

**Central Lancashire
Local Development Scheme**

March 2011

Draft

Prepared jointly by Preston, South Ribble and Chorley Councils

Logos

The Central Lancashire Local Development Scheme 2011

Introduction

This document is a joint Local Development Scheme (LDS) prepared by Preston City Council, South Ribble Borough Council and Chorley Borough Council. It was decided to produce a single LDS because of the joint working between the three authorities, specifically the Core Strategy and forthcoming Supplementary Planning Documents (SPDs).

This document describes what the authorities are going to do over the next three years to prepare new and revised planning policy to form their Local Development Frameworks.

Purpose of the Document

This document covers the three year period between April 2011 and March 2014. It supersedes the previous LDS's which have been operating separately in the three authorities.

The Local Development Scheme includes the following information:

- ▶ Details of the Development Plan Documents (DPDs) to be prepared from 2011 onwards; and timetables for their preparation, including the Joint Core Strategy DPD and the three individual authorities Site Allocations and Development Management Policies DPD's.
- ▶ Details of Supplementary Planning Documents (SPD's) to be prepared from 2011; and brief timetables for their preparation.
- ▶ Details of the 'saved policies' from the Preston City Local Plan, South Ribble Local Plan and Chorley Borough Local Plan Review.
- ▶ Information about the resources available, within Central Lancashire, for preparing the LDF documents.
- ▶ The risks associated with situations that might arise that could adversely impact on the achievement of the work programme set out in the LDS and how these risks are to be managed.

Hierarchy for Existing and Proposed Planning Documents

North West Regional Spatial Strategy (intended to be revoked through the enactment of the Localism Bill)

Central Lancashire Joint Core Strategy **Saved Local Plan Policies** **Minerals and Waste***

Preston Site Allocations and Development Management Policies DPD
Chorley Site Allocations and Development Management Policies DPD
South Ribble Site Allocations and Development Management Policies DPD

Community Infrastructure Levy Charging Schedule LDD

Proposed SPD's

- Affordable Housing
- Design
- Open Space, Sport and Recreation
- Controlling re-use of Employment Premises
- Rural Development
- Access to Healthy Food
- New Central Business District, Preston
- Inner East Preston
- Cottam Hall Masterplan, Preston

* Please note that Minerals and Waste DPD's are the responsibility of Lancashire County Council working with Blackpool and Blackburn with Darwen Councils. Such DPD's are also part of the statutory development plan and progress on their preparation can be checked via the following link – <http://www.lancashire.gov.uk/environment/lmwlp/lancsmwdf/index.asp>

Current Supplementary Documents

Preston

- ▶ Design Guide – converting buildings in countryside
- ▶ SPG No. 1 Falkland Street/Ringway
- ▶ SPG No. 2 Hill Street/ Ringway
- ▶ SPG No. 3 Public Art
- ▶ SPG No. 4 Avenham Street
- ▶ SPG No. 5 Design guide on the repair and replacement of traditional doors and windows
- ▶ SPG No. 6 Housing Guide
- ▶ SPG No. 7 Extensions

South Ribble

- ▶ Four Interim Planning Policies –
- ▶ IPP Housing
- ▶ IPP Affordable Housing
- ▶ IPP Open Space
- ▶ IPP Retail

Chorley

- ▶ Sustainable Resources
- ▶ Design Guidance
- ▶ Development involving horses
- ▶ Conversion of rural buildings in the countryside
- ▶ Protection of employment sites in the countryside
- ▶ Protection of community facilities in rural areas
- ▶ Market Street Development Brief
- ▶ New equipped play areas
- ▶ Outdoor playing space design guidance
- ▶ Rural housing needs schemes
- ▶ Shop fronts and signs
- ▶ Trees and development
- ▶ Guiding principles for development of Botany bay/Great Knowley site
- ▶ IPP Private garden development
- ▶ Waste storage and collection guidance for new developments

Development Plan Documents

Development Plan Documents (DPDs) are the highest level of local planning policy. They form the Development Plan, along with the Regional Spatial Strategy (North West), although until all the DPD's proposed in this LDS have been adopted, the 'saved policies' from the three authorities Local Plans will remain part of the Development Plan.

Chorley Council has an adopted DPD: Sustainable Resources DPD (adopted September 2008)

Core Strategy DPD

	December 2010	January 2011	March 2011	May 2011	June 2011	September 2011	October 2011	November 2011
Core Strategy Publication								
Submission								
Pre Hearing Meeting								
Examination Hearing								
Inspector's Report								
Council Approval								
Adoption								

The Core Strategy is the strategic document of the plan covering all three Central Lancashire authority areas. The Core Strategy is already under preparation and completed the Publication representation stage on 31 January 2011. The next stage is the formal submission, leading to the Examination in Public and Adoption, if found sound by an independent Planning Inspector.

Other Proposed DPD's

	Dec 2010	Jan 2011	Feb '11 – May '11	June 2011	July 2011	Aug '11 – Sept '11	Oct 2011	Nov 2011	Dec '11 - Feb '12	Mar 2012	Apr - May 2012	June 2012	July 2012	Aug – Sept 2012	Oct 2012	Nov 2012	Dec 2012
Chorley Site Allocation and Development Management Policies DPD	I and O	I and O	Preparation	PO	PO	Preparation	P	P	Preparation	S		PHM	EH		IR		A

	Dec 2010	Jan 2011	Feb '11 – Aug '11	Sept 2011	Oct 2011	Nov '11 – May '12	June 2012	July 2012	Aug '12	Sept 2012	Oct '12	Nov 2012	Dec 2012	Jan '13	Feb 2013	Mar '13	Apr 2013
Preston Site Allocation and Development Management Policies DPD	I and O	I and O	Preparation	PO	PO	Preparation	P	P	Preparation	S		PHM	EH		IR		A
South Ribble Site Allocation and Development Management Policies DPD	I and O	I and O	Preparation	PO	PO	Preparation	P	P	Preparation	S		PHM	EH		IR		A

Key Stages = I and O = Issues and Options PO = Preferred Options P = Publication S = Submission PHM = Pre Hearing Meeting
 EH = Examination Hearing IR = Inspector's Report A= Adoption

The authorities are producing three separate Site Allocation and Development Management Policies DPD's – each will combine the allocation of land for development uses and protection of land as well as Development Management criteria policies including local car parking standards. The preparation of these three DPDs is currently underway with the Issues and Options consultation having taken place in December to January 2011. The next stage of the documents; Preferred Options is expected in summer (2011) in Chorley and in autumn (2011) in Preston and South Ribble.

Changes to the Proposals Map will track the progress of the Core Strategy, the Site Allocations and Development Management DPD's and the Minerals and Waste Site Allocations and Development Management Policies DPD being produced by Lancashire County Council with Blackpool and Blackburn with Darwen Councils.

Draft

Saved Policies from Local Plans

A full list of 'saved policies' can be found in Appendix 1, shown by each individual authority.

The 'saved policies' from the three local plans will remain until such time as the Core Strategy is adopted, for those policies that will be replaced by the Core Strategy, or the individual Site Allocations and Development Management DPD's as they are adopted.

Proposed Supplementary Planning Documents

The preparation of SPD's will be shared between the Planning Policy Teams at Preston, Chorley and South Ribble authorities, along with assistance from their respective Regeneration/Economic Development, Urban Design and Development Management colleagues, where applicable.

The table below sets out the list of proposed SPD's, the lead council (where there is one), the anticipated drafting time, consultation period and expected date of adoption.

Proposed SPD's for Central Lancashire

Topic	Lead Council	Drafting	Consultation	Adoption
Affordable Housing	Preston	March to August '11	Sept – Oct '11	Feb 2012
Design	Joint	March to August '11	Sept – Oct '11	Feb 2012
Open Space, Sport and Recreation	Preston	March to August '11	Sept – Oct '11	Feb 2012
Controlling re-use of Employment Premises	South Ribble	March to August '11	Sept – Oct '11	Feb 2012
Rural Development	Chorley	March to August '11	Sept – Oct '11	Feb 2012
Access to Healthy Food	Preston	March to August '11	Sept – Oct '11	Feb 2012
New Central Business District, Preston	Preston	Completed	End Jan – Mar 2011	April 2011
Inner East Preston	Preston	March to August '11	Sept – Oct '11	Feb 2012
Cottam Hall Masterplan, Preston	Preston	March to August '11	Sept – Oct '11	Feb 2012

Please see Appendix 2 for further details on the scope of the proposed SPD's.

Community Infrastructure Levy – Charging Schedule

Drafting	March to August '11
Consultation	Sept – Oct '11
Publication	December '11
Examination Hearing	Feb '11
Inspector's Report	April '12
Adoption	June '12

The Schedule will set the levy rates to be applied for different types of development.

Monitoring and Review

Each authority's LDF is monitored on an annual basis through the preparation of an Annual Monitoring Report (AMR). The AMR reviews document preparation progress over the preceding year compared to the targets and milestones set out by the authorities in the LDS. It also monitors policy achievement and uses indicators to monitor actual performance against targets.

Currently each local authority prepares an individual AMR, which they submit by the 31st December each year. Due to the joint working approach there will need to be some continuity between the three individual AMRs.

The latest AMR's (2010) can be viewed at each of the authorities' websites:

Preston

<http://www.preston.gov.uk/environment-and-planning/planning/planning-policies/local-development-framework/annual-monitoring-report/>

South Ribble

<http://www.southribble.gov.uk/Section.asp?sectiontype=listseparate&catid=1022&docid=260>

Chorley

<http://www.chorley.gov.uk/index.aspx?articleid=608>

Resources

The following in-house resources will be made available for preparing Local Development Documents:

Central Lancashire LDF Team

- Team Leader
- Principal Planning Officer
- 2 x Planning Officers
- Planning Assistant

Preston

- Planning Policy Manager
- Principal Planning Officer (LDF)
- Senior Planning Officer
- Planning Officer
- Research Officer

Chorley

- Planning Manager
- Team Leader
- Principal Planner
- 2 x Planning Officers
- Planning Assistant

- Research Officer

South Ribble

- Planning Manager
- Team Leader
- Principal Planning Officer
- 2 x Planning Officers
- Technical Support Assistant

Joint working between the above teams is coordinated through an LDF Officer Working Group, comprising lead officers from all relevant departments of each Council, and a formally constituted Joint Advisory Committee of Members from the three authorities and Lancashire County Council. Regular meetings are held of these groups to progress work on the Local Development Frameworks.

Consultants have been, and will be engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production of studies as part of the evidence base.

Risk Assessment

In preparing the Local Development Scheme, it was found that the main areas of risk relate to:

- **Staff turnover/absence.** This potential problem has been mitigated by the allocation of responsibility for production of the LDF to all members of each planning policy team, to allow for cover if required. Also the three authorities have established good working relationships with consultants with a view to employing them from time to time, subject to mutual agreement and financial arrangements.
- **Political delay.** The potential for delays due to the political process is increased by the requirement for joint/aligned documents to be endorsed by the relevant decision making structure of each of the authorities of Preston, South Ribble and Chorley. This has been mitigated by involving Members from all three authorities in a Joint Advisory Committee informed by LDF Working Groups in each District Authority enabling Members to be fully involved in LDD production at an early stage.
- **Capacity of the Planning Inspectorate and other agencies to cope with demand nationwide.** The authorities have given early warning of the LDF programme and invited comments on time-scales. However, this risk is largely out of the authorities' control.
- **Joint Working.** Although there are considerable benefits in joint working, there are risks in terms of programming work and political decision making. The three authorities are seeking to minimise this risk through a memorandum of understanding.
- **“Soundness” of DPDs.** Joint and independent working, this risk will be minimised by liaising closely with relevant partners and agencies, neighbouring authorities and having regard to the soundness toolkit and procedural implications
- **Programme Slippage.** The risk of political delays has been minimised by building some slack into the later part of the programme as a contingency allowance. The LDF timetable for the Core Strategy may be affected by the Parliamentary legislative programme for the revocation of RSS. Any slippage here is outside of the control of the authorities involved.
- **Changing Legislation.** The risk of changing legislation during the preparation of the LDF is a challenge. This risk will be minimised by attending events, liaising with the relevant

Government Department, keeping up to date with new policy and legislation and assessing how this may impact on the LDF.

- **Finance/Resource Availability.** Finance and resource availability will be a significant challenge in the forthcoming years. This will need to be considered by the three authorities and assessed on a yearly basis. The risk of lack of finance has been mitigated by advance budgeting and joint working savings.

What progress has been made?

Outlined below is recent progress on the LDF incorporating joint working and individual authority programmes.

Joint working

Progress on the Joint Core Strategy – The Core Strategy has been deposited as a Publication version (Dec – Jan 2011)

Preston

Interim Planning Statement 3: Reducing carbon emissions in new development (Jan 2010)

Issues and Options Site Allocations and Development Management Policies DPD (Dec – Jan 2011)

Chorley

Sustainable Resources DPD and SPD adopted 2008 and 2009.

Issues and Options Site Allocations and Development Management Policies DPD (Dec – Jan 2011)

South Ribble

Issues and Options Site Allocations and Development Management DPD Policies (Dec – Jan 2011)

Appendices

Appendix 1 'Saved Policies'

The following table outlines the 'saved policies' and how they will be taken forward into the Local Development Framework or deleted.

CS = Proposed to be replaced by the Core Strategy
 SA = Proposed to be replaced by Site Allocations or other DPD/SPD
 DG = Proposed to be deleted: covered by national policy guidance
 D = Proposed to be deleted: no replacement

Chorley Council: Local Plan saved policies – proposed future LDF coverage

- **General Policies**

Policy no.	Policy title	Decision
GN1	Settlement policy: main settlements	CS
GN2	Royal Ordnance/Buckshaw	CS SA
GN3	Development in Ecclestone	CS SA
GN4	Development in various settlements	CS SA
GN5	Design and impact of development	CS
GN6	Priority urban fringe areas	D
GN9	Transport accessibility	D

- **Development in the Countryside**

Policy no.	Policy title	Decision
DC1	Green Belt	DG SA
DC2	Open countryside	CS SA
DC3	Safeguarded land	SA
DC4	Rural infilling	CS
DC5	Rural affordable housing	CS
DC6	Major developed sites in Green Belt	CS SA
DC7A	Rural conversions in Green Belt	CS
DC7B	Rural conversions elsewhere	CS
DC8A	Rural replacement dwellings and extensions in the Green Belt	CS
DC8B	Rural replacement dwellings and extensions elsewhere	CS
DC9	Landscape character areas	CS
DC10	Rural community facilities	CS

- **Environmental Protection**

Policy no.	Policy title	Decision
EP1	Sites of Special Scientific Interest	CS
EP2	County Heritage Sites and LNRs	CS
EP3	Nature geological sites of local importance	CS
EP4	Species protection	CS
EP5	Wildlife corridors	CS
EP6	Agricultural land	CS
EP7	Agricultural development	CS

EP8	Development involving horses	CS
EP9	Trees and woodland	CS
EP10	Landscape assessment	CS
EP11	Structural landscaping belts	SA
EP12	Environmental improvements	D
EP13	Under-used, derelict and unsightly land	SA
EP15	Unstable land	DG
EP17	Water resources and quality	CS SA
EP18	Surface water run-off	CS
EP20	Noise	DG
EP21	Air pollution	CS
EP21A	Light pollution	DG
EP22	Energy conservation	CS
EP23	Energy from renewable resources	CS SA
EP24	Wind farms	CS SA

- **Heritage**

Policy no.	Policy title	Decision
HT7	Conservation areas	SA
HT8	Control of demolition in conservation areas	SA
HT9	Trees in conservation areas	SA
HT10	Locally important buildings	SA
HT11	Archaeological sites	SA
HT12	Sites of regional and local archaeological importance	SA
HT13	Historic parks and gardens	SA

- **Housing**

Policy no.	Policy title	Decision
HS1	Housing allocations	CS SA
HS2	Highway improvements	SA
HS4	Design and layout	CS SA
HS5	Affordable housing	CS SA
HS6	Housing windfall sites	SA
HS7	Redevelopment for housing	SA
HS8	Local needs housing within rural settlements excluded from Green Belt	CS SA
HS9	Residential extensions in settlements excluded from the Green Belt	CS
HS10	Multiple occupancy	SA
HS11	Flats above retail and commercial premises	SA
HS12	The inclusion of flats in retail and commercial schemes	SA
HS13	Protection of existing flats and the potential for flats	SA
HS16	Removal of agricultural occupancy conditions	DG
HS17	Special needs housing	CS
HS19	Public open space requirements in housing developments	CS SA
HS20	Ornamental open space requirements	CS
HS21	Playing space requirements	CS
HS22	Established residential areas	SA

- **Employment**

Policy no.	Policy title	Decision
EM1	Employment land allocations	CS SA
EM1A	Royal Ordnance/Buckshaw	CS
EM2	Development criteria for industrial and business development	CS
EM3	Diversification of the rural economy	CS SA
EM4	Protection of employment sites in rural settlements	CS SA
EM4A	Additional employment in rural areas	CS SA
EM5	Extensions to rural enterprises	CS
EM6	Financial and professional services	SA
EM7	Employment development in residential areas	SA
EM8	Redevelopment of identified employment sites	CS SA
EM9	Redevelopment of employment sites for non-employment uses	CS SA

- **Transportation**

Policy no.	Policy title	Decision
TR1	Major development tests	D
TR3	Road schemes	SA
TR4	Highway development control criteria	D
TR13	Rail facilities	CS SA
TR14	Rail electrification and improvement	CS SA
TR17	Cycle routes	CS SA
TR18	Pedestrian and cycle facilities in new development	SA
TR19	Improved cycling and pedestrian facilities	CS SA
TR22	Development Access Points	SA

- **Shopping**

Policy no.	Policy title	Decision
SP1	Locations for major retail development	CS
SP2	Retail allocations	CS SA
SP4	Primary shopping area	SA
SP5	Secondary shopping area	SA
SP6	District, neighbourhood, local shopping areas	CS SA
SP9	Local shops on housing development sites	D
SP10	Shopfronts	CS SA

- **Leisure and Tourism**

Policy no.	Policy title	Decision
LT2	Leisure allocations	SA
LT3	Small scale tourism and visitor facilities	CS
LT4	Caravan and camping sites	CS
LT5	Farm based visitor attractions	CS
LT6	Visitor facilities at historic buildings	CS
LT7	Historic Parks and Gardens	D*
LT8	Valley Parks	CS
LT9	Leeds and Liverpool canal	CS SA
LT10	Public rights of way	CS SA

LT11	Allotments	CS SA
LT12	Outdoor sport and related development	CS SA
LT13	Playspace allocations	SA
LT14	Playing fields, parks and recreational open space	CS SA
LT15	Amenity open space	SA
LT16	Dual use of education facilities	CS

- **Public Services**

Policy no.	Policy title	Decision
PS1	Hospital land allocation	CS SA
PS2	Community centres and village halls	CS
PS3	Community facilities change of use	CS
PS4	Pre-school playgroups and nurseries	CS
PS5	Nursery education	CS
PS6	Primary school allocations	SA
PS7	Further and higher education facilities	SA
PS10	Chorley Town Hall extension	SA
PS11	Crematoria and burial facilities	SA
PS12	Utility services development	CS
PS12A	Hazardous installations	DG
PS12B	Development near hazardous installations	DG
PS13	Travelling showpeople	CS SA
PS14	Gypsies and other travellers	CS SA
PS15	Church and related uses	SA

(*) Policy duplication: please refer to Policy HT13

Preston City Council: Local Plan saved policies – proposed future LDF coverage

- **The Development Strategy**

Policy no.	Policy title	Decision
DS3	Density of Housing Development	CS

- **Development in the Countryside**

Policy no.	Policy title	Decision
DC1	Green Belt	DG
DC4	Agricultural Diversification	DG
DC7	Nature Conservation: Locally Important Sites	CS
DC8	Wildlife Corridors	CS SA
DC10	Rural Villages	CS SA
DC14	Existing Rural Workers Dwellings	SA
DC15	Protection of Rural Shops and Businesses	CS
DC16	Surface Water and Ground Water Supplies	CS

- **Development and Pollution**

Policy no.	Policy title	Decision
DP2	Development on Landfill Sites	DG
DP3	Development and Flood Risk	CS

- **Greenspace**

Policy no.	Policy title	Decision
G1	Parks and Public Open Space	CS SA
G2	Amenity Open Space	CS SA
G3	Private, Educational and Institutional Greenspace	CS SA
G4	Small Amenity Greenspace in Housing Areas	SA
G5	Road Verges and other Incidental Greenspace	CS
G6	Golf Courses	CS SA
G7	Cemeteries and Crematoria	CS SA
G9	Proposed Public Open Space	SA

- **Conservation of the Historic Environment**

Policy no.	Policy title	Decision
C1	Development and Conservation Areas	CS
C2	Demolition of Listed Buildings or Buildings in Conservation Areas	CS
C3	Conservation Areas – Changes of Use	CS
C4	Setting of Listed Buildings	CS
C5	Use of Listed Buildings	CS
C6	Alteration of Listed Buildings	CS
C7	Listed Buildings and S.106 Agreements	CS
C8	Parks and Gardens of Special Historic Interest	CS
C9	Archaeological Features	CS

- **Transport**

Policy no.	Policy title	Decision
T1	Park and Ride Bus Services	CS
T3	Public Transport: Railway Lines and Stations	CS SA
T5	Highway Improvements - Broughton- by- pass	CS SA
T6	Completion of Motorway Junction 31A	SA
T9	City Centre: Traffic Management/ Pedestrian Priority Proposals	D
T11	City Centre: Public Off-street Car Parking	CS SA
T13	City Centre – Private Non-Residential Car Parking	CS SA
T14	Public Off-street Car Parking Outside the City Centre	D
T19	General Transport Considerations	CS SA
T21	Development in relation to Trunk Roads	DG

- **Housing and Residential Areas**

Policy no.	Policy title	Decision
H3	Affordable Housing in Rural Areas	CS SA
H4	Caravan Sites for Gypsies	CS
H5	Development proposals in existing residential areas	SA
H6	Backland Development	SA
H8	House Extensions	D
H10	New Business and Employment Uses in Residential Areas	D
H11	Business And Commercial Restraint Area	D
H12	Community and Other Non-residential Uses	D

H13	Day Nurseries and Play Groups	D
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- Business and Industry**

Policy no.	Policy title	Decision
W1	Provision For New Business And Industrial Development	CS SA
W3	Uses Falling Outside a Use Class Order	D
W5	Telecommunications	SA

- Shopping**

Policy no.	Policy title	Decision
S1	City Centre – Retail Development in the Principle Retail Core	SA
S2	City Centre – Retail Development within the City Centre Shopping Area outside the Principal Retail Core	SA
S3	City Centre - Primary Retail Frontages	SA
S4	City Centre Shopping Area - Secondary Frontages	SA
S5	City Centre Shopping Area - Development of Premises outside Defined Retail Frontages	SA
S6	Major Retail Development within the City Centre outside the Principal Retail Core	SA
S7	New Small Scale Retail Development within and outside Local Centres	SA
S8	Local Centres – Non-retail Uses	SA
S9	Other Shops in the Urban Area	D
S11	Hot Food Shops	CS SA

- Community and Leisure Facilities**

Policy no.	Policy title	Decision
CLF1	Large Scale Leisure Facilities	DG
CLF2	Small Scale Leisure Facilities	DG
CLF4	Amusement Centres	DG
CLF5	Water-Based Recreation	D
CLF6	Public Rights of Way	SA
CLF7	Caravan and Chalet development	CS SA
CLF8	Horses	SA
CLF9	Community Facilities	DG
CLF10	Allotments	CS SA

- Design**

Policy no.	Policy title	Decision
D1	Design Criteria	CS SA
D2	The Local Context	CS SA
D3	Daylight and Sunlight	CS SA
D4	Safety and Security	CS SA
D5	Tall Buildings	CS SA
D6	Vistas	CS SA
D7	The Layout of Development	CS SA
D9	Works of Public Art	CS SA

D11	Landscape Treatment	CS SA
D12	Housing Development	CS SA
D13	House Extensions	CS SA
D14	Shop Fronts	CS SA
D15	Retail Warehousing and Industrial Development	CS
D16	Advertisements	DG
D17	Advertisement Hoardings	DG
D18	Rural Development	SA
D19	The Conversion of Rural Buildings	CS SA

- **Renewable Energy**

Policy no.	Policy title	Decision
RE2	Wind Energy	CS

- **Site Specific Policies**

Policy no.	Policy title	Decision
SS1	Mixed Use Frontages	DG
SS2	Appropriate City Centre Uses	DG
SS3	Land adjacent to Ringway/Falkland Street	CS SA
SS5	Avenham Street	D
SS6	University of Central Lancashire	CS
SS7	St Joseph's Hospital, Mount Street	D
SS9	Hill Street/Ringway	CS SA
SS10	Site of former St. Mary's Church, Friargate Brow	D
SS11	Hope Street/Corporation Street	D
SS12	Walker Street/Great Shaw Street	CS
SS15	Manchester Road / Grimshaw Street	CS
SS18	Queen Street / Dale Street	CS
SS20	Leighton Street (Gypsy Site and adjacent land)	CS
SS22	Centenary Mill, New Hall Lane	CS
SS23	Deepdale Street / Fletcher Road Coal yard	CS
SS24	Deepdale Mill, Deepdale Mill Street	DG
SS25	Brockholes View / Birley Bank	D
SS26	Aqueduct Mill	D
SS31	Riversway Phase B	D
SS33	Sharoe Green Hospital	D
SS34	Fulwood Barracks	SA

South Ribble Borough Council: Local Plan saved policies – proposed future LDF coverage

- **Development Policies**

Policy no.	Policy title	Decision
D1	New Development	CS
D3	Existing Built-up Areas	CS
D4	Green Belt	SA
D5	Development in the Green Belt	DG
D7	Major Development Site – Whitbread Brewery	SA
D8	Safeguarded Land	SA
D9	Local Needs in Villages	SA

D10	Green Wedges	CS
D11	Best and Most Versatile Agricultural Land	CS
D12	The Re-use and Adaptation of Rural Buildings	CS SA

- Housing Policies**

Policy no.	Policy title	Decision
HP1	Allocation of Housing Land	CS SA
HP3	Affordable Housing – Site Specific Targets	CS
HP5	Rural Areas Exception Policy	CS
HP7	Agricultural Workers Dwellings	DG
HP8	Removal of Agricultural Occupancy Conditions	DG
HP9	Caravan Sites for Gypsies	CS

- Employment Policies**

Policy no.	Policy title	Decision
EMP1	Allocation of Employment Land	CS SA
EMP2	Major Inward Investment Site	CS
EMP3	Main Existing Employment Areas	CS SA
EMP4	Other Existing Sites	CS SA
EMP5	Business Use	CS SA
EMP6	Mixed Use Schemes	CS SA
EMP7	Land at West Paddock, Leyland	SA
EMP8	Land at Samlesbury Aerodrome	CS SA
EMP9	Strategic Landscaped Areas in Employment Areas	SA

- Retail Policies**

Policy no.	Policy title	Decision
LTC1	Land at Southern Towngate	SA
LTC3	Other Development within the Town Centre	CS
LTC4	Criteria for Determining Applications	SA
LTC5	Hough Lane and Chapel Brow Improvements	SA
LTC6	Linking of Chapel Brow and Hough Lane	CS
LTC7	Car Parking in Leyland Town Centre	CS SA
FR1	Definition of District Centres	CS SA
FR2	Capitol Centre, Walton-le-Dale	SA
FR3	Development Elsewhere in the Urban Area	CS
FR4	Other Retail and Commercial Development	CS
FR5	Loss of Local Shops	SA

- Environment Policies**

Policy no.	Policy title	Decision
ENV1	Landscape Protection and Enhancement	CS
ENV2	Sites of Special Scientific Interest	CS
ENV3	Protecting Other Sites and Features of Nature Conservation Interest	CS
ENV4	Wildlife Habitats	CS
ENV5	Habitat Creation	CS
ENV6	Wildlife Corridors	CS
ENV7	Protection of Trees and Woodlands	SA
ENV8	Trees and Development	SA

ENV9	Unstable or Contaminated Land	DG
ENV10	Derelict Land Reclamation	SA
ENV11	Environmental Improvement	SA
ENV12	Listed Buildings	CS
ENV13	Alterations and Additions to Listed Buildings	CS
ENV14	Setting of a Listed Building	CS
ENV15	Development in Conservation Areas	CS
ENV16	Article 4 Directions	CS
ENV17	Development of Archaeological Sites	CS
ENV18	Development and Historic Parks and Gardens	CS
ENV19	Coastal Zone	CS
ENV20	Flood Risk	CS
ENV21	Groundwater Resources	CS
ENV22	Pollution	CS
ENV23	Water Resources and Development	CS
ENV24	External Lighting and Development	CS SA
ENV25	Hazardous Substances and Installations	D
ENV26	Development of Renewable Energy Schemes	CS

- **Open Space and Recreation Policies**

Policy no.	Policy title	Decision
OSR3	New Sites	CS SA
OSR4	Parks and Other Public Open Spaces	CS SA
OSR5	Amenity Open Spaces	CS SA
OSR6	Private, educational and Institutional Recreation Open Spaces	CS SA
OSR7	Allotments	CS SA
OSR8	New Facilities	CS SA
OSR9	Golf Courses	CS
OSR10	Commercial Stables	CS
OSR11	Priority Areas	CS
OSR12	Recreational Routes	CS
OSR13	Disused Transport Routes	CS
OSR14	Footpath Network	CS
OSR15	Tourism Developments	CS
OSR16	Small Scale Tourism	CS
OSR17	Holiday Caravans	SA

- **Transport Policies**

Policy no.	Policy title	Decision
T1	Protection of New Highway Routes and Schemes	CS
T3	Link Road	CS SA
T5	Road Hierarchy	CS
T6	Control of Development Affecting Trunk Roads	SA
T7	Implications of Development for Non-Trunk Roads	CS
T8	Traffic Management	CS
T9	Traffic Calming	CS
T10	Parking Standards	CS SA
T11	Cycling	CS
T12	Footpaths and Bridleways	CS
T13	Pedestrian Movement	CS
T14	Facilities in Highway Schemes	CS

T15	Pedestrianisation	CS SA
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- Quality of Development Policies**

Policy no.	Policy title	Decision
QD1	Design Criteria for New Development	CS SA
QD2	Design of Residential Extensions and Free Standing Structures	CS SA
QD3	Design of New Shop-Fronts	CS SA
QD4	Crime Prevention	CS SA
QD5	Security Shutters	CS SA
QD6	Noise Sensitive Developments	CS
QD7	Landscaping in New Developments	CS SA
QD8	Landscaping Along Major Highway Routes	CS SA
QD9	Advertisements	DG
QD10	Personal Mobility	CS SA
QD11	New Agricultural Buildings	CS SA
QD12	Telecommunications	DG

- Community Services Policies**

Policy no.	Policy title	Decision
C1	Community Facilities	CS
C2	Existing Community Services	CS
C3	School Sites	SA
C5	Public Utilities	CS SA

- Implementation Policies**

Policy no.	Policy title	Decision
IMP1	Community Benefit	CS

- Interim Planning Policies**

Policy no.	Policy title	Decision
HP2R	Affordable Housing	CS
HP4R	Affordable Housing	CS
HP6R	Affordable Housing	CS SA
H1R	Housing	CS
H2R	Housing	CS SA
H3R	Housing	CS
H4R	Housing	DG
H5R	Housing	CS
OS1	Open Space	SA
IPP	Retail	SA

Appendix 2 'Schedule of content for proposed SPD's'

Title	1. Affordable Housing
Core Strategy Policy	Policy 7: Affordable Housing
Relevant evidence	Central Lancashire Strategic Housing Market Assessment (SHMA) 2009
National policies	PPS3: Housing CLG: Delivering Affordable Housing, 2006
Existing local guidance	Chorley: Rural Housing Needs Scheme, 2004 Preston: The Provision of Affordable Housing in Preston, 2007 South Ribblesdale: Affordable Housing, 2009
Good practice and examples from elsewhere	Golden Triangle Partnership: Affordable Housing Good Practice Manual, 2005 CCHPR: Good Practice Guide to delivering new affordable housing on S106 sites, 2008
Anticipated form and content of consultation	Residential social landlords Council housing departments
Envisaged timescale for completion	12 months
Outline of scope	To establish the following: <ul style="list-style-type: none"> • The cost at and below which housing is considered to be affordable. • The proportions of social rented and shared ownership housing that will typically be sought across Central Lancashire. • Specific spatial variations in the levels and types of affordable housing need in particular localities. • How the prevailing market conditions will affect what and how much affordable housing will be sought.
Lead author(s)	Preston (Mike Molyneux)

Title	2. Design
Core Strategy Policy	Policy 17: Design of New Buildings
Relevant evidence	By Design Urban Design Compendiums 1 and 2 Car Parking – What works where (English Partnerships), 2006 "Building in Context" (English Heritage/CABE) NW Regional Planning Guidance, 2008
National policies	PPS1 : Delivering Sustainable Development PPS3 : Housing PPG 13: Transport
Existing local guidance	Chorley: Design Guidance, July 2004 Chorley Householder Design Guidelines SPD, Feb 2008 Chorley Planning Guidelines for Trees and Development Sept 1999 Preston Design Guide – Converting Buildings in the Countryside Preston - SPG No5 – Design Guide on the repair and replacement of traditional doors and windows Preston SPG No6 – Housing Guide Preston SPG No3 – Public Art
Good practice and examples from elsewhere	Sheffield City Centre Urban Design Compendium, 2004 St Helens Urban Design Guide, 2007

	Oldham and Rochdale Urban Design Guide, 2007 West Lancashire Design Guide, 2008 Harlow Design Guide, 2010
Anticipated form and content of consultation	Months 1 and 2 – Preparation and presentation of emerging guidance to Developers/Agents/ Stakeholders/LDF Member Working Group/JAC/ SA/HRA Screening Months 3 to 5 - Draft Design Guidance Months 6 to 8 – consultation period (4-6 weeks formal consultation). Press release, consultation letters to stakeholders and Statutory Consultees and internal consultation. Exhibition posted in main local libraries with leaflets and questionnaires. Staffed exhibitions, leaflets, questionnaires. Timetable of exhibition venues. Council website link Presentation to Town Centre workshop etc Parish Councils, LDF Member working group, JAC Articles published in press Month 9 - Post consultation amendments compiled. Response report prepared Month 12 - Revised version prepared and reported to Exec and Full Council
Envisaged timescale for completion	12 months
Outline of scope	The aim of the design guide is to give an overview of the design principles that will be employed when considering applications for planning permission and related car parking issues. It will set out a series of principles of good design, a process through which this can be achieved, and then how general objectives can be applied to specific issues. It will encourage high quality design of places, buildings and spaces (including car parking) and landscaping; identifying how best to integrate new development into the existing settlement patterns and landscape character across Central Lancashire in order to reinforce local distinctiveness.
Lead author(s)	Chorley (Peter McAnespie, South Ribble (Mike Eastham)
Assistance from	Preston (Matthew Edwards), (Nigel Roberts)

Title	3. Open Space, Sport and Recreation
Core Strategy Policy	Policy 19: Areas of Separation and Major Open Space Policy 24: Sport and Recreation
Relevant evidence	Central Lancashire Open Space Study, 2010
National policies	PPG17: Planning for Open Space, Sport and Recreation
Existing local guidance	Chorley: Interim Guidelines – New equipped play areas, 2010 Outdoor Playing Space Standards/ Design Note, 2004 Outdoor Playing Space Provision, 2002 South Ribble: Open Space, 2009
Good practice and examples from elsewhere	ODPM: Assessing needs and opportunities: a companion guide to PPG17, 2006 Sport England: Good Practice Guide and Local Authority Examples (website)
Anticipated form and content of consultation	Engagement with sport and recreation interests and parish Councils
Envisaged timescale for completion	12 months (including consultation)
Outline of scope	Develop robust minimum local sport and recreation standards based on quantified needs, accessibility and qualitative factors.

Lead author(s)	Preston (Mike Molyneux)
Assistance from	South Ribble (Mike Eastham), Chorley (Katherine Howarth)

Title	4. Controlling re-use of Employment Premises
Core Strategy Policy	Policy 10: Employment Premises and Sites
Relevant evidence	Chorley, Preston and South Ribble Employment Land Review, 2009
National policies	PPS4: Planning for Sustainable Economic Growth
Existing local guidance	Chorley: Proof of Marketing (EM4) – The Protection of Employment Sites in Rural Settlements Proof of Marketing (EM9) – Redevelopment of Existing Employment Sites for Non-Employment Uses
Good practice and examples from elsewhere	Planning for Economic Development, A Scoping Study, 2002
Anticipated form and content of consultation	Engagement with commercial property agents and business sector.
Envisaged timescale for completion	12 months (including consultation)
Outline of scope	Proposals for the re-use or redevelopment of land or premises (other than for B use class employment uses, but including housing), will be assessed under Policy 10. A balanced criteria based approach will be developed to include marketing and an assessment of the viability of employment development.
Lead author(s)	South Ribble (Jennifer Clough)
Assistance from	Chorley (Alison Marland)

Title	5. Rural Development
Core Strategy Policy	Policy 13: Rural Economy
Relevant evidence	Central Lancashire Core Strategy Rural Proofing, 2010
National policies	PPS7: Sustainable Development in Rural Areas
Existing local guidance	Chorley: Development involving horses, 2003 Chorley: Conversion of Rural Buildings in the Countryside, 2004 Chorley: Proof of Marketing (DC10) – The Protection of Existing Employment Sites for Non-Employment Uses, 2004 Preston: Replacement Dwellings and Extensions to Dwellings in the Open Countryside, 2007
Good practice and examples from elsewhere	Good Practice in Rural Development: Scottish Government, 2008
Anticipated form and content of consultation	Engagement with land agents, agricultural and tourism sectors, horse riding interests, local service providers, Parish Councils.
Envisaged timescale for completion	12 months (including consultation)

Outline of scope	Enable ways of appropriately accommodating genuine rural development in rural areas.
Lead author(s)	Chorley (Alison Marland)
Assistance from	Preston (Chris Blackburn), South Ribble (Rachel Peckham)

Title	6. Access to Healthy Food
Core Strategy Policy	Policy 23: Health
Relevant evidence	Health Impact Assessment, 2010 Sustainable Communities Strategies Central Lancashire Joint Strategic Needs Assessment, 2010 Local Authority Health Profiles, 2009
National policies	Health Act 1999 Local Government Act 2000 Choosing Health White Paper 2004 Strong and Prosperous Communities 2006 Spatial Planning for Health (TCPA), 2010 Healthy Lives, Healthy People White Paper, 2010 Draft PPS: Planning for a Natural and Healthy Environment
Existing local guidance	Health & Urban Planning Toolkit (HUDU), 2008 RTPI Healthy Communities Network
Good practice and examples from elsewhere	LB of Waltham Forest: SPD on Hot Food Takeaways 2008 (see PAS website) Sandwell Borough Council: SPD on Takeaways (under consultation)
Anticipated form and content of consultation	Schools questionnaire (used by Sandwell)
Envisaged timescale for completion	12 months (including consultation)
Outline of scope	To work with health care and other partners to control the concentration of fast food takeaways and promote access to healthy food choices.
Lead author(s)	Preston (Martin Putsey)

Title	7. New Central Business District, Preston
Core Strategy Policy	Policy 1a(i) Locating Growth Policy 9b Economic Growth and Employment Policy 11: Retail and Town Centre Uses and Business Based Tourism
Relevant evidence	Chorley, Preston and South Ribble Employment Land Review, 2009 Central Lancashire Retail and Leisure Review, 2010 Central Lancashire Strategic Housing Market Assessment (SHMA), 2009 Central Lancashire Strategic Housing Land Availability Assessment (SHLAA), 2010
National policies	PPS4: Planning for Sustainable Growth PPS3: Housing
Existing local guidance	None
Good practice and examples from elsewhere	
Anticipated form and content of consultation	

Envisaged timescale for completion	Prepared and available. Consultation Jan to March 2011. Adoption April 2011.
Outline of scope	To plan for the development of over 100,000sq.m of office development, supported by complementary mixed uses.
Lead author(s)	Preston (John Crellin)

Title	8. Inner East Preston
Core Strategy Policy	Policy 1a(i): Locating Growth
Relevant evidence	Multiple deprivation indicators. Central Lancashire Strategic Housing Market Assessment (SHMA), 2009 Central Lancashire Strategic Housing Land Availability Assessment (SHLAA), 2010 Central Lancashire Open Space Study, 2010 Chorley, Preston and South Ribble Employment Land Review, 2009 Central Lancashire Retail and Leisure Review, 2010
National policies	PPS3: Housing PPS4: Planning for Sustainable Growth PPG17: Planning for Open Space, Sport and Recreation
Existing local guidance	The Provision of Affordable Housing in Preston, 2007 Housing Provision in Preston, 2008
Envisaged timescale for completion	12 months
Outline of scope	To plan for the regeneration of an area to the north east of the city centre, which exhibits some of the highest levels of deprivation in the city.
Lead author(s)	Preston

Title	9. Cottam Hall Masterplan, Preston
Core Strategy Policy	Policy 1a(ii): Locating Growth
Relevant evidence	Central Lancashire Strategic Housing Land Availability Assessment (SHLAA), 2010 Central Lancashire Strategic Housing Market Assessment (SHMA), 2009 Central Lancashire Open Space Study, 2010 Chorley, Preston and South Ribble Employment Land Review, 2009 Central Lancashire Retail and Leisure Review, 2010
National policies	PPS3: Housing PPS4: Planning for Sustainable Growth
Existing local guidance	Preston: Cottam Development Area, 2006
Envisaged timescale for completion	12 Months
Outline of scope	To plan for all aspects of spatial development of land at Cottam Hall and Cottam Brickworks, to the north west of Preston City Centre.
Lead author(s)	Preston