places for active lives - Green and blue infrastructure, public realm, sport, and recreation facilities.



# Development Needs

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# Development Needs

4.1 Central Lancashire needs to grow to ensure that the needs of existing and future communities and businesses can be met within our area. Failing to grow is likely to mean younger residents being forced to leave the area to find an affordable home and the area becoming less inclusive and economically competitive. In order to ensure that the Local Plan supports the delivery of the right number of homes and jobs that our communities need, the following studies have been prepared:

- A Housing Study for Central Lancashire in accordance with the National Planning Policy Framework (NPPF, 2021) and relevant Planning Practice Guidance (PPG), which sets out how the minimum number of homes needed in an area over the plan period should be calculated.
- The Central Lancashire Gypsy, Traveller and Travelling Showperson Accommodation Assessment 2022 (GTAA) provides the latest available evidence to identify the accommodation needs of Gypsies and Travellers and Travelling Showpeople across the Central Lancashire.
- An Employment Land Study for the Central Lancashire sub-region and the component local authority areas of Preston, Chorley and South Ribble. to provide an up to date and proportionate 'Update' of the Central Lancashire Employment Land Study, produced in 2017.

## The Housing Requirement for Central Lancashire for the new Local Plan Period

4.2 Central Lancashire is a self-contained functional Housing Market Area (HMA) and this has been confirmed by the Housing Study, based on recent data and current criteria. The area is seeking to solely meet its housing requirement over the plan period. The starting point in assessing housing needs is the Government's Standard Method. This is used to calculate a minimum annual Local Housing Need (LHN) figure for an area.

### Table x5

The Housing Study establishes a minimum Local Housing Need figure of 988 dwellings per annum (p.a.) for Central Lancashire, which comprises of:

- 542 dwellings p.a. for Chorley
- 265 dwellings p.a for Preston, and
- 181 dwellings p.a. for South Ribble

4.3 Historic delivery during the Core strategy plan period saw an average of 1,512 homes a year (March 2012-March 2020) delivering 12,103 homes to date, demonstrating a successful track history in housing delivery for the area. The majority of delivery to date (41%) has taken place in Chorley due to Buckshaw Village, with delivery here coming forward quicker than expected. In the first 5 years Chorley delivered 47% of total completions, with Preston at 29% and South Ribble at 24%.

# Development Needs

More recent years have seen the focus of housing delivery shift away from Chorley, as Buckshaw has been built out, towards Preston where recent infrastructure improvements have led to significant increased completions over the past 3 years, with Preston delivering around 46% of housing, Chorley 34% and South Ribble 21%. This pattern reflects the expected delivery of housing for Preston, with South Ribble completions just starting to pick up towards the expect annual requirement of 417. This increase in delivery is a direct result of the investment in infrastructure through the City Deal.

Due to delays in delivery of this infrastructure, sites have taken longer than expected to come forward and resulted in low delivery for Preston and South Ribble in the early part of the Core Strategy period, as such this growth is now projected to feature as a significant contributor to housing delivery over the next 10 years.

4.4 Different population projections and trends, employment forecasts and commuting ratios for Central Lancashire have then been considered to assess the appropriateness of the LHN figure. National policy and guidance requires Councils take into account previous delivery, market trends and signals when assessing housing need as discussed above. This indicates that simply adopting the collective standard method requirement of 988 would not pass the tests of soundness required to adopt a new Local Plan, especially given the City Deal agreement that Preston and South Ribble are partners of.

The preferred housing need option for Central Lancashire is an Employment-led scenario - a total of 1,334 dwellings per annum.

4.5 The housing need presented in the Employment-led scenario is higher than the LHN baseline scenario of 988 d.p.a but is better aligned with the past completion trends and forecast levels of employment growth. As such it accords with appropriate circumstances set out in PPG for justifying an alternative assessment of housing need. This Employment-led exercise:

- assumes that future jobs growth is provided for under a 1:1 commutator ratio i.e., for every new job created in a district there is a worker available to fill it. In practice, this assumes that each Central Lancashire authority provides sufficient growth in the resident labour force (adjusted for unemployment rates) so an increase in the number of jobs is matched on a 1:1 basis by the increase in resident workers in each constituent area. This is considered more consistent with the PPG and the underlying objectives of the calculation of the Standard Method, which includes in the justification for its affordability adjustment increasing opportunities for people to live near where they work (Ref. 2a-006-20190220).
- Whilst the overall need identified under this scenario is slightly lower than recent dwelling completion rates, it more closely aligns with average recent completions figures than any of the other tested scenarios.
- It also closely aligns with the existing Core Strategy requirement for each authority that was previously tested and found sound at examination, as well as the forecast average annual total deliverable supply across the three authorities of 1,614 dwellings per annum over the next five years (as at 31st March 2021).

# Development Needs



### The Proposed Number of Homes for Delivery in Preston, Chorley and South Ribble

4.6 The supply of homes are detailed in the site allocations schedules and a trajectory of this supply will be published in Part Two Preferred Options Consultation. The sites are an amalgamation of existing allocations carried forward as build out of these sites has begun, as well as additional sites brought forward following an extensive call for sites exercise.

### Policy Direction 11: Scale of Housing Growth

The Central Lancashire Authorities will deliver a minimum of 20,010 net additional dwellings over the period 2023-2038, with an annual average of 1,334. Suitable land above this requirement will also be allocated to provide an adequate buffer for flexibility, choice, and competition and to ensure there is land available into the next plan period to meet future housing need.

This requirement is distributed across the three councils. Each local authority will monitor delivery rates within their area annually in accordance with a published trajectory to ensure delivery rates are maintained. Any shortfall or surplus will be distributed over the remainder of the full plan period when calculating five-year supply through review of this policy.

A range of site sizes and locations will be provided in line with Housing Allocation policies. The new homes will be of a suitable mix of types and tenures, of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution which enables people to reduce the need to travel when taking advantage of our key assets.

A review of this housing policy will be undertaken jointly by the three Authorities no less than every five years in order to ensure it is up-to-date and meets the requirements of national policy.

# Development Needs

## Housing Requirements in Central Lancashire

### Policy Direction 12 Indicative Distribution of Housing Requirements

Authority	Annual Housing Requirement 2023-2027	Annual Housing Requirement 2028-2032	Annual Housing Requirement 2033-2038
<b>Preston</b>	600	500	400
<b>South Ribble</b>	400	450	500
<b>Chorley</b>	334	384	434
<b>Total</b>	1,334	1,334	1,334

### Gypsy, Traveller and Travelling Showperson Needs

4.7 The Central Lancashire Gypsy, Traveller and Travelling Showperson Accommodation Assessment 2022 (GTAA) provides the latest position on needs for this community across Central Lancashire.

4.8 Government policy encourages authorities to meet the needs of all Gypsies and Travellers. The Planning Policy for Traveller Sites (PPTS) is used to plan for the accommodation needs of those Gypsies and Travellers who continue to lead a nomadic habit of life, even if they are temporarily not travelling. National Policy sets out the process used for the planning of the accommodation needs of those Gypsies and Travellers that no longer lead a nomadic habit of life. In both respects national policy requires need to be assessed and then a five-year supply of sites to meet that need to be identified as part of the Local Plan.

4.9 The GTAA identified need has been assessed over a short-term period: 2021/22 to 2025/26 and longer-term period: 2026/27 to 2035/36.

4.10 The non PPTS need is based on an assumption of need for families in bricks and mortar accommodation in the area wishing to move to a pitch, however there is currently no known communities in bricks and mortar in Chorley and South Ribble, but there is an identified need in Preston.

# Development Needs

## Policy Direction 13: Gypsy, Traveller and Travelling Showperson Needs

- Over the plan period 2021/22 to 2035/36, there is an overall need for 44 pitches of which 42 is PPTS need and 2 is non-PPTS need. This is split to 10 Pitches in Chorley and 32 in Preston.
- Over the five year period 2021/22 to 2025/26, there is an overall need for 34 of which 32 is PPTS need and 2 is non-PPTS need. This is split to 10 Pitches in Chorley and 24 in Preston
- A potential supply of up to 34 additional pitches has been identified. This would be sufficient to address the 5-year need for both PPTS and non-PPTS need.
- In the longer-term, there would remain an overall cultural shortfall of 10 pitches but all PPTS need would be met. The GTAA study recommends that this is met through additional pitch development in the longer-term. Additional pitches could be identified through engagement with private site owners to consider new site applications and considering the regularisation of unauthorised and temporary authorised sites.

## Employment Growth Needs

4.11 The Employment Land Study has included a wide-ranging look at the factors affecting Central Lancashire's economy and the future need for land and property within the sub region. It provides a partial update to the 2016 Central Lancashire Employment Land Study and 2019 OAN Update.

4.12 The study has been undertaken in line with both the revised National Planning Policy Framework (2021) and relevant Planning Practice Guidance

which states that the assessment of future land needs should be determined by looking at both past trends, including historic land take-up, and future forecasting methods, including future employment/population change.

4.13 The timing of the study was to also pick up on the impact of Covid-19 on the land and property market so far and what the longer-term impacts may be. The study: provides an updated high-level understanding of the local/sub-regional property; updates the Functional Economic Market Area Analysis; undertakes a high-level review of the Central Lancashire employment land supply; uses econometric forecasts to project likely jobs growth in different industry sectors; and provides updated employment land forecasting, including modelling of jobs growth.

## Employment Land Take-Up

4.14 The method applied in the Employment Land Study Update brings together all the forecasts and compares them with historic trends through sensitivity testing. The study utilised data prepared by the LEP through their Econometric model (summer 2021), produced by Cambridge Econometrics and has also fed into our work on housing need. This model provides a forecast of jobs growth by sector for each of the districts over the plan period.

4.15 This latest forecast accounts for changes since 2019, particularly the implications of Brexit as they are presently understood and the projected long-term impacts of the Covid-19 Pandemic on the local economy.

# Development Needs

4.16 Forecasted jobs figures are then translated into land requirements using a formula based on a job to floorspace density, which in turn can be translated into the projected land need.

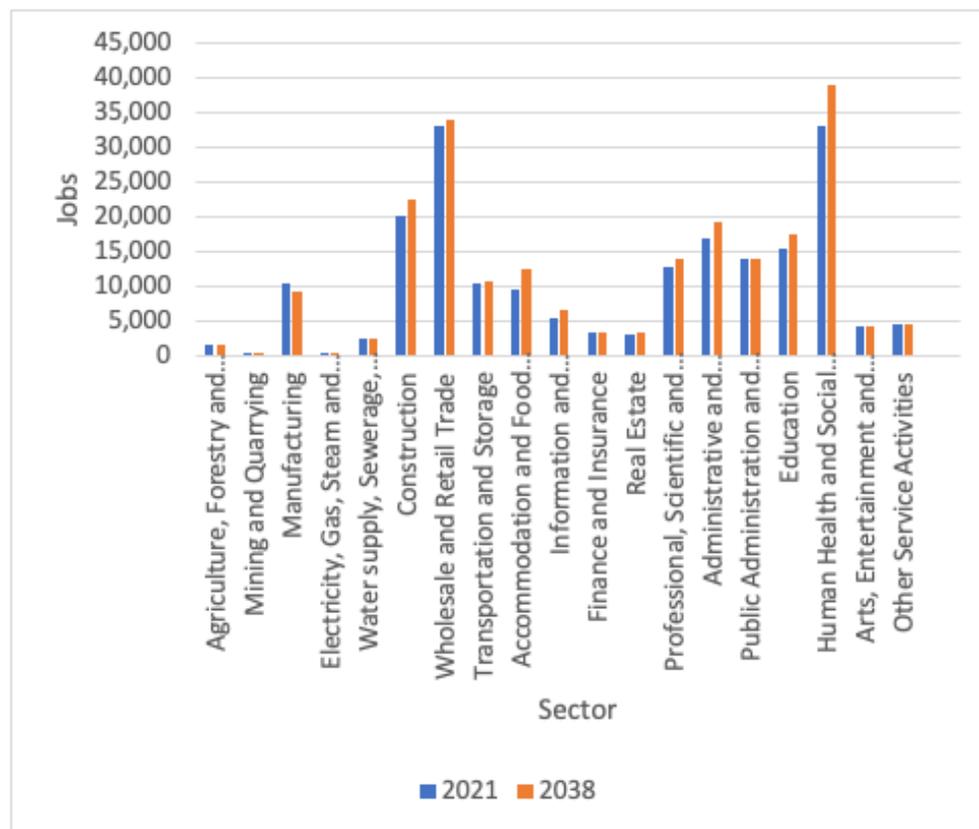
## Growth Sectors

4.17 Overall, in Central Lancashire, it is projected that:

- the largest employment growth sectors will be in Health (+5,901 jobs), Accommodation and food services (+2,983) Administrative and support services (+2,273), Construction (+2,146), and Education (+2,055).
- Of these, the growth in Accommodation and food services is perhaps most surprising given the difficulties this sector experienced during the Lockdowns associated with the Covid-19 Pandemic in 2020-2021. Cambridge clearly believe this sector will recover well from 2022 onwards, indeed the forecast jobs growth in 2021 is far better than the 337-1,623 jobs gain forecast in past studies.
- Office-based sectors, excluding Finance and insurance are projected to see significant growth, a net gain of 5,145 jobs.

4.18 The sectors anticipated to have the most significant declines in employment numbers between 2021 and 2038 in Central Lancashire are Manufacturing (-1,208 jobs), Arts, entertainment, and recreation (-123), and Finance and insurance (-101).

Figure 1 – Employment Forecasts by Sector, Central Lancashire



Source: Cambridge Econometrics, 202

# Development Needs

4.19 A distinction has been made between the realistic local supply of employment land in the sub-region and the strategic supply at Cuerden/ Salmesbury which will focus on meeting inward investment needs. A five-year buffer has also been applied to allow for choice and potential change in needs during the study period, as well as accounting for further possible losses in the supply.

4.20 Based solely on an employment-based forecast all three authorities have ample employment land to meet needs. The market assessment and review of historic trends in employment change and land take up collectively suggest that employment land need is underestimated in the forecast model. When a comparison of past employment change over the period 1991-2021 and 2001-2007 periods is made, actual land take-up is more than double the estimate put forward by the growth only approach.

## The Distribution of Employment Land Requirement

The forecast needs for the plan period are set out for each district below:

- Chorley – 20.06 ha further need
- Preston – 11.46 ha surplus. Minus 11.21 ha of ELR sites gives a surplus of 0.25 ha
- South Ribble – 25.68 ha further need.

4.21 Central Lancashire's main gaps in employment land supply are set out below:

- Chorley – Land suitable for larger B8 options and primarily office land
- Preston – Land for offices and for light industrial/industrial and warehouse options. Overall, however, Preston has a surplus of land to meet a mixed range of needs
- South Ribble – Sites suiting both larger B8 uses and offices.



# Development Needs

## Present Employment Land Supply

4.22 In 2017, Central Lancashire had a realistic employment land supply of 177.63 ha. As of October 2021, the supply had actually increased slightly to 190.78 ha, comprising:

- Chorley: 56.28 ha
- Preston: 82.52 ha – Comprising 71.31 ha in EP1 allocations and another 11.21 ha in ELR sites which were excluded from the 2017 Study, which could provide further growth options (0.66 ha of these ELR sites fall in the City Centre Boundary, as defined in the Local Plan, all fall outside of EP2 Employment Areas)
- South Ribble: 51.98 ha.

4.23 When split by the use class likely to be delivered on the land, 61 percent of the existing supply was found to be flexible enough to support the full mix of B-Class options, including E(g)(i) offices and the smaller industrial space which appears most in demand according to the market assessment summarised above. Another 29.8 percent could specifically support the requirements for larger B8 logistics space also noted.

Further to the Employment Land Study being undertaken, realistic supply has been reviewed and is lower than originally reported. Further work is required to review this supply and demand for specific uses, particularly given significant

changes to the economic climate and as a result of the pandemic, the war in Ukraine and rising inflation.

## Policy Direction 14: Scale of Economic Growth

Central Lancashire has an objectively assessed need for a minimum of 225 hectares of net additional employment land over the plan period (2023 to 2038). The following employment land requirements will meet this need:

Chorley 76.34 hectares  
 Preston 71.06 hectares  
 South Ribble 77.66 hectares

The requirement(s) will be met by land allocated and designated for employment development on the Policies Map, and sites with planning permission for employment uses not proposed for allocation.



# Proposed Site Allocations

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# Proposed Site Allocations

5.1 The NPPF requires strategic policy-making authorities to have a clear understanding of the land available in their area (for housing and economic development uses) through the preparation of a strategic housing and economic land availability assessment (SHELAA). This assessment has been undertaken for Central Lancashire to identify a future potential supply of land that is: suitable for housing or economic development uses; available for development now or at a point during the plan period; and achievable (i.e. likely to be viably developed during the plan period and at the point envisaged). A SHEELA methodology has been developed and applied for Central Lancashire (see Annex xx).

5.2 The Central Lancashire Authorities have drawn on information in the SHELAA to identify a sufficient supply and mix of specific deliverable and developable sites to meet the area's identified housing and employment land requirements. The Sites Selection Summary paper (annex ??) further explains the following stages:

- sites with potential for development were identified following three 'call for sites' exercises.
- Additional sites were identified by the Councils from a range of sources
- sites located within the Green Belt (with the exception of previously developed sites in the Green Belt) were 'parked' (until it had been established if there was sufficient land available outside the Green Belt to meet the identified housing and employment needs).
- Site characteristics were surveyed, and environmental constraints examined for the remaining sites to identify those that are potentially suitable for development

- sites were also discounted if they were subject to any other significant constraints or if they have now been developed or planning permission granted for an alternative use.

5.3 Sites discounted are set out in Appendix 1 of the Site Selection Summary paper, along with reasons for being discounted. All sites taken forward to the Stage 2 assessment were subject to a more detailed assessment to determine if they are suitable, available, and achievable.

5.4 Proposed Preferred Options allocations were decided taking into account the findings of the Stage 2 assessment of sites and the proposed spatial strategy and settlement hierarchy. All sites considered in Stage 2 of the SHELAA are set out in the Site Selection Paper. Those which were selected as preferred options are summarised in the following tables.

Site profiles have also been prepared for each site.

- Sufficient sites have been allocated to meet the identified housing and employment needs (with an appropriate buffer),
- after taking account of the available supply from existing commitments i.e. sites with planning permission expected to come forward in the plan period not proposed for allocation.
- A windfall allowance has also been included in accordance with NPPF.

# Proposed Site Allocations

5.5 Densities in the Central Lancashire Housing Density Study were used as a starting point for determining the number of dwellings to be allocated on each site:

- Rural settlements – 27 dwellings per hectare
- Suburban – 27 dwellings per hectare
- Inner urban and town centre – 40 dwellings per hectare
- Preston city centre – 477 dwellings per hectare
- Other (rural) – 21 dwellings per hectare

5.6 A number of the proposed housing allocations already have planning permission therefore the allocated number of dwellings is based on the planning permission. For other sites, the relevant density above has been applied unless it is not considered appropriate for that particular site, taking into account its location and surroundings. For some sites there is a planning application under consideration or discussions have taken place with the site owner/developer therefore the proposed number of dwellings is known.

5.7 For employment allocations, the supply is set out in hectares, the use classes to be provided on each site has not yet been determined.

## Green Belt Release

5.8 A detailed assessment of available supply has been undertaken and it has been identified that the employment requirement for Chorley cannot be met within settlement boundaries therefore there may need to be Green Belt release to meet the requirement.

5.9 The NPPF states that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans and the strategic policy making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.

5.10 Potential sites have been identified from the 'parked' SHELAA sites that were put forward for employment or mixed use in the Green Belt. These sites have been subject to the Stage 2 SHELAA assessment which informed the most suitable site to allocate.

5.11 Prior to the Part 2 Preferred Options consultation, all reasonable options will be fully explored before a final decision is made on whether any of the potential sites identified in the Green Belt should be allocated.

## Preferred Spatial Distribution for Housing

5.12 The Council's preferred spatial distribution, subject to further detailed testing of the evidence base and further consultation, reflects the proposed operation of three separate housing requirements for the three Councils. These individual housing requirements would seek to deliver the Council's proposed Policy Direction 12 and make overall provision sufficient to reflect the assessment of housing need identified within the Housing Study Employment-Led Projection (1:1 commuting for new jobs) scenario.

5.13 The assumptions underpinning the 1:1 projection for new job creation assist in redressing the commuting balance between the three authorities and will not rely on any absolute increase in additional in-commuting to Central

# Proposed Site Allocations

Lancashire from elsewhere. This is consistent with the PPG for the purposes of considering alternatives to the Standard Method (ID: 2a-010-20201216).

5.14 This provides the starting point for the plan-making process to assess options to meet housing need in full. Additional policy considerations that sit outside of the assessment of housing need have informed the identification of an appropriate strategy and resulting housing requirements for each of the Councils in the Plan Area.

5.15 Central Lancashire provides diverse sources of opportunities for economic development and labour demand (in terms of jobs growth). The Plan Area is forecast to support future net employment growth of 1,070 jobs per annum with the highest percentage in Preston (35%) but the lowest proportion in Chorley being 30.6% and reflecting a relatively even distribution. Taking account of these forecasts alongside testing of different assumptions for commuting and reflecting recent demographic trends provides an alternative approach to assessing housing need that cannot be achieved through the inputs to the Government's standard method to assess local housing need.

5.16 Current and future strategies should recognise that this distribution of forecasts for economic development suggest that overconcentration of development at specific locations within the settlement hierarchy is unlikely to be appropriate. At the same time, the approach to preparation of this Local Plan in terms of both its assessment of housing need and identification of the housing requirement has had regard to the extensive commuting flows within Central Lancashire. An appropriate strategy for development has been identified that builds upon the Core Strategy to reflect that opportunities existing to focus

development upon locations that will enhance opportunities for housing close to major locations for employment while providing sufficient growth in labour supply to meet forecasts for job creation across Central Lancashire.

5.17 The spatial approach reflects a distribution of growth that takes account of the context for assessing housing need whilst also reflecting other priorities including committed and anticipated investment in infrastructure and opportunities for early delivery and phasing of growth. This spatial approach has closer regard to the background to directing growth within the existing Core Strategy.

5.18 This is preferable to the operation of a single housing requirement for Central Lancashire (a 'boundary blind approach') or ensuring that housing requirements for the constituent Councils are aligned to assessing whether the assessment of housing need identified by the Housing Study can be met in full on an individual authority basis.

5.19 The operation of separate housing requirements on this basis, enables further consideration of elements of the strategy such as providing support for economic development and meeting the housing needs of different groups. The identification of an appropriate strategy, and testing options, on the basis of monitoring separate housing requirements in Central Lancashire enables greater consideration of the priorities for joint plan-making. This includes when assessing the consequences for sustainable development arising from different approaches to the potential amendment of Green Belt boundaries and making best use of previously developed land.

# Proposed Site Allocations

5.20 A settlement hierarchy for the Joint Local Plan has been prepared that more closely reflects patterns of development across Central Lancashire and delivery of the Core Strategy to-date. The approach within the existing development plan provided an indicative starting point that was subsequently implemented through the adoption of individual Local Plans. An important component of the Joint Local Plan settlement hierarchy is to distinguish the strategic importance of growth at main urban centres in South Ribble (tier 2) from the Preston Urban Area (tier 1). The Joint Local Plan also provides greater certainty to inform the distribution of appropriate levels of development to support flexibility and choice at lower order settlements.

5.21 Monitoring delivery of the existing Core Strategy emphasises high levels of development at the Key Service Centre at Chorley and suggests more limited future capacity following previous completions. The Joint Local Plan settlement hierarchy expressly recognises that Leyland, Farington and other main centres in South Ribble (including Penwortham) provide a functionally similar role to Chorley in terms of supporting sustainable patterns of growth.

5.22 Separately identifying these settlements, and the larger proportion of committed and allocated supply in these locations, as part of the proposed spatial strategy illustrates specific support for the policy direction in South Ribble and the contribution of strategic priorities aligned to this part of the urban spine. This component of the strategy includes more substantial proportions of development already committed to support the delivery of housing need in accordance with the Housing Study recommendations and aligned to the objectives for economic development in this part of the Plan Area.

## Residual Supply Requirement to Achieve the Proposed Policy Direction

5.23 Current identified supply (comprising the remainder of existing allocations, planning permissions on unallocated sites and small sites below 10 dwellings) has been used to calculate land needing to be allocated to meet the minimum housing requirement based on the proposed Policy Direction 12 and Preferred Spatial Approach for the Joint Local Plan.

5.24 A conservative approach has been adopted to identify the residual requirement to be allocated. This reflects that the base-date for supply information exists as of 1 April 2022, 1 year ahead of the proposed base-date of the Plan. Remaining supply as of 1 April 2023 has been calculated net of ensuring provision from minimum annual local housing need in accordance with national policy for the period 2022/23. In other words, remaining supply and residual requirements have been assessed across a longer period 2022-2038.

5.25 The residual requirement for sites to be allocated has also been calculated inclusive of a buffer for flexibility and choice in supply, calculated as 10% of the minimum housing requirement based on the proposed Policy Direction. The total requirement against which supply and identification of the residual total for land to be allocated has been assessed is shown in the following Table 2:

# Proposed Site Allocations

**Table 2: Total Provision Sought By Council Area Based on Proposed Policy**

Requirement	Chorley	Preston	South Ribble	Central Lancs Total
<b>Housing requirement 2022-2023 (standard method)</b>	542	266	181	989
<b>Housing requirement 2023-2038</b>	5,760	7,500	6,750	20010
<b>10% buffer</b>	576	750	675	2001
<b>Total requirement</b>	6,878	8,516	7,606	23,000

5.26 Table 3 demonstrates that there is a total residual requirement to allocate land for around 4,700 homes for the Central Lancashire Plan Area. The residual requirement to identify additional land for allocation against the proposed Policy Direction is uneven across the constituent Councils. Remaining permissions and allocations in Preston already exceed supply required under the proposed Policy Direction. A substantial requirement for allocations exists in South Ribble and most acutely in Chorley, which is primarily a function of higher delivery against the Core Strategy to-date.

**Table 3: Residual Requirement for Provision to be Identified by Individual Council Area**

2022-2038	Chorley	Preston	South Ribble	Central Lancs
<b>Remaining Allocations and Major Site Permissions</b>	2296	9647	4738	16681
<b>Other Small Sites and Windfall</b>	895	462	265	1,622
<b>Total Supply</b>	3,191	10,109	5,003	18,303
<b>Proposed Policy Distribution</b>	6,878	8,516	7,606	23,000
<b>Net residual requirement</b>	-3,687	1593	-2,603	-4,697

# Proposed Site Allocations

5.27 Utilising the starting point in the assessment of housing need by constituent Central Lancashire Councils based on the findings of the Housing Study Employment-Led Projection (1:1 commuting for new jobs) scenario the net residual requirement for Chorley would increase to 4,413 dwellings. There would be corresponding reductions to the residual requirement in South Ribble (-2,042 dwellings) and an increase in the potential surplus versus requirements in Preston (1,758 dwellings).

5.28 The Councils' Policy Direction gives effect to these differences and indicates that the need for around 660 dwellings in Chorley District arising from the Housing Study recommended scenario may not be capable of being accommodated in the period 2023-2038.

5.29 The Councils' assessment of strategy options has sought to minimise the extent of unmet needs and provide a basis for addressing these unmet needs elsewhere in Central Lancashire as part of the proposed Policy Direction. In the short-term details of remaining identified and allocated sites indicate that the contribution towards supply under the proposed Policy Direction could be greater overall and delivered more quickly in Preston. This is reflected in the starting point for the proposed phasing of the housing requirement by Council area as part of the Policy Direction. This is primarily a function of remaining elements of the Core Strategy but also a reflection that current identified supply includes a significant contribution from land outside of the main urban area of Preston (and a departure from the expected delivery range under the Core Strategy).



# Proposed Site Allocations

## Preferred Housing Allocations Chorley

Allocation Ref	Location	Site Area (ha)	Number of Dwellings
CH/HS1.1	North of Bonds Lane, Adlington	3.40	92
CH/HS1.2	Land at Carrington Road, Adlington	0.73	25
CH/HS1.3	Land off Westthoughton Road, Adlington	0.68	18
CH/HS1.4	Land South East Belmont Road/Abbey Grove, Adlington	4.69	139
CH/HS1.5	Land at Drinkwater Farm, Windsor Drive, Brinscall	0.43	12
CH/HS1.6	Parcels C1 and C2, Group 1, Buckshaw Village	2.30	80
CH/HS1.7	Charter Lane, Charnock Richard	3.42	76
CH/HS1.8	Camelot Theme Park, Charnock Richard	26.87	564
CH/HS1.9	Froom Street, Chorley	2.53	53
CH/HS1.10	Land at Bagganley Lane, Chorley	6.66	140
CH/HS1.11	Eaves Green, off Lower Burgh Way, Chorley	2.10	57
CH/HS1.12	Land 120m South West of 21 Lower Burgh Way, Chorley	8.00	201
CH/HS1.13	Cowling Farm, Chorley	8.80	234
CH/HS1.14	Crosse Hall Lane, Chorley	2.83	76
CH/HS1.15	Woodlands, Southport Road, Chorley	3.61	97
CH/HS1.16	Great Knowley, Blackburn Road, Chorley	9.12	246
CH/HS1.17	Botany Bay/Great Knowley, Blackburn Road, Chorley	12.14	333
CH/HS1.18	Cabbage Hall Fields, Chorley	0.63	17
CH/HS1.19	Land adjacent to Northgate Drive, Chorley	0.75	20

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# Proposed Site Allocations

## Preferred Housing Allocations Chorley

Allocation Ref	Location	Site Area (ha)	Number of Dwellings
CH/HS1.20	Bengal Street Depot, Chorley	0.35	80
CH/HS1.21	Former Gasworks, Bengal Street, Chorley	0.76	21
CH/HS1.22	Little Knowley Farm, Chorley	24.41	383
CH/HS1.23	Cockers Farm, Limbrick, Chorley	0.54	11
CH/HS1.24	Westwood Road, Clayton Brook/Green	1.30	23
CH/HS1.25	Land to the East of Wigan Road, Clayton-le-Woods	10.37	280
CH/HS1.26	Land adjoining Cuerden Residential Park, Nell Lane, Clayton-le-Woods	4.53	126
CH/HS1.27	Cuerden Lodge, Clayton-le-Woods	0.40	8
CH/HS1.28	North of Hewlett Avenue, Coppull	2.82	67
CH/HS1.29	Mountain Road, Coppull	0.63	17
CH/HS1.30	Land adjacent to Blainscough Hall, Blainscough Lane, Coppull	5.25	123
CH/HS1.31	Coppull Enterprise Centre, Mill Lane, Coppull	1.50	86
CH/HS1.32	Orchards Heys Farm, Coppull	0.62	17
CH/HS1.33	270 Preston Road, Coppull	0.23	5
CH/HS1.34	Out Lane, Croston	6.90	186
CH/HS1.35	East of Tincklers Lane, Eccleston	0.82	22
CH/HS1.36	Land South of Parr Lane, Eccleston	1.51	34
CH/HS1.37	Land South West of The Green and Langton Brow, Eccleston	1.19	32
CH/HS1.38	Land at Tincklers Lane, Eccleston	4.85	80

# Proposed Site Allocations

## Preferred Housing Allocations Chorley

Allocation Ref	Location	Site Area (ha)	Number of Dwellings
CH/HS1.39	Pear Tree Lane, Euxton	4.63	125
CH/HS1.40	Land between Pear Tree Lane and School Lane, Euxton	7.11	180
CH/HS1.41	11 Wigan Road, Euxton	0.51	11
CH/HS1.42	Finnington Trading Estate, Finnington	1.88	40
CH/HS1.43	Land to the east of New Street, Mawdesley	1.50	41
CH/HS1.44	Rear of New Street, Mawdesley	0.25	7
CH/HS1.45	East of New Street, Mawdesley	0.39	11
CH/HS1.46	Land off Gorsey Lane, Mawdesley	2.47	67
CH/HS1.47	Crow Nest Cottage, Mawdesley	0.28	8
CH/HS1.48	Land off Blackburn Road, Wheelton	1.76	48
CH/HS1.49	Blackburn Road, Wheelton	0.38	10
CH/HS1.50	Land North of Hill Top Farm, Whittle-le-Woods	4.81	50
CH/HS1.51	Hill Top Farm, Whittle-le-Woods	4.61	47
CH/HS1.52	Land off Hill Top Lane, Whittle-le-Woods	0.29	3
CH/HS1.53	Town Lane, Whittle-le-Woods	18.58	280
CH/HS1.54	Land adjacent to Delph Way, Whittle-le-Woods	3.80	102
CH/HS1.55	Land bounded by Town Lane and Lucas Lane, Whittle-le-Woods	7.28	53

# Proposed Site Allocations

## Preferred Housing Allocations South Ribble

Allocation Ref	Location	Site Area (ha)	Number of Dwellings
SR/ HS1.1	Cuerden Strategic Site	17.31	128
SR/HS1.2	Brindle Rd, Phase 1 (Brindle Park)	9.76	261
SR/HS1.3	Land off Croston Rd (Farington Mews)	19.60	525
SR/HS1.4	Land South of Chapel Lane, Longton	8.04	201
SR/HS1.5	East of Leyland Rd/Land off Claytongate Drive/Land at Moor Hey School/Bellefield (Belle Wood View)	1.74	63
SR/HS1.6	Pickering's Farm, Penwortham	79.00	1350
SR/HS1.7	Land to south/rear of Longton Hall, Chapel Lane	3.60	90
SR/HS1.8	Moss Side Test Track	44.80	950
SR/HS1.9	Rear of Dunkirk Mill, Slater Lane (aka Rear 102-118 Slater Ln)	1.20	30
SR/HS1.10	Land off School Ln/Old School Drive/Land to east of Reynard Close, Longton (aka Kitty's Farm) - central part	1.53	14
SR/HS1.11	Land off School Ln/Old School Drive/Land to east of Reynard Close, Longton (aka Kitty's Farm) - eastern part	1.15	28
SR/HS1.12	Lostock Hall Primary School, Avondale Drive	1.40	50
SR/HS1.13	The Pastures	6.00	174
SR/HS1.14	Holland House Farm	1.36	48
SR/HS1.15	South of Factory Lane, East of West Coast mainline	2.58	64

# Proposed Site Allocations

## Preferred Housing Allocations South Ribble

Allocation Ref	Location	Site Area (ha)	Number of Dwellings
SR/HS1.16	The Copse	1.83	61
SR/HS1.17	Brindle Road (Land adjacent Cottage Gardens)	0.36	11
SR/HS1.18	Land off Browndge Road/Railway Sidings	2.70	257
SR/HS1.19	North of Bannister Lane and rear of 398 - 414 Croston Road	2.78	70
SR/HS1.20	Land adjoining Longton Hall Farm, South of Chapel Lane	2.40	60
SR/HS1.21	Vernon Carus Site/Penwortham Mills, Factory Lane excluding Sumpter Horse Site	18.00	301
SR/HS1.22	Sumpter Horse	0.96	25
SR/HS1.23	Gas Holders Site (Morris Homes) (aka Land off Wateringpool Lane)	1.90	22
SR/HS1.24	Brindle Rd, Bamber Bridge (Grey Gables Farm) - Phase 2	6.39	193
SR/HS1.25	Land between Altcar Ln and Shaw Brook Road (Wade Hall) (Worden Gardens)	20.36	390
SR/HS1.26	Land between Altcar Ln and Shaw Brook Road (Wade Hall) (Shawbrook Manor)	9.32	200
SR/HS1.27	Lostock Hall Gas Works, Leyland Road/The Cawsey/Land at Leyland Road (St Mary's Park)	12.00	280
SR/HS1.28	Lostock Hall Gas Works, Leyland Rd/The Cawsey/Land at Leyland Road (St Mary's Park) - additional area	0.52	12

# Proposed Site Allocations



## Preferred Housing Allocations South Ribble

Allocation Ref	Location	Site Area (ha)	Number of Dwellings
PC/HS1.1	Land at Bartle, Preston	45.10	1100
PC/HS1.2	Former Whittingham Hospital remainder of the site, Whittingham Lane, Whittingham, Preston	48.70	481
PC/HS1.3	Land off Riversway & west of Dodney Drive, Lea	15.40	280
PC/HS1.4	Fulwood Barracks, Watling Street Road, Fulwood, Preston	18.61	465
PC/HS1.5	Land to the East of Garstang Road, Broughton	4.40	110
PC/HS1.6	Land at Glencourse Drive	2.96	74
PC/HS1.7	Land off Tudor Avenue, Lea	3.55	89
PC/HS1.8	The Larches, Larches Lane, Ashton on Ribble, Preston	2.49	31
PC/HS1.9	115 Church Street, Preston	0.12	3
PC/HS1.10	North Road, Preston	0.22	6
PC/HS1.11	Moor Park Depot, Moor Park Avenue	0.42	11
PC/HS1.12	Former Tulketh High School, Tag Lane, Presto	6.40	160
PC/HS1.13	Land to the Rear of Laburnum House Farm and North West of Bartle Lane, Lower Bartle, Preston	3.00	75
PC/HS1.14	Land Adjoining Mayors Farm, Bartle Lane, Lower Bartle	8.47	212
PC/HS1.15	Corner of Manchester Road and Church Street	0.83	21

# Proposed Site Allocations

## Preferred Housing Allocations Preston

Allocation Ref	Location	Site Area (ha)	Number of Dwellings
PC/HS1.16	Cottam, PR4 0LE, PR2 3GB, PR3 3ZS (PLP MD1: Cottam Allocation)	62.30	89
PC/HS1.17	North West Preston (PLP MD2: North West Preston allocation / strategic location)	317.81	1903
PC/HS1.18	Land North of Tom Benson Way	1.16	29
PC/HS1.19	Arkwright House, Midgery Lane	0.05	1
PC/HS1.20	The Unicentre, Lords Walk	0.17	4
PC/HS1.21	Southgate Works, St Georges Road	0.73	18
PC/HS1.22	Grimshaw Street/Queen Street/Manchester Road	0.97	70
PC/HS1.23	Tulketh Crescent	0.30	8
PC/HS1.24	6 and 7 Ribblesdale Place, Preston	0.07	2
PC/HS1.25	170 Corporation Street, Preston	0.03	1
PC/HS1.26	Greenlands Labour Club, Chatburn Road, Ribbleton	0.34	8
PC/HS1.27	Land at Browsholme Ave/Fair Oak Close	0.29	7
PC/HS1.28	Former Spindlemakers Arms, Lancaster Road North, Preston, Lancashire	0.12	3
PC/HS1.29	Sites within Preston Station Quarter Regeneration Framework Area	8.70	100
PC/HS1.30	Former Alstom Works and Wider Site, Channel Way	5.98	75

# Proposed Site Allocations



## Preferred Housing Allocations Preston

Allocation Ref	Location	Site Area (ha)	Number of Dwellings
<b>PC/HS1.31</b>	Land West of Cottam and East of Preston Western Distributor	142.18	1852
<b>PC/HS1.32</b>	Stoneygate Opportunity Area, Preston	9.72	166
<b>PC/HS1.33</b>	Riversway Phase B Site Specific Policy, Maritime Way, Preston	21.53	216
<b>PC/HS1.34</b>	Sharoe Green Hospital, Sharoe Green Lane	6.41	131
<b>PC/HS1.35</b>	Appleby House, Appleby Street, Preston	0.03	1
<b>PC/HS1.36</b>	Former Gasworks, Ribbleton Lane	1.48	37
<b>PC/HS1.37</b>	Ribble Heights, Fir Trees Place	0.45	11
<b>PC/HS1.38</b>	Land east and west of Dixons Lane, Grimsargh	7.85	196

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# Proposed Site Allocations

## Preferred Employment Allocations Chorley



Allocation Ref	Location	Site Area (ha)
CH/EP1.1	Southern Commercial, Buckshaw Village	2.04
CH/EP1.2	The Revolution, Buckshaw Village	2.88
CH/EP1.3	Land at Bagganley Lane, Chorley	6.66
CH/EP1.4	Cowling Farm, Chorley	0.30
CH/EP1.5	Woodlands, Southport Road, Chorley	1.55
CH/EP1.6	Botany Bay, Chorley	8.82
CH/EP1.7	Land East of M61, Chorley	6.92
CH/EP1.8	Bengal Street Depot, Chorley	0.35
CH/EP1.9	Land at Euxton Park Golf Centre, Euxton Lane, Chorley	0.69
CH/EP1.10	Land to the East of Wigan Road, Clayton-le-Woods	3.50
CH/EP1.11	Land south west of The Green and Langton Brow, Eccleston	1.19

## Preferred Employment Allocations South Ribble



Allocation Ref	Location	Site Area (ha)
SR/EP1.1	Farington Hall Estate	22.20
SR/EP1.2	Cuerden Strategic Site	48.69
SR/EP1.3	Farington Moss, Land at Lodge Lane, Flensburg Way and Penwortham Way	11.84
SR/EP1.4	Moss Side Test Track	4.00
SR/EP1.5	North of Lancashire Business Park	9.20
SR/EP1.6	Land Adjacent to Leyland Business Park	2.10
SR/EP1.7	Samlesbury Enterprise Zone	142.96

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# Proposed Site Allocations

## Preferred Employment Allocations Preston



Allocation Ref	Location	Site Area (ha)
PC/EP1.1	11 Roman Road Farm	24.93
PC/EP1.2	Red Scar Site H	3.08
PC/EP1.3	Preston East Employment Area, Bluebell Way, Fulwood, Preston	37.45
PC/EP1.4	Land at Red Scar Industrial Estate, Longridge Road, Preston	19.84
PC/EP1.5	Preston East Junction 31A M6	25.56
PC/EP1.6	Former Goss Graphic Systems Ltd, Greenbank Street, Preston	1.30
PC/EP1.7	Preston Station Quarter Regeneration Framework Area	4.70
PC/EP1.8	Former Alstom Works and Wider Site, Channel Way	3.00
PCEP1.9	Land West of Cottam and East of Preston Western Distributor	63.3
PC/EP1.10	Stoneygate Opportunity Area, Preston	3.02
PC/EP1.11	Riversway Phase B Site Specific Policy, Maritime Way, Preston	8.65
PC/EP1.12	Oak Street, City Centre	0.14
PC/EP1.13	44-62 Corporation Street, Preston	0.09
PC/EP1.14	St Marys and St Marks, St Mary Street	1.75
PC/EP1.15	22 to 24 Manchester Road, Preston	0.08



# Development Policies for a Balanced Housing Market

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# Development Policies for a Balanced Housing Market

6.1 This section focuses on the importance of a healthy and balanced housing market for Central Lancashire. It builds upon the Spatial Strategy (section 3), and the identification of Development Needs (section 4) which sets out overall requirements for the number of new homes and for pitches for Gypsy and Traveller accommodation. Proposed site allocations to deliver the overall housing requirement are set out in Section 5.

6.2 The NPPF sets out the need to address the needs of groups with specific housing requirements. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. The delivery of housing should address the requirements of the community both now and in the future. The creation of sustainable, mixed communities can be supported through the provision of a range and mix of housing types, sizes, and tenure, which meet the needs and demands of the community.

6.3 National planning guidance highlights that the need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. A better choice of accommodation that responds to changing needs can help people to live independently for longer and help reduce costs to the social care and health systems. The health and lifestyles of older people and their housing needs differ greatly, ranging from accessible and adaptable general needs housing to specialist housing with high levels of care and support.

6.4 An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime. The provision of appropriate housing for people with disabilities,

including specialist and supported housing, is crucial in helping them to live safe and independent lives.

6.5 Affordable housing is critical for communities and the overall economy. This includes housing for sale or rent, for those whose needs are not met by the market (the NPPF definition of affordable housing is included in the glossary at Appendix 2). Provision for affordable housing is expected to be met on-site and based on the need for affordable housing the type of affordable housing required should be specified.

6.6 National planning policy expects local planning authorities to provide a wide choice of homes, widen opportunities for home ownership and create sustainable and mixed communities. New residential development should contribute to the overall mix of housing in the locality by providing a range of house types and sizes and improving the housing mix in settlements to better reflect needs.

6.7 To help shape the Central Lancashire Local Plan, Local Housing Need and Demand assessments (HNDAs) were prepared for Chorley Borough, the City of Preston and South Ribble Borough in 2022. The studies including the use of household surveys, analysis of existing data including emerging findings from the 2021 census and stakeholder consultation.

- According to the 2021 census, the total population across Central Lancashire is 376,700 living in 158,300 households
- 61.4% of the population are aged under 50 and 38.6% are aged 50 and over

# Development Policies for a Balanced Housing Market

- There are 163,440 dwellings in Central Lancashire (2021 Valuation Office Agency data)
- 75.6% of dwellings are houses (27.7% terraced, 28.5% semi-detached and 19.4% detached), 11% are bungalows and 13.4% are flats
- 70.7% of households are owner occupiers, 14.1% privately rent and 15.2% live in affordable housing (2011 census)

6.8 Over the plan period to 2038, the number of people in Central Lancashire is projected to increase to around 397,000. The number of households is projected to increase to around 172,660 by 2038. There is an expected increase in population across most age groups but notably across older age groups.

6.9 The Housing Need and Demand Assessments prepared for Chorley, Preston and South Ribble has carefully considered the future population and household projections over the period 2021 to 2038, the range of dwellings lived in by different households and their dwelling aspirations (likes) and expectations. This helps to determine an appropriate mix of dwellings to inform future development priorities to better reflect the housing needs of communities across Central Lancashire.

6.10 Table 4 sets out the overall summary of need by dwelling size and type across for market, affordable and affordable home ownership tenures. There is an annual need for 805 affordable homes each year across Central Lancashire which justifies the need for a robust affordable housing policy. The overall affordable tenure split proposed is 70% (social and affordable) rented and 30% affordable home ownership including First Homes.

**Table 4: Summary of overall dwelling mix by tenure**

Dwelling type/size	Market	Social/ Affordable Rented	Affordable home ownership	Overall range
<b>1-bedroom house</b>	0-2%	0-2%	0-2%	0-2%
<b>2-bedroom house</b>	10-15%	15-20%	15-20%	15-20%
<b>3-bedroom house</b>	30-35%	20-25%	35-40%	35-40%
<b>4 or more-bedroom house</b>	20-25%	5-10%	20-25%	20-25%
<b>1-bedroom flat</b>	2-5%	10-15%	5-10%	5-10%
<b>2 or more -bedroom flat</b>	2-5%	5-10%	5-10%	5-10%
<b>1-bedroom bungalow/level-access</b>	2-5%	10-15%	0-2%	2-5%
<b>2-bedroom bungalow/level-access</b>	10-15%	15-20%	2-5%	5-10%
<b>3 or more-bedroom bungalow/ level-access</b>	10-15%	5-10%	2-5%	5-10%

# Development Policies for a Balanced Housing Market

Dwelling type/size	Market	Social/ Affordable Rented	Affordable home ownership	Overall range
House	65-70%	40-45%	75-80%	70-75%
Flat	5-10%	20-25%	5-10%	10-15%
Bungalow/level-access	25-30%	30-35%	10-15%	20-25%

Dwelling type/size	Market	Affordable Rented	Affordable home ownership	Overall range
1	5-10%	30-35%	2-5%	10-15%
2	25-30%	35-40%	25-30%	25-30%
3	45-50%	20-25%	35-40%	40-45%
4	20-25%	5-10%	30-35%	20-25%

## Meeting the needs of older people and those with additional needs

6.11 There is evidence to support a programme of accommodation delivery to help meet the needs of older people and those with disabilities. Although the majority of older people want to remain in their own home with support when needed, there is a need to diversify options available to older people wanting to move to more appropriate accommodation. Key findings include:

- A need to increase and diversify the supply of specialist housing for older people. There is a need for 3,387 more units of accommodation for older people by 2038 or 188 each year across Central Lancashire. This includes sheltered/retirement, Extra Care, co-housing and residential care.
- There is a specific need from BAME households, particularly from Asian community households who need larger dwellings.
- Based on an assessment of additional needs and longer-term demographics, 5% of new dwellings (62 each year) should be built to M4(3) wheelchair accessible standard; and all other new dwellings should be built to M4(2) accessible and adaptable standard.

6.12 The Lancashire Market Position Statement includes the following housing priorities:

- Less reliance on residential care and more Extra Care schemes;
- Improved Supported Living options for younger adults
- More bespoke options including Shared Lives including Home Share which enables people who need support to live in a family setting.

6.13 There is overlap between affordable, specialist older person and M4(3) need, so for instance the development of an older person's level access, wheelchair accessible affordable dwelling would help address three aspects of housing need.

# Development Policies for a Balanced Housing Market

## Housing Quality

6.14 Section 10, sustainable energy, sets out policy directions for reducing energy use and improving energy performance at the development and building scale. Reducing carbon emissions and lowering energy demand from new and existing housing has a key role to play in addressing climate change and achieving net zero. Strategic Priority 4 of the spatial strategy (section 3) emphasises the importance of high standards of design nationally and to the character and distinctiveness of Central Lancashire.

## National Space Standards

6.9 Nationally described standards set out requirements for the gross internal floor area of new dwellings as well as minimum floor areas and dimensions for key parts of the home, such as bedrooms, storage and floor to ceiling height and are suitable for application across all tenures. The standards are intended to ensure that new dwellings provide a reasonable level of internal space to undertake day to day activities, at a given level of occupancy. Lack of adequate space and overcrowding has been shown to have significant impacts on health, educational attainment and family relationships.

## Density of Housing Development

6.11 The density of development has a key role to play in residential schemes. It is important that important open spaces are not used for development and that green and blue infrastructure is provided - density also needs to respond to local character. Well-designed higher density living supports the effective use of land and provides an opportunity to enhance 'walkability', maintain local services and facilities, and support the viability/patronage of public transport services.

6.12 A study (Hive 2022) has examined the densities delivered across sites in Lancashire under adopted plans and to establish what typologies are relevant across Central Lancashire for considering future density levels and site capacities through the new Local plan. Data has been gathered from a range of sites which have been developed or are under construction. 95 sites delivering circa 7683 residential units were examined including key information on the site application area and site yield, and additional information on residential floorspace, unit sizes and level of affordable housing.

6.13 A number of 'zones' across Central Lancashire have been identified which align with existing planning policy designations where possible and display similar typologies (such as the physical built environment, housing market, developer interest, etc.). Each zone typically has residential development which displays similar densities. Five zones were identified and the Hive study recommends that the New Local Plan uses the following figures as the basis for starting to calculate densities of sites which fall within the five identified zones across Central Lancashire (dwellings per hectare):

- Rural settlements – 27
- Suburban – 27
- Inner urban and town centre – 40
- Preston city centre – 477
- Other (rural) – 21.

# Development Policies for a Balanced Housing Market

6.14 The study notes this data is based on what has historically been delivered, as such higher densities may be achievable going forward given the Governments drive to make efficient use of land. For future strategic sites, the density for the proposal will be agreed during the masterplan process.

6.15 Densities less than suggested for each typology will only be appropriate where they are necessary to achieve a clear planning objective, such as avoiding harm to the character or appearance of an area. Applicants provide full justification for in a design and access statement.



## Policy Direction 15: Balanced Housing Market

New residential development should:

- Make provision for affordable housing as part of housing developments, with an overall affordable tenure split 70% rented and 30% affordable home ownership including First Homes.
- Contribute to the overall mix of housing in Central Lancashire by providing a range of house types and sizes, responding to the needs identified in the Housing Need and Demand Assessments
- Increase and diversify the supply of specialist housing for older people.
- Meet the nationally described space standards for all new build dwellings and where possible for new dwellings created through a change of use or conversion
- Optimise the amount of housing developed on new residential sites, with higher density in those areas with high levels of accessibility, such as sites adjacent to public transport nodes.
- Achieve the minimum densities for the relevant density typology zone

# Development Policies for a Prosperous Economy

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# Development Policies for a Prosperous Economy

7.1 Section 4 sets out how much employment land is needed in Central Lancashire and Section 5 sets out employment land allocations to meet this need.

7.2 Protecting, where appropriate, existing employment focused development forms part of a positive policy framework to support sustainable economic growth. It is important that new employment allocations and existing employment areas and sites. Whilst the change of use to non-employment uses will generally be resisted on such sites and areas, there may be circumstances where proposals represent ancillary uses which are required to support the existing employment uses on the site and there may be some cases where it is appropriate to allow their redevelopment. In considering proposals for alternative uses it is expected that supporting information will be submitted which sets out the impact of redevelopment on the quantity and quality of employment land supply and evidence of relevant marketing information which demonstrates that the site or premises has been actively marketed.

## Policy Direction 16: Protection of Employment Premises, Employment Sites and Existing Employment Areas

To maintain employment land supply, existing employment sites, uses and Allocations will be protected for industrial and business uses over the plan period.

- Where appropriate to the location, and in accordance with other Local Plan policies, employment generating sui-generis uses associated with industrial / business areas will be supported.
- Where the use of the development is not for industrial / business uses (Use Classes E(g), B2 and B8), proposals should demonstrate that the proposed use is complementary and ancillary to the primary industrial / business use or there is no reasonable prospect of use of the site for industrial / business use. Or
- To demonstrate that there is no reasonable prospect of industrial/business use evidence should demonstrate that: the site has been marketed for Use Classes E(g) / B2 / B8 use as appropriate, across a range of media for 24 continuous months; that the size, configuration, access arrangements or other characteristics of the site make it unsuitable and financially unviable for any employment use; and as to any environmental problems associated with a current use.
- In all cases, redevelopment for alternative uses should not prejudice the operating conditions of other remaining employment uses, in line with the Agent of Change principle set out in the NPPF.

# Development Policies for a Prosperous Economy

## Economic Growth Sector Strengths

7.3 Central Lancashire has strong employment in the financial and professional services sector and the health and social care sector, both of which will be a focus of growth. The logistics sector has been the fastest growing area of the economy in recent times and this is expected to see continued growth.

7.4 Although manufacturing has seen a decline in recent years, this is an area we still expect to play a key role in our economy with growth expected in this sector.



## Policy Direction 17: Economic Growth Sector Strengths

Development of STEM sector strengths and of other sectors with economic growth potential in Central Lancashire will be supported and, where appropriate, protected and enhanced. These include:

- Advanced engineering and manufacturing, including aerospace and aviation;
- Construction;
- Digital
- Energy
- Financial, professional and business services (subject to compliance with the sequential test for main town centre uses);
- Health and life sciences;
- Logistics (transport and storage);
- Low carbon economy business and low carbon generation

Proposals which reinforce and promote the role and function of Preston City Centre for office use, culture, tourism, heritage asset attractions and the visitor economy will be supported. Chorley Town Centre and Leyland Town Centre will be the focus for meeting local requirements.

Proposals for small scale Class E(g) Office use, SMEs and financial, professional and business services, will be supported at District and Local Centres within the Central Lancashire retail hierarchy and Local Centres in North West Preston.

# Development Policies for a Prosperous Economy

## Rural Economy

7.5 Large parts of Central Lancashire are rural in character. National policy provides support for a prosperous rural economy, including the sustainable growth of all types of business, the diversification of agriculture and sustainable rural tourism and leisure. Maintaining an employment base in rural locations helps to maintain the viability of rural communities and to reduce the need to travel.

7.6 However, development of the rural economy must not be at the expense of the quality, and character of Central Lancashire's rural areas. Rural areas are diverse, with both prosperous and deprived communities, innovative businesses, essential resources and distinctive histories and cultures. Development outside existing villages should be primarily restricted to opportunities relating to reusing existing buildings.



# Development Policies for a Prosperous Economy

## Policy Direction 18: Rural Economy

A prosperous rural economy will be supported. Outside of development boundaries employment development will be supported where it is of an appropriate scale to its location, is accessible and respects the character of the surrounding landscape. Proposals should:

- i. Be within or adjacent to an existing industrial estate or business park;
- ii. Involve the expansion of an existing business
- iii. Involve the conversion of an existing building;
- iv. Involve the redevelopment of redundant agricultural buildings that are no longer viable for agricultural uses, where conversion is not practicable; or
- v. Have a functional need to be in the particular location which cannot be met on either a nearby allocation, or on a site which satisfies any of the above criteria

Farm diversification schemes will be encouraged providing they are of an appropriate scale to their location, respect the character of the surrounding landscape, re-use existing buildings where possible and any new buildings are well related to the built form and scale of the farm.

## Town Centre Developments

7.7 Spatial Priority 2: Vibrant Centres (policy direction 7) sets out the key role that town centres play in Central Lancashire's – in terms of the economy, culture, identity, character, services, facilities and activities. A hierarchy of retail centres is identified. Spatial Priority 4: High Quality Places (policy direction 9) sets out how high standards of development and well-designed places can be achieved. This policy direction combines and expands on these two priorities, providing further direction and more detailed requirements for development proposals within centres and outlining how schemes outside of centres in the retail hierarchy should be considered.



# Development Policies for a Prosperous Economy

## Policy Direction 19: Development in Town Centres

Where applicable development in centres should:

- have regard to heritage assets, specific characteristics and local distinctiveness, street frontages and building lines and support active travel and new green infrastructure
- support and secure the use of upper floors, including for residential and / or office development
- contribute to maintaining and enhancing the quality of the public realm of the centre
- be of a high standard of design with the provision of, and alterations to shopfronts, canopies, blinds, security measures and other features.
- avoid the rear of buildings where practicable for principle entrances to upper floor accommodation for personal safety and security
- Use perforated shutters instead of solid shutters to avoid blank frontages to high streets
- Retain any original shopfront of architectural or historic value survives, in whole or in substantial part

Development outside of a centre within the Central Lancashire retail hierarchy should:

- Demonstrate compliance with the sequential approach to main town centre uses
- Consider impacts on public and private investment and vitality and viability for any defined centre within Central Lancashire or an adjacent authority
- Consider the type and mix of retail floorspace, range of goods sold, size of units, unit subdivision and the amount of gross and net floorspace in preventing harm from occurring



# Development Policies for Healthy and Inclusive Communities

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# Development Policies for Healthy and Inclusive Communities

8.1 The health and wellbeing of individuals and local communities is affected by a wide range of factors. The Local Plan aims to help improve the health and wellbeing of local residents, workers, and visitors. Planning policies for the natural and built environment have an important contribution to make in addressing a range of health issues such as air quality, physical inactivity, social isolation, obesity and mental health, including addressing the causes of these issues and the inequalities that have arisen across the area as a result.

8.2 The strategies and initiatives of both Sport England and Government's Office for Health Improvement & Disparities seek to increase levels of physical activity.



## Active Travel

8.3 National policy states that planning must support a pattern of development which facilitates and promotes the use of sustainable modes of transport. Local transport policy is fundamental in helping to achieve a shift away from private car towards both public transport and active travel such as cycling and walking. National policy also supports transport measures that help to reduce carbon emissions and reduce congestion. 'Gear Change' (July 2020), the Government's plan to increase walking and cycling, sets out a vision for half of all journeys in towns and cities to be walked or cycled by 2030.

8.4 Increased levels of active travel can improve everyday life for us all. Active travel means making journeys in physically active ways such as walking, wheeling, and cycling. Reducing the number of car journeys not only reduces carbon emissions, but it also reduces congestion and air pollution making Central Lancashire a healthier and more pleasant place to live. Well-planned improvements in the walking environment can also increase footfall and benefit local businesses and improve accessibility to services and facilities. Bikes do not need to replace a whole car journey. Cycling facilities, such as safer bike routes and more bike parking, will make it easier for people to cycle to their local railway station or high-frequency bus route, giving the same door-to-door travel as a car. E-bikes make it possible to cycle for longer journeys than conventional bikes.

# Development Policies for Healthy and Inclusive Communities

8.5 The Local Plan includes a spatial strategy that seeks to direct development to the most sustainable locations which will help to reduce reliance on cars and encourage active travel. The design and layout of developments can also reduce the dominance of cars and provide permeability to support active travel. Better walking and cycling links as part of an overall network can help support more active and healthy lifestyles. It is important that these networks are protected and enhanced/extended, maximising the benefits of both national and local walking, and cycling routes. An integrated approach can provide walking and cycling links as part of wider green infrastructure helping to support healthy lifestyles.

8.6 The proposed policy seeks to preserve and enhance active travel provision, particularly for walking, wheeling, and cycling, to reduce carbon emissions, improve road safety and promote better health and well-being whilst positively managing the relationship between transport and development.

## Policy Direction 20: Active Travel

A higher proportion of journeys made by walking, wheeling, and cycling will be achieved by:

1. Ensuring development proposals are in accordance with the spatial strategy.
2. Increasing the capacity of the walking, wheeling, and cycling network across Central Lancashire in locations where significant growth in the number of short journeys is anticipated.
3. Protecting existing land designations that support active travel such as open spaces.

New developments must enable and encourage active travel by:

1. Being located in proximity to essential services and facilities to minimise the need to travel, where feasible within a 20 minutes public transport journey.
2. Ensuring footpaths and related infrastructure (e.g. kissing gates etc.) are disability and pram accessible as standard and include measures to reduce pavement parking.
3. Prioritising sustainable transport over the use of the private car, by creating safe, attractive, and integrated walking, wheeling, and cycling routes/provision within the development.
4. Being fully integrated and connected to existing walking and cycling infrastructure where feasible.
5. Providing cycle storage, electric bike charging, changing and showering facilities in all Class E developments.
6. Providing cycle storage in apartment block developments.
7. Incorporating attractive active travel connections to public transport hubs.

A Sustainable Travel Plan must be submitted with planning applications for new development demonstrating how the above criteria have been met.

# Development Policies for Healthy and Inclusive Communities



## Food and Beverage Uses and Hot Food Take-aways

8.7 Planning should achieve healthy, inclusive, and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs. Policies can help to reduce the trend towards increasing levels of obesity and poor diet by preventing the over concentration of hot food takeaways thereby reducing the exposure of particularly vulnerable groups, such as school children, to hot food takeaways.

8.8 In particular there is a need to respond to concerns about the impact of hot food takeaways on eating behaviour and obesity, particularly childhood obesity. Data from the NHS (Statistics on Obesity, Physical Activity and Diet, England, May 2019) finds that 29% of adults within England are classified as obese, along with 20% of Year 6 children. It is commonly considered that there is a link between unhealthy food choices and obesity and one of the ways in which the Council can help to address obesity is through the control of hot food takeaways which tend to be dominated by high fat, salt or sugar foods.

8.9 The Town and Country Planning (Use Classes) Order 1987 (as amended) defines a hot food takeaway as a premise where the primary purpose is the sale of hot food for consumption off the premises (Use Class A5). Whilst accessibility to unhealthy food is not just confined to hot food takeaways and they can play an important role in providing a popular service to local communities, they are also commonly associated with a negative impact on the retail character and health of town centres and local parades of shops, along with the amenity of residents. Hot food takeaways are often closed during the day, causing the visual amenity of the street to be adversely affected by shutters being down during the day, creating dead frontages.

# Development Policies for Healthy and Inclusive Communities

Furthermore, the success of town centres and shopping parades is linked to the range and variety of shops and services that can be found there. Hot food takeaways are also commonly associated with adverse impacts on the amenity of residents and can be associated with noise, odours, litter, and anti-social behaviour.

8.10 Lancashire County Council are a signatory of the Healthy Weight Declaration and have published a Public Health Advisory Note which sets out the issues Lancashire faces with high levels of overweight adults and children living in the County and confirms the commitment to tackling hot food takeaways. Local authorities in England have started addressing increasing obesity levels within their populations by using the planning system to restrict hot food takeaways and by extension restricting access to unhealthy food. Central Lancashire want to contribute to this effort to drive down obesity and improve the health outcomes for our communities.

- In 2019/20 the percentage of adults who are overweight or obese in Lancashire was significantly higher at 67.4% than the England average of 62.8%
- Five districts out of the Lancashire 12 authority areas were also significantly higher than the England average and these include South Ribble (72.6%) and Chorley (69.5%)

## Policy Direction 21: Food and Beverage Uses and Hot Food Take-aways

- Proposals for the provision of hot food take-aways will be supported within centres in the Central Lancashire retail hierarchy, which is the preferred sequential location for hot food takeaway use
- Proposals should not prejudice the vitality and viability of the District and Local Centres
- Premises outside the Central Lancashire retail hierarchy that are located within 400 metres of the boundary of a secondary school or sixth form college premises should not be open to the public before 17:00 (Monday to Friday, except bank holidays)
- In assessing proposals for other food and beverage uses within centres, account will be given to the number, distribution and proximity of other food and beverage uses including those with unimplemented planning permission, that do not fall within Use Class E, and impact on the vitality and viability of the centre.
- Proposals for all food and beverage uses including hot food takeaways, both within and outside identified centres should demonstrate no adverse impact on residential amenity, appropriate hours of operation for the location, satisfactory traffic and parking arrangements; effective extraction, noise, and waste management; and it would not increase the potential for crime and anti-social behaviour in the area

# Development Policies for Healthy and Inclusive Communities



## Skills and Economic Inclusion

8.11 Employment and income are considerable determinants of physical and mental health and are significant contributors to deprivation. Targeted recruitment and training forms part of the social role in planning as it provides a means of securing job and training opportunities through development and thereby, enabling local communities to share the benefits of new developments and public investment. Each development must be assessed on a case-by-case basis.

8.12 It is important that economic growth within Central Lancashire benefits local people and businesses. Preston, Chorley, and South Ribble Councils' share an aspiration to see additional benefits (known as social value) incorporated into housing and other development opportunities. Social value is defined as "the additional economic, social and environmental benefits that can be created when the Council purchases a good or a service from an outside organisation, above and beyond the value of that good or service". By integrating social value at the planning stage of a project, this can result in significant 'added value' benefits to the residents of Lancashire, particularly in the area of employment and skills. It will also contribute to the Lancashire Employment and Skills Strategic Framework, which details the employment and skills needs within Lancashire.

## Policy Direction 22 Skills and Economic Inclusion

- Working with existing and incoming employers to identify skills shortages.
- Liaising with colleges, training agencies and major local employers to develop courses and life-long learning and increase access to training, particularly in local communities that are the most deprived in this respect.
- Encouraging knowledge-based businesses and creative industries associated with the University of Central Lancashire to enable graduate retention.
- Employment and Skills Statements will be required to be submitted with the planning applications (with the exception of outline applications) which exceed 1000 sqm for commercial floorspace and 30 units for housing schemes

# Development Policies for Healthy and Inclusive Communities

## Community Facilities

8.13 National policy requires plans to make sufficient provision, for community facilities including health, education, and cultural infrastructure. The delivery of new community infrastructure to meet the needs of the local community is crucial to the sustainable development of Central Lancashire, as an attractive and healthy place to live and visit and work.

8.14 Community infrastructure will need to be delivered in locations that are accessible to both existing communities and future communities, and to ensure there is sufficient capacity. The important role that community facilities play in the sustainability and vitality of our local communities is reflected in the Settlement Hierarchy (see Policy Direction 6). Community facilities can include community/village halls; libraries; local shops; public houses; post offices; health services; sports facilities and allotments.

8.15 The NPPF also guards against the unnecessary loss of valued facilities and services, particularly if this would reduce the ability of local communities to meet day-to-day needs. Development proposals that would result in either the loss of, or have a significant adverse effect on, an identified important community amenity will not be supported unless a robust case is made to show that the facility is no longer required for this or any other community purpose. The loss of community facilities can have negative implications for the local community where there are no alternative facilities nearby.

## Policy Direction 23: Community Facilities

The provision of community facilities will be supported where it is demonstrated that the proposal:

- Is located within the Central Lancashire retail hierarchy; or
- Is required to meet a clearly identified local need; and
- Is close and accessible to the community it serves by a range of sustainable transport modes including active travel and public transport;
- Will not have an adverse impact on residential amenity. Hours of operating should be appropriate to the specific location and appropriate car parking should be provided / be available; and
- Is within a building which is flexible, adaptable, and capable of multi-use.

Development that would lead to the loss of an existing community facility will only be permitted where:

- There is no demonstrable current or future need or demand for the space, either in its current use or any alternative community use and is therefore surplus to requirements; and
- The premises are no longer suitable to continue in community use; or
- If replacement provision, that meets current and future needs, is provided in an appropriate location.



# Development Policies for a High-Quality Environment

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# Development Policies for a High-Quality Environment

9.1 Central Lancashire has a rich and varied heritage of natural, built, and historic environmental assets. The NPPF sets out that planning policies should contribute to and enhance the natural and local environment and that plans should set out a positive strategy for the conservation and enjoyment of the historic environment.

## Green and Blue Infrastructure

9.2 Green and blue infrastructure is essential for meeting a wide range of social, economic, and environmental needs. Creating a strong, well-considered network of green and blue corridors and spaces can halt the loss of and improve biodiversity, contribute to the health and wellbeing of our communities, provide aesthetic benefits to residents and allow for a range of active travel and other recreational activities to take place. Green and blue infrastructure is also highly important to mitigate the effects of climate change including flooding and overheating. As a multi-functional linked network of green and blue spaces providing opportunities for biodiversity, recreation and place making green and blue infrastructure includes:

- Amenity greenspace
- Outdoor sports facilities
- Parks and gardens
- Natural and semi-natural greenspaces
- Green corridors
- Allotments and community gardens
- River corridors
- Green roofs and walls

- Cemeteries and churchyards
- River corridors

9.3 The protection of existing open space and sports facilities will be addressed at Part 2 - this policy direction relates to all other green and blue spaces. All three Council areas contain important landscapes, species and habitats that are valued features of the natural environment. The main landscape attractions within the area include the Forest of Bowland Area of Outstanding Natural Beauty and the West Pennine Moors as well as significant areas of open space forming a broad and diverse Green Infrastructure network. Development must protect, maintain, enhance, and extend the green and blue spaces that make up the wider green and blue infrastructure network, and their multifunctional value, integrity, and connectivity to ensure the network is as resilient as possible to the impacts of climate change.

9.4 Within the built up areas of Preston, South Ribble and Chorley, there are significant green spaces which greatly add to the character, amenity, recreational opportunities, and biodiversity of these places. The design of development proposals must consider the value green and blue infrastructure can provide in terms of recreation, active travel, water management, landscape, biodiversity, and the historic environment, and ultimately contribute towards climate change mitigation and adaptation.

# Development Policies for a High-Quality Environment

## Policy Direction 24: Green and Blue Infrastructure

- Development proposals must protect and enhance existing green and blue infrastructure spaces on the site and incorporate new green and blue infrastructure within their design.
- Linkages to the existing wider green and blue infrastructure network should be provided.
- A Green and Blue Infrastructure Management and Maintenance Plan will be required to maintain and secure the long-term benefits
- Particular regard will be given to the protection and enhancement of river valley and canal networks including:
  - a. the River Ribble at Penwortham and south to Lostock Hall and Bamber Bridge, to create a 'central park' area incorporating footpaths, cycleways and a Local Nature Reserve;
  - b. Savick Brook upstream of Preston;
  - c. the River Darwen between Roach Bridge and Walton-le-Dale; and
  - d. the Yarrow and Cuerden Valley Parks.
  - e. the Lancaster Canal into Preston; and
  - f. the Leeds and Liverpool Canal through Chorley and Adlington.



## Biodiversity

9.5 Biodiversity has many important roles and functions including adapting to climate change, recreation, health, and wellbeing. The Councils recognise the importance of biodiversity and geodiversity and the Local Plan seeks to protect sites of international, national, regional, county, and local importance. These sites are identified on the Policies Map and include the following:

- Ramsar Sites
- Special Protection Areas
- Special Areas of Conservation
- National Nature Reserves
- Sites of Specific Scientific Interest (SSSI)
- Biological Heritage Sites (BHS)
- Geological Heritage Sites (GHS)
- Local Nature Reserves
- Wildlife Corridors

# Development Policies for a High-Quality Environment

9.6 The Councils also recognise the importance of biodiversity net gain and nature recovery and contributing towards strengthening the National Nature Recovery Network to restore and enhance the natural environment. The Councils will work with the responsible authority to produce a Local Nature Recovery Strategy to deliver these requirements in accordance with the Environment Act including the provisions of mandatory biodiversity net gain, which are to be implemented in November 2023.

9.7 Development proposals will be required to protect, maintain, and enhance biodiversity and geodiversity, and other green and blue infrastructure functions. A precautionary approach will be taken where insufficient information is provided about avoidance, management, mitigation, and compensation measures. Management, mitigation, and compensation measures will be secured through planning conditions/obligations where necessary.

9.8 The Councils will work with statutory and voluntary bodies in addition to specialist advisers to conserve and enhance the boroughs' biodiversity and geodiversity value, contributing towards a national network of wildlife-rich habitats and wider ecological networks to restore nature.

## Policy Direction 25: Biodiversity

- Proposals must ensure the conservation and enhancement of internationally, nationally and locally designated sites.
- Development proposals will be required to conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area,
- The conservation and enhancement of biological diversity, will be promoted with particular regard to the restoration and re-establishment of priority habitats and species populations.
- Ecological networks should be conserved, enhanced and expanded
- Supporting habitats and species to adapt to climate change including the protection and additional planting of native species.
- Development proposals must lead to a net gain in biodiversity of a minimum of 10% on all sites, unless an exemption applies - informed by an ecological assessment using a net-gain calculator and biodiversity gain plan.
- Where it is not possible to retain or enhance existing biodiversity and geodiversity features, mitigation measures should be identified and secured on-site.
- In exceptional circumstances where provision of mitigation measures is not possible on-site, compensatory measures involving biodiversity off-setting will be considered

# Development Policies for a High-Quality Environment

## Trees and Hedgerows

9.9 Trees and hedgerows provide a multitude of benefits, particularly in relation to climate change. They aid in natural flood management, as well as providing cooling during warm weather, provide important habitats for a variety of wildlife and enhance the appearance of places.

9.10 Within the urban environment trees, hedgerows and woodlands help to trap air pollutants, add to amenity, provide shading, absorb rainwater, filter noise, and provide extensive areas of habitat for wildlife, especially mature trees. Trees are also very important landscape features in Conservation Areas and contribute greatly to providing an attractive setting to historic areas. Their loss, or indeed inappropriate works to them, can have a marked and detrimental effect on the character and appearance of Conservation Areas. Trees shown to be of significant landscape value to a Conservation Area will be protected by placing Tree Preservation Orders. All works to trees in Conservation Areas need to be clearly justified and any proposals accompanied by an assessment from a suitably qualified arboriculturist.

9.11 Chorley Council have a pledge to plant one tree per resident by 2025, and the proposed ratio of planting 2:1 will accompany the Councils aims to increase the coverage of trees. South Rib, which is an aim of both Preston and South Ribble Councils too. It will be important for developments to have tree and green infrastructure management and maintenance plans in order to secure the longevity of development success. Protecting existing trees will be a large part of this to ensure that existing trees are well protected both during and post construction.



# Development Policies for a High-Quality Environment

## Policy Direction 26 Trees and Hedgerows

- Development proposals must positively incorporate existing trees and hedgerows, and street trees where possible.
- Street trees should be sited so as to avoid any negative impacts on highway safety or disruption to underground utilities.
- Buildings and other structures should be sited to allow adequate space for a tree's natural development, considering its predicted height and canopy spread.
- Where existing trees and hedgerows cannot be positively incorporated into new development the onus is on the applicant to justify the loss of trees and hedgerows as part of an Arboricultural Impact Assessment.
- Development proposals which would result in the loss of trees and/or involve inappropriate works to trees which contribute positively to the character and appearance of a Conservation Area will not be permitted.
- Proposals that would result in the loss of trees, woodland areas or hedgerows which make a valuable contribution to the character of the landscape, a building, a settlement or the setting thereof will not be permitted.
- Proposals should also include provision for community allotments and orchards where feasible.

## Sustainable Water Management

9.12 National policy outlines that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking account of flood risk and water supply considerations. It states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

9.13 Sustainable water management is the practice of minimising the impact of human activity on the functioning of the water cycle. This is of particular importance in a time where changes are occurring to our climate, with a greater frequency and unpredictability of extreme weather events such as storms, flooding, and droughts. Water is a finite resource, with ever increasing demand as we seek to grow our communities. This presents the need to manage water resources effectively, in which the planning system has a significant role to play. This applies to both management of water supplies, and the safe discharge of wastewater into rivers.

9.14 Effective flood risk policies should focus on managing flood risk from all sources by applying a sequential, risk-based approach to the local of development in line with national guidance. This seeks to direct development away from areas at high risk of flooding, and where development is necessary, seeks to make it safe without increasing flooding elsewhere.

9.15 The Central Lancashire Strategic Flood Risk Assessment (expand/explain) promotes the use of sustainable urban drainage to create natural drainage routes that improve water quality and reduce surface water runoff from new development and agricultural land. Sustainable drainage systems should be considered and implemented as part of all new development.

# Development Policies for a High-Quality Environment

## Policy Direction 27: Sustainable Water Management

- Proposals for development must avoid areas at higher risk of flooding from any source and protect people and property.
- Development must be safe from flood risk for its lifetime accounting for climate change, incorporate flood resistance or resilience measures where necessary, and not increase flood risk off-site and elsewhere.
- Where a residual risk remains after applying the sequential approach to the location of development and taking mitigating actions appropriate flood resistance and/or resilience measures as well as a flood warning and evacuation plan must be provided.
- In Flood Zone 3b (the functional floodplain) only proposals for 'Water Compatible' development will be considered appropriate - designed and constructed to remain operational and safe for users in times of flood, and not impede water flows or result in any net loss of floodplain storage.
- Development proposals must have no adverse effect on the operational functions of any watercourse or existing flood defence infrastructure and appropriate access for maintenance and repair purposes will be provided
- Sustainable drainage systems must be incorporated within development proposals to manage surface water run-off on-site and should be designed to take account of climate change and the potential for impermeable areas to change or increase over the lifetime of a development and to deliver amenity and recreation benefits and measurable net gains for biodiversity and water quality.

## Historic Environment

9.16 National planning policy recognises that the historic environment is an irreplaceable resource and should be conserved, in a manner appropriate to its significance, so that it can be enjoyed by future generations. It defines conservation of heritage assets as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.” Significance is defined as having aesthetic, historic, archaeological, or communal values attached to a place. A single place or asset can have one, more or all of the significances attributed to it, and it is particularly important to safeguard these elements. The environment in which a heritage asset is experienced (including its setting), is also key to the character of a heritage asset and should be considered within the planning process. Local plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This includes heritage assets most at risk through neglect, decay, and other threats.

9.17 Central Lancashire has a rich and distinctive built and historic environment that is valued and enjoyed by those who live here. The wealth and variety of built heritage and archaeology in the Central Lancashire add to a sense of place, creating a feeling of identity in the area. The historic environment includes the wider landscape and various individual features in the landscape that give areas and settlements their special character. There are almost 1400 listed buildings/structures (including 10 Grade I listed buildings) and 14 Registered Parks/Gardens in Central Lancashire.

9.18 The historic environment needs to be understood and taken fully into account as developments are being planned, designed, and implemented. It includes landscapes, sites, structures, and buried remains of significant historic and architectural interest. Individual heritage assets date from prehistoric

# Development Policies for a High-Quality Environment

and Roman times to the present day. Many assets are recognised as being of particular significance and are protected by their designated status, such as scheduled monuments, listed buildings, registered parks and gardens, a registered battlefield and conservation areas. There are also many other heritage assets of local significance, these are often classed as non-designated heritage assets but can fall into similar categories, buildings or structures, archaeology, parks and gardens or battlefields.

9.19 The historic environment is a finite resource and any proposed development that could impact upon the historic environment, requires careful and proportionate consideration. The more important the asset, the greater the weight will be given to its conservation and preservation. In applying this policy, development proposals should be mindful of not only the heritage asset itself, but also its setting and how this fit into the wider historic environment. Wherever possible, new development should reflect and integrate with the existing character of the local area and seek to avoid the loss of any features of architectural, archaeological, artistic, or historical significance.



## Policy Direction 28: Historic Environment

- Heritage assets and their settings will be preserved and where appropriate enhanced in a manner commensurate to their significance.
- Proposals that positively and proactively conserve and enhance the historic environment and heritage assets will be supported.
- Proposals which seek to safeguard the future of designated heritage assets at risk, including putting them to an appropriate, viable and sustainable use and conserve their significance will be supported

Particular attention will be paid to the conservation of those elements which contribute most to distinctive character and sense of place across Central Lancashire. These include:

- Historic landscapes
- Significant archaeological remains and sites
- Scheduled Monuments
- Historic Parks and Gardens
- Registered Battlefields
- Industrial heritage
- Conservation Areas
- Listed Buildings and their settings;

# Development Policies for Sustainable Energy

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# Development Policies for Sustainable Energy

## UK Energy Context

10.1 The Climate Change Act 2008 (amended in June 2019) commits the UK to a legally binding target for at least a 100% reduction in greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is known as 'net zero'. The generation of energy is a major contributor to emissions and critical to addressing climate change objectives. It also leads to emissions to air of pollutants that have negative impacts health and ecosystems. The Government has prepared a range of strategies and targets in order to achieve net zero in 2050 including for the UK to be powered entirely by clean electricity by 2035 (Net Zero Strategy: Build Back Greener October 2021).

10.2 The British Energy Security Strategy (April 2022) was prepared in response to rising energy costs from disruptions in fossil fuel supplies following the pandemic and the conflict in Ukraine. It aims to improve energy efficiency and to accelerate the transition away from oil and gas with the roll out of new renewable schemes. This will increase progress towards Net Zero, which is fundamental to energy security. This long-term shift in energy supply aims to deliver cleaner, cheaper power, lower energy bills and new jobs in the energy sector. The 2020 Energy White Paper set out plans for investment and job creation for an energy transition towards renewable sources in order to achieve net-zero requirements.

10.3 Over the next 10 years, there will be continued changes in the energy landscape. The banning of gas boilers in new homes from 2025 and the sale of internal combustion engine cars from 2030 will shift more energy demand onto the electricity network. Renewable energy has a crucial role to play in reducing the reliance on fossil fuels and helping the region and the UK as a whole

meeting zero carbon status. The NPPF supports the transition to a low carbon future, stating that plans should:

- Have a positive strategy to promote energy from renewable and low carbon sources, that maximises the potential for suitable development, whilst ensuring adverse impacts are addressed satisfactorily;
- Consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development;
- Support community led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning.

10.4 National guidance (PPG) reaffirms that a planning application for wind turbines should not be approved unless the proposed development site is in an area identified as suitable for wind energy development – allocated in a Local Plan or Neighbourhood Plan.

# Development Policies for Sustainable Energy

## Renewable Energy Generation in Lancashire

10.5 Across Lancashire in 2021, renewable energy generation still only accounts for 13% of power and 8% of heat demand for the region. This generation is dominated by six offshore wind turbines installations, installed off the Lancaster coastline. This is 76% of the total installed capacity within Lancashire and generated over 80% of the renewable energy generated across Lancashire in 2019. Lesser contributions are made by onshore wind (12%) and solar photovoltaics (4%). Small amounts of electricity are generated by using landfill gas (2%) and by anaerobic digestion (1%). Contributions (<1%) are made to the electricity mix by hydro, sewage gas, municipal solid waste, and plant biomass.

10.6 There has been large growth in the electricity generation from solar photovoltaics between 2014 and 2019, which increased by almost 400% and from anaerobic digestion, which increased by almost 350% during the same period. Lancashire currently has the greatest offshore wind capacity of any local authority on the west coast of England. Lancashire will continue to attract economic investment in this high technology sector and has an opportunity to continue to grow renewable capacity over the coming decade from all sources. There is also opportunity to innovate with new technology, such as the Wyre Tidal Barrage Project or through green hydrogen generation, (using renewable electricity) and with micro scale renewable energy technology such as photovoltaics, during the development of new buildings.



## Energy Demand in Central Lancashire

10.7 The Technical Report on Renewable Energy Deployment Opportunities Across Lancashire to 2030 (Jacobs 2021) identifies that overall per capita energy demand in Lancashire for 2018 was 21,931kWh per person. In comparison, Merseyside, which has a similar population to Lancashire, had a per capita demand of 18,500Kwh - likely to be due to the increased levels of industry in the region

# Development Policies for Sustainable Energy

- As with the energy demand, Preston has the largest domestic and non domestic heat demand of the three authorities.
- South Ribble has the lowest heat demand for domestic and non-domestic use, although the demand for commercial and industrial heat are only slightly lower than Chorley's.
- All three areas have a significantly higher domestic heat demand than non domestic.
- There have been significant changes in electricity demand from 2011 – 2019, with Preston experiencing a decrease of almost 16%, and South Ribble seeing an increase of almost 6%.
- Heat demand has remained broadly similar, with Chorley and Preston both seeing an increase of less than 1% and South Ribble experiencing a reduction of just over 2%.
- For all three authorities, the current capacity for solar energy has exceeded the 2020 predicted deployable potential.

## Renewable Energy Projects

10.8 As set out under Spatial Priority 3 all three Councils declared a climate emergency in 2019. Spatial Priority 3 sets out a proposed Local Plan to addressing climate change. There is significant opportunity and need for the new Local Plan to promote and enable the development of new renewable energy capacity throughout Central Lancashire. Without this, targets to reduce carbon emissions are unlikely to be met.

10.9 The demand for both electricity and heat is significantly higher than the amount that is estimated to be provided from renewable sources. The current renewable energy capacity has not met the deployable potential identified in any of the three Central Lancashire areas. There is significant opportunity across the region to increase the amount of energy that is generated from renewable sources. This will have to come from micro schemes and renewable energy installations on new and existing properties, and from development of larger scale renewable energy schemes, subject to all material considerations being fully satisfied.

10.10 There is significant potential for wind energy in the three areas that is not being met. Ongoing technology innovations and enhancements will allow for larger capacity turbines. Wind power could also help facilitate the shift towards a hydrogen economy in the future as projects such as Hynet could utilise surplus electricity generation as capacity increases over time to produce hydrogen that could be used as a natural gas alternative across the district.

10.11 Due to dramatic cost declines and development of the technology, solar is likely to be one of the most competitive sources of new power generation in the coming years. The steady growth seen in solar is expected to continue to 2050, especially as new innovations drive further uptake. As new innovations come to the market, there is opportunity in Central Lancashire to require the inclusion of solar technology in new builds and renovation projects. To overcome any issues of intermittent power supply, this could be done alongside a combination of other renewable technologies, such as wind or hydro, or emerging technologies such as hydrogen.

# Development Policies for Sustainable Energy

10.12 The growth in farm applications for anaerobic digestion technology is expected to continue to rise into the coming decade. There is potential for 6.4 million homes across the UK to be heated by this technology by 2030.

10.13 There are currently some heat pumps installed in Central Lancashire which are producing energy, and further installations of this technology could be explored through planning policy, plus support of the renewable heat incentive and other funding to make heat pumps less costly. Off-gas properties could consider heat pumps as it would be better suited for them. Energy from waste could also see increased development in the coming years through innovations within this area.

10.14 Broadly, through the Issues and Options consultation, there was support for an increase in renewable energy installations across the region, except for energy from waste developments. However, most of the focus in the responses received was in support of renewable energy generating supplies being added to new or existing dwellings in the region. There was a lack of comments on the installation of large-scale renewable energy projects and schemes, with the exception of one suggesting farmland is given over to renewable energy schemes, which is not considered a viable option.

10.15 There are no set rules regarding how areas for renewable energy should be identified, but in considering locations, the requirements of technology and, critically, the potential impacts on the local environment, including from cumulative impacts will need to be taken into account. Important factors include local topography and effects on the landscape, impacts on protected areas and heritage assets, including their settings.

## Policy Direction 29: Renewable energy generation

- Renewable and low carbon energy generation developments will be encouraged and supported
- the development of renewable energy schemes will be supported provided that measures are taken to avoid and, where appropriate, mitigate negative impacts arising from the construction and operation of the development.
- Developers must engage with the community, local authority and other relevant authorities at an early stage prior to the formal submission of any proposals and large-scale renewable energy developments shall make provision for direct community benefits over the period of the development.
- Upon cessation of energy generation, wind energy developments should be removed, and the site satisfactorily restored. Subject to all other material considerations, proposals for zero carbon and low emission development, as well as development that allow communities, infrastructure, businesses, and the natural environment to adapt to the impacts of climate change, will be strongly supported

# Development Policies for Sustainable Energy

## Reducing energy use at the development scale

10.16 Future development needs to decarbonise and proposals for new development must understand and implement measures to reduce/eliminate the carbon emissions throughout the lifetime of the development. A whole life carbon approach identifies the overall best combined opportunities for reducing lifetime emissions and also helps to avoid any unintended consequences of focusing on operational emissions alone. Therefore, whole life carbon needs to be effectively integrated into the sustainability agenda in order to achieve a lower carbon future<sup>5</sup>.

10.17 In order to achieve the target of net zero by 2030 and meet the requirements of the Strategic Priority Policy? developments must be designed to mitigate and adapt to climate change. The Future Homes and Building Standard and changes to Building Regulations will ensure that homes and buildings are net zero by 2030 however there are other measures that can be taken to ensure that new buildings are designed to mitigate and adapt to climate change.

10.18 Developments should lower the demand for resources, provide efficient structures and deploy innovative technology - reducing the demand for materials, energy, water, and other resources. Retrofitting buildings for energy efficiency with measures such as wall and loft insulation and draught-proofing can reduce energy demand plays a key role in reducing energy consumption. Utilising passive measures such as natural heating, lighting, ventilation, and external shading can ensure energy demand is low from the outset

10.19 Working at the development scale can ensure that materials and systems are used responsibly and efficiently. For example, reducing distribution losses for energy (or water) between generation and usage. This might involve supplying heat, cooling, power, and water from an on-site source or increasing building system efficiency by replacing plant with newer alternatives. Supplying any remaining requirements from renewable sources will minimise residual.

## Policy Direction 30 Reducing energy use at the development scale

- Development proposals should promote energy efficiency through design, layout, orientation, building materials and the incorporation of green infrastructure.
- All major development proposals should seek to integrate low carbon energy and decentralised energy networks into the proposal.
- Proposals for renewable and low carbon energy-generating and distribution networks (including decentralised energy schemes, community led schemes and district heat and power schemes) will be supported (subject to environmental and amenity impacts)
- Priority should be given to the reuse or retrofit of existing buildings where possible before considering the development of new buildings.
- Achieve the highest possible energy efficiency rating post construction. All developments must have an energy efficiency band of at least EPC band C.
- Incorporate water efficiency measures to mitigate impacts of drought such as rain water harvesting.
- all new residential development must include an electric vehicle charge point for the charging of at least 1 electric vehicle.
- All newly developed car parks must install electric vehicle charge points to cover at least 10% of the parking spaces.

<sup>5</sup> <https://www.rics.org/globalassets/rics-website/media/news/whole-life-carbon-assessment-for-the-built-environment-november-2017.pdf>

# Development Policies for Sustainable Energy

## Reducing energy use at the building scale

10.20 Designing new buildings with a low carbon footprint is important for improving energy performance. The need to build good quality energy efficient homes and also look at ways to improve/upgrade existing housing stock also impacts on health. These issues are important to ensure cost of fuel is fair for all and to seek to address the issue of fuel poverty in the area and cold homes which has a direct impact on health and mortality.

10.21 Building Regulations Part L covers the conservation of fuel and power in the building of new homes in England, and establishes how energy-efficient new and existing homes should be. These were updated in June 2022 including a requirement that new homes must produce 31% less carbon emissions than what was acceptable in the previous Part L regulations.

## Policy Direction 31: Energy reduction new buildings

- Proposals for the construction of new buildings should incorporate design features that help deliver radical reductions in greenhouse gas emissions particularly CO<sub>2</sub> emissions, and thus help mitigate climate change impacts.
- Energy reduction in new buildings will be achieved using the measures a ‘fabric first’ approach, renewable energy-generating technology including photovoltaics, solar hot water, air/ground source heat pumps, wind turbines, hydropower, and biomass boilers and low carbon technology
- Major development proposals should demonstrate how they will reduce the potential for internal overheating and reliance on air conditioning systems
- Energy Strategy Reports (for major development) or Energy Statements (for minor development) should be prepared (and revisited during the construction phase) to demonstrate how the energy hierarchy has been followed and energy reduction targets will be achieved.



# Infrastructure Delivery

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# Infrastructure Delivery

## Reducing energy use at the development scale

11.1 Infrastructure is a key component in meeting the economic, social and environmental objectives of sustainable development and in responding to Central Lancashire's needs and opportunities. Infrastructure is important for sustainable growth – supporting thriving neighbourhoods and successful places, enabling the delivery of development sites, facilitating a growing and resilient economy and responding to the climate emergency.

11.2 The NPPF requires that strategic policies in plans should make sufficient provision for infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat) and community facilities (such as health, education and cultural infrastructure). The provision of infrastructure and community facilities at a local level can also be addressed by non-strategic policies. Infrastructure planning also forms an important means for local planning authorities to maintain effective cooperation under the duty to cooperate with each other, and with other bodies.

11.3 As highlighted in the NPPF a range of different types of infrastructure play a key role in achieving economic, social and environmental objectives. The term “infrastructure” includes a number of components with broad categories including:

- Transport;
- Utilities;
- Education;
- Health;

- Waste;
- Blue and Green Infrastructure;
- Community Facilities; and
- Emergency Services.

11.4 It is vital that sufficient infrastructure is available to serve new and existing communities. It is a well-established principle that new development should contribute towards the provision of such infrastructure to ensure existing communities are not disadvantaged by any increased pressure on facilities from new development and that new communities are served adequately by new infrastructure as required.



# Infrastructure Delivery

11.5 The Councils will continue to work in partnership with infrastructure service providers, funding providers and developers to ensure that the infrastructure needed to support development is provided in a timely manner to meet the needs of the community. In some cases, it will be necessary for the infrastructure to be provided before development commences.

11.6 Infrastructure planning will always be subject to change due to the influence of wider societal and economic impacts, and as such should be an ongoing 'live' process. An Infrastructure Delivery Plan (IDP) is being prepared which will set out what infrastructure is required where and when, addressing the requirements to:

- Utilise existing infrastructure capacity and identify shortfalls with providers;
- Set out what infrastructure is required to support envisaged growth in different settlements/urban areas, including infrastructure critical to the delivery of planned growth and proposed allocations;
- Identify who will provide the new infrastructure required, when is it required and how much will it cost

11.7 A single Central Lancashire IDP will be submitted alongside the Publication Draft Local Plan to ensure the required infrastructure and investment needed to deliver the plan effectively is identified. Looking forward it will continue to be updated to reflect the latest available inputs and data. The IDP will seek to provide the most accurate picture of infrastructure requirements, costs and potential sources of funding at the point in time when the Local Plan is submitted. Specific infrastructure projects needed to deliver planned growth will be identified following consultation with infrastructure providers and

Members, and responses to this consultation document from residents and developers.

## Policy Direction 32: Infrastructure Planning Principles

- Development proposals should deliver infrastructure to support the delivery of the spatial strategy and proposed site allocations (in the form of financial contributions or on-site provision).
- New developments should make use of existing infrastructure capacity where possible.
- The loss of existing infrastructure will be resisted unless a suitable alternative can be provided, or it can be demonstrated that the infrastructure is no longer required to meet the needs of the community.
- Development may be phased to ensure the timely delivery of the infrastructure that will be necessary to serve it
- Where new development is likely to create an identified shortfall in infrastructure capacity or exacerbate existing deficiencies, developers will be required to adequately mitigate or compensate for those deficiencies
- Applications for the provision of new infrastructure will be supported where they are required to help deliver national priorities and locally identified requirement

# Infrastructure Delivery

## Emerging Infrastructure Requirements

11.8 From our recent work on assessing proposed site allocations and our ongoing evidence the following requirements are emerging. These will be further assessed and considered in drawing together the IDP:

## Education including Primary and Secondary School Provision

11.9 The three districts work very closely with Lancashire County Council to plan for the required number of primary and secondary (and SEND, nursery and post 16) school places. Opportunities to address the shortfall of places are being explored in the medium term however there is a commitment as part of this plan-making process to work collaboratively to mitigate the impact of new housing on school place provision, including secondary, and to identify suitable sites for new school provision, where there is an unaddressed identified requirement. It is essential that plan making addresses any shortfall in necessary infrastructure and that locations for these, in addition to costs for delivery, are factored into the viability of the new Local Plan to ensure its deliverability within the plan period.

11.10 The districts will work with Lancashire County Council to consider increased demand from the Local Plan and identify plans to deliver additional places through school expansion or new school provision. In secondary schools in Chorley there is limited scope for expansion and the districts will work with Lancashire County Council to consider increased demand from the Local Plan and identify plans to deliver additional places through school expansion or new school provision. In secondary schools in Chorley there is limited scope for expansion and therefore there is likely to be a need for a new secondary school. In Preston current education needs are two primary schools

and a secondary school in North West Preston and one primary school in Goosnargh.



11.12 Emerging requirements for a variety of infrastructure such as Open Space Sports and Recreation, Green and Blue Infrastructure, Transport Electric Vehicle Charging, Cemeteries and Crematoria and Places of Worship will be considered through the IDP.

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# Preston Local Priorities



11.13 Towns Fund investment is critical to the successful delivery of Preston's 15 year City Investment Plan (CIP) which will set out the vision, objectives and strategy to transform Preston, targeting resources and aligning public and private sector investments to respond to needs and capitalise on opportunities for positive change. The CIP aims to maintain the momentum of change in Preston to make sure the richness of life is within reach for the people of Preston. It will support early interventions, catalyse positive change in our city and support our sustainable and inclusive growth ambitions. The Towns Fund investment programme focusses on the following nine projects:

- Re-imagining The Harris: the re-development of the Grade I listed Harris Museum, Art Gallery & Library, which sits at the heart of the Harris Quarter, is one of the most ambitious cultural projects in the north of England.
- Animate – Cinema & Leisure Scheme: delivery of new cinema, bowling, food and beverage units, car park and public square in the Harris Quarter, adjacent to the new Preston Markets. The project will attract a family friendly audience and strengthen Preston's day and night-time economy.
- Renewal of Harris Quarter Assets: investment to support the redevelopment of publicly owned buildings in the Harris Quarter to support new uses, including potential cultural and community uses. The buildings include Amounderness House and Birley Street Annex, 10-12 and 50-52 Lancaster Road, while investment will also support enabling works to support the reopening of the Guild Hall.
- Harris Quarter Illuminate & Integrate: the project includes delivering the pedestrianisation and cycleway infrastructure of the southern section of Friargate, linking with the Transforming Cities Fund investment delivering the northern section. It also complements other Harris Quarter projects through public realm improvements along key streets and open spaces, building illumination, digital projections, and improved street lighting.
- Animation of Public Spaces: a project funding the coordination of a Preston city centre wide programme of events and animation of new and existing public spaces. The project also funds provision of event hosting equipment which can be deployed at multiple sites around the city centre.
- Preston Youth Zone: The development of Preston Youth Zone in the heart of the city centre on City Council owned land within the Harris Quarter. It will be a state-of-the-art facility for young people in Preston aged 8-19 years (up to 25 with additional needs), providing social, sporting, and artistic spaces.
- Inspiring Preston – A hub for high quality CEIAG: provision of space within a building in the Harris Quarter to be used for the delivery of Careers and Employment, Information, Advice and Guidance (CEIAG), particularly for young people, by local partners – including Preston's College, Cardinal Newman College and UCLAN. In addition to the provision of space, Towns Fund investment is required to service and support the space provided, with partners funding the direct provision of CEIAG services.

# Preston Local Priorities

- Cultural Capacity Building: Towns Fund investment to build local skills and capacity to support the aims of our 12-year cultural strategy, while also contributing towards delivering our wider strategic cultural objectives for Lancashire and its City of Culture 2025 bid.
- Health & Wellbeing Capacity Building: Preston does not currently have its own health and wellbeing strategy. There is a need to build system capacity

to focus on Preston and address poor health outcomes. Towns Fund investment will enable the secondment of a senior officer from the Greater Preston Clinical Commissioning Group for a five-year period to develop and consult on a Preston strategy and to take forward proposals around a health and wellbeing hub.



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# Chorley Local Priorities

11.14 Chorley have delivered a number of key infrastructure projects during the current local plan ranging from leisure to health, employment and housing. The Council has successfully delivered the Market Walk Extension, which includes a leisure complex comprising of cinema and restaurants in addition an M&S Food supermarket and additional retail shopping units. Delivery of a Town Centre Strategy which further supports local business and attracts investment into the town, increasing football and enabling the night-time economy to thrive will be supported by this new Local Plan. Plans for a civic space in addition to housing and improved connectivity are just some of the projects to be delivered going forward.

- The Strawberry Fields Industrial Hub has just been completed and the Council are keen to further build on the success of this and the Strawberry field Digital Office Park, to create a new offer for business , to ensure Chorley is attracting inward investment and creating new jobs.
- As referred to above, education is high on the list of priorities as is the delivery of affordable housing and to support these schemes, the delivery of sustainable transport measures will be crucial, which include not only required improvements to the network, but investment into our public transport and enabling of active travel modes. New cycling infrastructure and investment in our bus stops and canal tow paths are just some examples of how we will achieve this.
- Chorley has a number of rural settlements and digital connectivity is crucial to ensure that these communities have access to the same opportunities as the urban areas and this is also an area for future investment.

- Chorley has a strong track record of delivering Open space sports and recreation schemes, many funded in part by developer contributions and this new Local Plan will continue this trajectory which will include large schemes such as Jubilee Playing fields, Gillett Fields and cemetery extensions at Chorley and Adlington, in addition to allotment provision.
- Delivering our climate change strategy underpins this capital investment programme. Chorley is developing a EV Strategy which will ensure we are capitalising on opportunities to attract funding to install EV ChargePoint's at all of our assets where feasible. Further, we are working with partners to explore on street EV charging.
- The decarbonisation of public buildings is also a key priority in addition to the creation of high quality public realm and areas for biodiversity to flourish including wildflower meadows and verges.



# South Ribble Local Priorities

11.15 There has been considerable investment in infrastructure in South Ribble over the past 10 years and there are further large scale ambitions to develop the area. South Ribble has been part of the City Deal alongside Preston City Council and Lancashire County Council since 2023. The City Deal has enabled the delivery of the Penwortham Bypass and improvements to junctions along the A582 corridor. The Council alone has also started to deliver a range of other investment schemes including the delivery of an extensive programme of green links Borough wide and the completion of the Council's first affordable homes at both Tom Hanson House and the former McKenzie Arms site in Bamber Bridge. The Council has also invested in improving Leisure and Cultural Facilities in the Borough notably the refurbishment of Worden Hall and the new 3G pitches in Bamber Bridge. Further investment in South Ribble alongside this Local Plan will be focused on the following:

- Implementing the Leyland Town Deal to regenerate the centre of Leyland by providing: a more diverse range of uses; new high-quality homes in a town centre location; modern town centre use units; areas for to hold events; and opportunities for business and skills growth
- The Council continuing to provide affordable and special needs homes such as the development of Extra Care at West Paddock, Leyland
- Investment in facilities to promote healthy lifestyles will continue including the upgrade and refurbishment of leisure centres and further phases of green links and open space projects

- Ensuring community infrastructure is delivered to support communities by ensuring high quality education, health and other services such as creating community support spaces are provided for all
- A key investment priority for the Borough is also investment in measures to adapt and mitigate against climate change such as decarbonisation of Council assets including leisure centres
- Building on investment in local centres such as the delivery of the Penwortham Masterplan
- The Council will continue to invest in improving the quality of 'Green links' cycle and pedestrian routes across the area alongside improving Parks and open space infrastructure across the Borough



# Appendix 1: Questions

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# Questions

1. Do you agree with the Spatial Vision for Central Lancashire as set out in Section 2?

2. Do you agree that the proposed Strategic Objectives In Section 2 are what we need to do to deliver our vision and address the challenges we face in Central Lancashire?

3. If you answered 'no' to question 2, can you please tell us what objectives you would change or add?

4. This Part One Preferred Options Consultation sets out 32 Policy Directions. These policy directions are the first step in developing our proposed policies which will be included in our final draft Central Lancashire Local Plan.

5. We would like to hear your views on these policy directions. Please tell us your views on these, please state the Policy Direction you have a view about, if you agree and if you would change it, how.

6. Do you agree with the Spatial Strategy for Central Lancashire which is Section 3?

7. Do you agree that Central Lancashire look further ahead with a 30 year+ vision?

8. What alternative development options could be considered beyond the Plan Period?

9. Do you agree that a new settlement proposal could form part of the spatial approach beyond the plan period?

10. Would the Cuerdale Garden Village proposal provide a suitable approach to accommodating growth beyond 2038?

11. Are there other new settlement options that could sustainably deliver future growth?

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# Questions

12. Do you agree with the Spatial Development Priorities for Central Lancashire which is set out in Section 3?

13. We would like to hear your views on the specific site allocations. Please state the proposed site allocation in your answer

14. If you have any other comments to make about the proposals within the Part One Consultation Document, please state these.





# Appendix Two: Abbreviations, Acronyms and Glossary

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# Abbreviations, Acronyms and Glossary

## Abbreviations and Acronyms

AIA Arboriculture Impact Assessment  
 AMR Authority Monitoring Report  
 BHS Biological Heritage Site  
 CLLP Central Lancashire Local Plan  
 DEFRA Department for Environment, Food and Rural Affairs  
 DM DPD Development Management Development Plan Document  
 DPA (dpa) Dwellings Per Annum  
 EA Environment Agency  
 FRA Flood Risk Assessment  
 HENA Housing and Economic Needs Assessment  
 LCC Lancashire County Council  
 LNR Local Nature Reserve  
 NCN National Cycle Network  
 NPPF National Planning Policy Framework  
 PPG Planning Practice Guidance  
 PRoW Public Right of Way  
 TPO Tree Preservation Order

## Glossary

### Active Design

Developed by Sport England (in partnership with Public Health England) Active Design is a combination of 10 principles that promote activity, health, and stronger communities through the design of development with the aim of encouraging activity in everyday life. More information can be found here: <https://www.sportengland.org/how-we-can-help/facilities-andplanning/design-and-cost-guidance/active-design>

### Active Travel

Making journeys by physically active means - like walking, cycling, or scooting

### Affordable Housing (taken from NPPF Glossary)

Housing for sale or rent, for those whose needs are not met by the market (including housing

that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent

Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.  
 d) Other affordable routes to home ownership is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

# Abbreviations, Acronyms and Glossary

## Air Quality Management Area (AQMA)

If a Local Authority identifies any locations within its boundaries where the Air Quality Objectives are not likely to be achieved, it must declare the area as an Air Quality Management Area (AQMA). The Local Authority is subsequently required to put together a plan to improve air quality in that area – a Local Air Quality Action Plan. Air Quality Objectives have been put in place to protect people's health and the environment.

## Allocations – see also Site Allocations

An area of land which has been specifically identified in the Local Plan for development (e.g. housing or employment). These are identified in the Local Plan and shown on the Policies Map and are considered suitable for development of the identified use. Any proposed development on these sites must still go through the planning application process to gain consent.

## Appropriate Assessment (AA)

An assessment of the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas.

## Area Action Plan

A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change. The Council prepared the Accrington Area Action Plan in 2012, covering the town centre. This set out a policy framework against which planning applications will be assessed and how the regeneration of the town centre should be proactively delivered and co-ordinated by the public and private sectors in partnership.

## Area of Outstanding Natural Beauty (AONB)

An area of countryside that has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance by Natural England. They enjoy levels of protection from development similar to those of UK national parks, but unlike national parks the responsible bodies do not have their own planning powers. There are no AONB in Hyndburn, but they can be found in other areas of Pennine Lancashire.

## Authority Monitoring Report (AMR)

The Authority Monitoring Report (formerly Annual Monitoring Report) reviews the progress in implementation of the Local Plan and assesses the effectiveness of the policies contained in it, using a series of monitoring indicators. It includes information such as the number of new dwellings which have been completed and assesses this against the identified requirement. The AMR will incorporate the Monitoring and Implementation Strategy and will be produced at least annually.

## Biodiversity Metric

The Defra134 Biodiversity Metric is designed to provide ecologists, developers, planners, and other interested parties with a means of assessing changes in biodiversity value (losses or gains) brought about by development or changes in land management. The metric is a habitat based approach to determining a proxy biodiversity value.

## Biodiversity Net Gain

Biodiversity Net Gain is an approach to development that leaves biodiversity in a measurably better state than before. It still relies on the application of the mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses. It is additional to these approaches, not instead of them. This establishes the principle that planning permission should only be given if a new development project increases rather than reduces levels of biodiversity present on a site. Evidence of an increase in biodiversity will require a baseline assessment of what is currently present on a site and then an estimation how proposed designs will add to that level, and latterly supported by post-construction evidence that a 10% gain has been delivered.

## Biological Heritage Site (BHS)

Biological Heritage Sites are 'local wildlife sites' in Lancashire, which are felt to be of a greater than local significance. They are identified using a set of guidelines which can be found on the Lancashire County Council website <https://www.lancashire.gov.uk/lern/sitedesignations/local-sites/biological-heritage-sites/bhs-guidelines-for-site-selection/>

Brownfield land - see Previously Developed Land

# Abbreviations, Acronyms and Glossary

## Climate Change

Climate change refers to a large-scale, long-term shift in the planet's weather patterns and average temperatures, associated with the release of carbon dioxide (CO<sub>2</sub>) and other greenhouse gases into the air.

## Climate Emergency

In declaring a climate emergency, the Council has acknowledged that actions to tackle climate change needs to be taken urgently and has stressed the need to devise measures to tackle the causes and effects of this, such as setting targets to achieve net zero carbon emissions by a certain date.

## Development Plan Document

Planning policy documents which make up the Local Plan. They help to guide development within a local planning authority area by setting out the detailed planning policies, which planning officers use to make their decisions on planning applications.

## Equalisation Agreement

An agreement that ensures all landowners equally benefit from development across a strategic site / set of sites where all parties own land integral to the development as a whole. The agreement helps to protect against one landowner benefitting from high value land uses within the area (e.g. the prime residential element) with others who may own land with lower values (e.g. that to be used for infrastructure or lower cost housing).

## Exceptional Circumstances (Green Belt)

NPPF states that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans – both in relation to the loss of Green Belt and when establishing new Green Belt (para. s 139-141). National policy does not specifically set out what may constitute exceptional circumstances, but these will need to be demonstrated before changes to Green Belt can take place

## Five year housing land supply

A 5 year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth

of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies or, where this is considered out of date, against a local housing need figure generated by using the standard method.

## Green / Blue Infrastructure

A network of multi-functional, urban, and rural green space (including open space) and water environments (such as ponds, rivers, streams, canals, and other water features), capable of delivering a wide range of environmental and quality of life benefits for local communities.

## Green Belt

A policy designation which is applied to some areas of land around towns and other built up areas. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. NPPF para 138 states that "Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

## Gross Value Added (GVA)

Measures the contribution to the economy of each individual producer, industry, or sector. Simplistically it is the value of the amount of goods and services that have been produced, less the cost of all inputs and raw materials that are directly attributable to that production.

## Habitat Regulations Assessment (HRA)

HRA refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it. European Sites and European Offshore Marine Sites

# Abbreviations, Acronyms and Glossary

identified under these regulations are referred to as ‘habitats sites’ in the NPPF.

## Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora

## Housing Delivery Test

A government test which measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State publishes the Housing Delivery Test results for each local authority in England on an annual basis.

**Housing Requirement (see also Standard Method and Local Housing Need)** The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. The housing requirement is the final agreed number of homes that are expected to be delivered over the plan period which may differ from the figure generated by the standard method. It may reflect the fact that actual need is higher, for example as a result of expected economic growth which is not taken account of in the standard method.

## Housing trajectory

A housing trajectory sets out the total number of homes expected to be delivered over the whole Local Plan period, broken down by year. This is often set out in a bar chart, as shown in Figure 5 of this document.

## Infrastructure Delivery Plan (IDP)

Identifies infrastructure requirements across the borough, setting out what is needed, where, and when. This could include infrastructure such as highways, education, community facilities, open space, and green infrastructure.

## Landscape and Visual Impact Assessment (LVIA)

Identifies and assesses the significance of the effects of change caused by a development on the

landscape as an environmental resource as well as views and visual amenity.

## Local Development Scheme

Provides an overview of what the planning policies are for the Borough and sets out the current documents which form the Local Plan. It also sets out a detailed programme for the preparation of future Local Plans and other Development Plan Documents including a timetable for their production.

## Local Housing Need (See also Standard Method and Housing Requirement)

Housing need is an unconstrained assessment of the number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure, and preparing policies to address this such as site allocations.

## Local Nature Reserve (LNR)

LNRs are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949. They are places with wildlife or geological features that are of special interest locally. They offer people opportunities to study or learn about nature or simply enjoy it.

## Local Plan

Local Plans, prepared by a local planning authority in consultation with its community, set out a vision and a framework for the future development of an area. Once in place, Local Plans become part of the statutory development plan. The statutory development plan for the area is the starting point for determining local planning applications.

## Long term vacant properties

Dwellings which have been unoccupied and substantially unfurnished for over six months.

## Major Development

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning

# Abbreviations, Acronyms and Glossary

(Development Management Procedure) (England) Order 2015.

## Masterplan

An overarching planning document that provides a conceptual layout to guide future growth and development, usually within a specific area

National Planning Policy Framework (NPPF) - see also Planning Practice Guidance. Sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The local authority must have regard to national policies and advice contained in guidance when developing the Local Plan and it is a material consideration when taking decisions on planning applications.

## Nature Recovery Network (NRN)

An expanding, increasingly connected, network of wildlife rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats and will use maps and data to identify priorities for nature's recovery. Hyndburn's network will be part of a county wide network and be identified in a Local Nature Recovery Strategy.

## Neighbourhood Plan

A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. It is a community-led framework for guiding the future development a growth of an area. It may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development, in conformity with the Local Plan.

## Open Space (see also Green/Blue Infrastructure)

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes, and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

## Permitted Development Rights

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impacts and to protect local amenity.

## Planning Obligation

A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. Planning Practice Guidance (PPG) – see also National Planning Policy Framework The national PPG add further context to the policies of NPPF and it is intended that the two documents should be read together. The local authority must have regard to national policies and advice contained in guidance when developing the Local Plan and it is a material consideration when taking decisions on planning applications.

## Policy / Policies Map

A map showing allocations and designations arising from policies in the local plan. It is adopted alongside the Local Plan.

## Presumption in Favour of Sustainable Development

This is considered to be at the heart of national policy and NPPF states that plans, and decisions should apply a presumption in favour of sustainable development. The full policy is set out in paragraph 11 of NPPF but, in summary, it means that strategic policies should provide for objectively assessed needs for housing and other uses unless certain circumstances, such as being contrary to the policies of NPPF, would not allow this. For decision taking, it means that proposals that accord with an up-to-date plan should be approved without delay or, where there are no relevant policies or these are out of date, then permission should be granted unless certain circumstances, such as being contrary to the policies of NPPF, provide a reason not to grant permission.

## Previously Developed Land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed)

# Abbreviations, Acronyms and Glossary

and any associated fixed surface infrastructure. This excludes land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

## Renewable (and low carbon) energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun (including passive solar gain) and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

## Retail Impact Assessment

An assessment undertaken for an application for retail use for developments over a certain size on the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments.

## Safeguarded land

Area of land between the urban area and the Belt which is safeguarded in order to meet longer-term development needs stretching beyond the plan period and to ensure the permanence of the Green Belt boundaries. Safeguarded land identified in this Local Plan is not allocated for development and development of it will be resisted unless and until such time as any future update of the plan specifically proposes the development of the site.

## Self-build and custom-build housing

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

## Sequential Test (Retail)

A sequential test is applied to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

## Settlement Hierarchy

The means of distributing the priorities for growth and development according to the role or size of a settlement.

## Site of Special Scientific Interest (SSSI)

A conservation designation denoting a protected area extremely valuable for its flora, fauna, physiological and geological features. Land is notified as an SSSI under the Wildlife and Countryside Act (1981), as amended.

## Special Area of Conservation (SAC)

Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

## Special Protection Area

Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

## Standard Method of Calculating Housing Need

The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method (set out in Planning Practice Guidance) for assessing local housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The standard method identifies a minimum annual housing need figure. It does not produce a housing requirement figure.

# Abbreviations, Acronyms and Glossary

## Strategic Cycle Network

Aims to create a joined-up network that provides access to workplaces, schools, colleges, shops and other services, as well as providing tourism and recreation opportunities. The routes are based on old disused railway lines and will mainly be off road 'greenways'. Some routes also form part of the National Cycle Network which is a UK-wide network of signed paths and routes.

## Strategic Employment Site

A key employment site in a strategic location capable of accommodating major investment of local or regional importance.

## Strategic Policy

The development plan must include strategic policies to address the local planning authority's priorities for the development and use of land in its area. This includes setting out an overall strategy for the pattern, scale and quality of development and include strategic requirements such as those for housing and employment land for the whole Borough. The development plan for an area comprises the combination of strategic and non-strategic policies which are in force at a particular time.

## Sustainability Appraisal

A tool used to appraise planning policy documents in order to promote sustainable development in order to ensure that social, environmental, and economic aspects are all taken into consideration as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. It is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act.

## Sustainable Drainage System (SuDS)

A collection of water management practices that aim to align modern drainage systems with natural water processes that are considered to be environmentally beneficial, causing minimal or no long-term detrimental damage.

## Town Centre uses

Main town centres use: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels, and conference facilities).

## Transport Assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

## Travel Plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

## Viability / Viability Assessment

The determination of whether development is economically worthwhile, taking account of the costs of undertaking development and the value of development. All viability assessments should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available

# Appendix Two: List of Annexes and Supporting Evidence Documents

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# List of Annexes and Supporting Evidence Documents

Central Lancashire Employment Land Update 2022  
 Central Lancashire Strategic Flood Risk Assessment Level 1 2021  
 Central Lancashire GTAA Final Report 2022  
 Central Lancashire Housing Study 2022  
 Central Lancashire Density Review October 2022  
 Central Lancashire Green Belt and Other Open Land Designation Review  
 Central Lancashire Green Belt Designations Study  
 Central Lancashire Strategic Housing Employment Land Availability Assessment  
 Integrated Appraisal Summary of Central Lancashire Site Options  
 Landscape Designations Study  
 Lancashire County Council Hot food takeaway advisory note Nov 2021

## **Policy Maps Chorley**

Policies Map Chorley Borough  
 Policies Map Adlington and Anderton Ward  
 Policies Map Buckshaw and Whittle Ward  
 Policies Map Chorley East Ward  
 Policies Map Chorley North and Astley Ward  
 Policies Map Chorley North East Ward  
 Policies Map Preston Chorley North West Ward  
 Policies Map Chorley South East and Heath Charnock Ward

Policies Map Chorley South West  
 Policies map Clayton East, Brindle and Hoghton  
 Policies Map Claaton West and Cuerden  
 Policies Map Coppull  
 Policies Map Croston, Mawdsesley and Euxton South  
 Policies Map Eccleston, Heskin and Charnock Richard  
 Policies Map Euxton

## **Policy Maps South Ribble**

Policies Map South Ribble Borough  
 Policies Map Bamber Bridge East  
 Policies Map Bamber Bridge West  
 Policies Map Broad oak  
 Policies Map Broadfield  
 Policies Map Buckshaw and Worden  
 Policies Map Charnock  
 Policies Map Coupe green & Gregson lane  
 Policies Map Earnshaw bridge  
 Policies Map Farington East  
 Policies Map Farington West  
 Policies Map Hoole  
 Policies Map Howick & priory  
 Policies Map Leyland Central  
 Policies Map Longton & Hutton West  
 Policies Map Lostock Hall

Policies Map Middleforth  
 Policies Map Moss Side  
 Policies Map New longton & Hutton East  
 Policies Map Salmesbury & Walton  
 Policies Map Seven Stars  
 Policies Map St Ambrose  
 Policies Map Walton-le-Dale East  
 Policies Map Walton-le-Dale West

## **Policy Maps Preston**

Policies Map Ashton  
 Policies Map Brookfield  
 Policies Map Cadley  
 Policies Map City Centre  
 Policies Map Deepdale  
 Policies Map Fishwick & Frenchwood  
 Policies Map Garrison  
 Policies Map Greyfriars  
 Policies Map Ingol & Cottam  
 Policies Map Lee & Larches  
 Policies Map Plungington  
 Policies Map Preston Rural East  
 Policies Map Preston Rural North  
 Policies Map Ribbleton  
 Policies Map Sharoe Green  
 Policies Map St Matthew's  
 Site Selection Paper



# Central Lancashire Local Plan

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Agenda Item 5

**Central Lancashire Local Plan**  
**Preferred Options - Part One Consultation**  
**December 2022**  
**Regulation 18 Consultation**  
Modifications Log 8.12.2022



This document provides a detailed list of changes [proposed following publication of the Part 1 preferred Options Document alongside Full Council reports for each of the three Central Lancashire Authorities. This will be used to record any changes requested up the final Council meeting on the 15<sup>th</sup> December to aid decision making by the Councils.

Additional text is shown in *red italics*, deleted text is shown in ~~blue strikethrough~~.

Modification no.	Proposed changes	Reason	Date
M1	<p>4.4 Different population projections and trends, employment forecasts and commuting ratios for Central Lancashire have then been considered to assess the appropriateness of the LHN figure.</p> <p><i>National policy and guidance requires Councils take into account previous delivery, market trends and signals when assessing housing need as discussed above. This indicates that simply adopting the collective standard method requirement of 988 would not pass the tests of soundness required to adopt a new Local Plan, especially given the City Deal agreement that Preston and South Ribble are partners of.</i></p>	To provide further explanation on the LHN figure to be used for plan making across Central Lancashire	8.12.2022