

Proposed Policy Changes to the Core Strategy

(New wording is underlined and that to be deleted shown struck through)

Policy 1: Locating Growth

Focus growth and investment on well located brownfield sites and the Strategic Location of Central Preston, the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble, whilst protecting the character of suburban and rural areas. Some greenfield development will be required on the fringes of the main urban areas. To promote vibrant local communities and support services, an appropriate scale of growth and investment will be encouraged in identified Local Service Centres, providing it is in keeping with their local character and setting, and at certain other key locations outside the main urban areas.

Growth and investment will be concentrated in:

- (a) The Preston/South Ribble Urban Area comprising:
- i. The Central Preston Strategic Location and adjacent inner city suburbs, focussing on regeneration opportunities in Inner East Preston, the Tithebarn Regeneration Area and the New Central Business District Area in particular.
 - ii. The northern suburbs of Preston, focussing on Local Centres, with greenfield development within the Cottam Strategic ~~Location~~ Site and the North West Preston Strategic Location.
 - iii. The settlements south of the River Ribble, comprising:
 - Penwortham, focussing on the regeneration of the District Centre*, but with some greenfield development at the south of Penwortham and north of Farington Strategic Location.
 - Lostock Hall, focussing on the regeneration of brownfield sites.
 - Bamber Bridge, focussing on the regeneration of the District Centre* and brownfield sites.
 - Walton-le-Dale, Higher Walton, focussing on brownfield sites.
- (b) The Key Service Centres of:
- i. Leyland / Farington, focussing on regeneration of Leyland Town Centre* and brownfield sites.
 - ii. Chorley Town, focussing on the regeneration of the Town Centre* but with some greenfield development.
 - iii. Longridge, where land within Central Lancashire may be required to support the development of this Key Service Centre in Ribble Valley.
- (c) Strategic Sites allocated at:
- i. BAE Systems, Samlesbury – employment
 - ii. Cuerden (Lancashire Central) – employment
 - iii. Buckshaw Village – mixed use
- (d) Some growth and investment will be encouraged at the following Urban Local Service Centres to help meet housing and employment needs:
- i. Adlington
 - ii. Clayton Brook/Green
 - iii. Clayton-le-Woods (Lancaster Lane)

- iv. Coppull
- v. Euxton
- vi. Whittle-le-Woods

(e) Limited growth and investment will be encouraged at the following Rural Local Service Centres to help meet local housing and employment needs and to support the provision of services to the wider area:

- i. Brinscall / Withnell
- ii. Eccleston
- iii. Longton

(f) In other places - smaller villages, substantially built up frontages and Major Developed Sites - development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes.

* As defined by Policy 1

Policy 4: Housing Delivery

Provide for and manage the delivery of new housing by:

(a) Setting and applying ~~short-term maximum- minimum~~ requirements ~~at 80% of the RSS figures for the period 2010-2012 (or until such time as new local housing requirements are produced)~~ as follows:

- Preston ~~406~~ 507 dwellings pa
- South Ribble ~~334~~ 417 dwellings pa
- Chorley ~~334~~ 417 dwellings pa

with prior under-provision of 702 dwellings also being made up over the remainder of the plan period equating to a total of 22,158 dwellings over the 2010-2026 period.

(b) ~~In the longer term~~ Keeping under review housing delivery performance on the basis of rolling 3 year construction levels. If, over the latest 3 year review period, any targets relating to housing completions or the use of brownfield are missed by more than ~~+/- 20~~ minus 20% , the phasing of uncommitted sites will be adjusted as appropriate to achieve a better match and/or other appropriate management actions taken; provided this would not adversely impact on existing housing or markets within or outside the Plan area.

(c) Ensuring there is enough deliverable land suitable for house building capable of providing a continuous forward looking 5 year supply in each district from the start of each annual monitoring period and in locations that are in line with the Policy 1, the brownfield target (of ~~at least~~ 70% of all new housing) and suitable for developments that will provide the range and mix of house types necessary to meet the requirements of the Plan area.

(d) Ensuring that sufficient housing land is identified for the medium term by identifying in Site Allocations Documents a further supply of specific, developable sites for housing and in the longer term by identifying specific developable sites or broad locations for future growth.