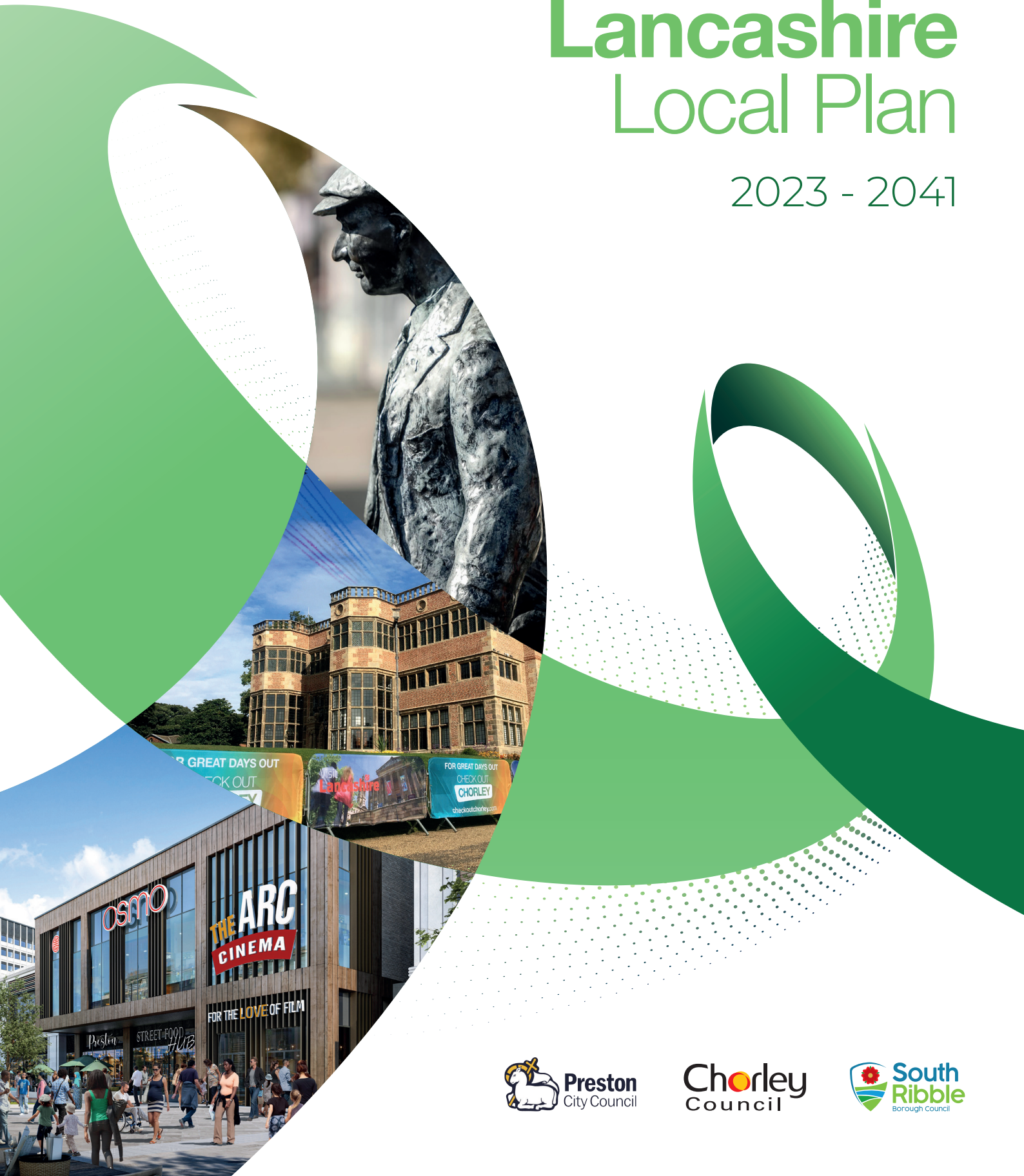


# Central Lancashire Local Plan

2023 - 2041



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## Foreword

We welcome this Central Lancashire Local Plan (CLLP) which has been produced by the Central Lancashire authorities of Chorley, Preston and South Ribble, in partnership with Lancashire County Council. This plan builds on the successful delivery of our Core Strategy and will enable sustainable growth in Central Lancashire, generating the jobs and homes we need to support our economy and communities, whilst also ensuring we protect and enhance our unique local characteristics and the natural environment.

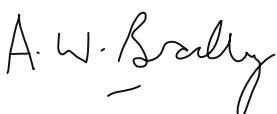
This Plan will meet the requirements of the National Planning Policy Framework and is being submitted as the right plan to successfully shape our communities for the next fifteen years following adoption. Our Plan outlines the preferred locations for development and demonstrates how we can secure the necessary infrastructure to support the growth.

Its purpose is to help co-ordinate development in the area and contribute to boosting investment and employment. Above all it is a policy document and will encourage sustainable, managed growth, whilst protecting and enhancing our green spaces and access to open countryside, enhancing Central Lancashire's character as a place with 'room to breathe'.

The Local Plan is a clear statement of the positive benefits of joint working in Chorley, South Ribble and Preston. It is a single strategy for Central Lancashire, and the Councils are committed to applying the policies consistently. Joint working makes sense because the three Districts have much in common, including our transport networks, and shared markets for housing, employment, and retail.

Central Lancashire has much to contribute to the local and regional economy and the Local Plan will help each Council prepare for growth as enablers, pro-active development partners, and to responding positively to development proposals.

As the three Councils we want the Local Plan to inform the future decisions about our boroughs and this document provides the tool by which we can achieve this.



**Councillor Alistair Bradley**  
Chorley Council



**Councillor Ian Watkinson**  
South Ribble Borough Council



**Councillor Amber Afzal**  
Preston City Council

# Introduction

# 01

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## What is the Central Lancashire Local Plan?

1.1 Central Lancashire covers the geographical areas of Preston, Chorley, and South Ribble. The Central Lancashire Local Plan sets out how development will be planned and delivered across the combined area (shown on Figure 1) for the period from 2023 to 2041. The three local authorities involved are Preston City Council, South Ribble Borough Council and Chorley Council.

1.2 All local planning authorities in England and Wales are required by Government to have an up-to-date Local Plan. A plan-led system is central to the purpose of the planning system which is to contribute to the achievement of sustainable development. The plan has been prepared to be consistent with the Government's National Planning Policy Framework (NPPF) and associated Government legislation.

1.3 Our single joint plan for the area of Central Lancashire aims to ensure the sustainable location of development and investment opportunities to meet local needs, in our increasingly integrated and interdependent region. A range of matters are addressed including the climate emergency, nature emergency, local housing need, the economy, environmental considerations, community infrastructure as well as strategic infrastructure needs.

1.4 The Local Plan will be used to assess and determine planning applications together with any relevant policies in neighbourhood plans. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

## Local Plan Policies & Policies Map

1.5 It is important that the Local Plan is read as a whole. All Local Plan policies should be considered together and not in isolation in the preparation and consideration of planning applications. The policies in the Local Plan do not list or cross reference to all other policies that may be relevant.

1.6 When it has been adopted, the Central Lancashire Local Plan will supersede the:

- Central Lancashire Core Strategy (Adopted in 2012)
- Chorley Local Plan (Adopted in 2015)
- Preston Local Plan (Adopted in 2015)
- South Ribble Local Plan (Adopted in 2015)

1.7 Strategic and local policies and site allocations are included in the new plan. At the start of each topic chapter there is an overarching strategic policy followed by site allocations (where appropriate) and non-strategic policies. Strategic policies are those that are necessary to address the strategic priorities of the area to provide a clear starting point for the more detailed local and development management focused policies that follow.

1.8 The Local Plan is supported by policies maps which can be used to look in more detail at the locations where housing, employment and other land uses are being proposed and view the policy designations and settlement boundaries.

Figure 1: Central Lancashire Local Plan Area





## Preparation Process

1.9 This new plan builds on previous collaborative working. In July 2012, the three councils adopted the Core Strategy, which sets out the strategic planning policies for Central Lancashire and is supported by three individual Local Plans, adopted by each respective council in 2015. In 2018, a review of the Core Strategy and individual Local Plans commenced with a view to delivering a single Central Lancashire Local Plan (CLLP), reflecting shared strategic policy objectives, and covering more detailed non-strategic policies.

1.10 The CLLP has been developed in accordance with a Local Development Scheme (LDS). The latest LDS was approved at Full Councils in April of 2024. It is a project plan setting out the timetable, programme of work and consultation approach for producing the CLLP and its evidence base. Relevant evidence documents/studies are set out in each chapter, along with links to other key strategies and plans. Four 'Call for Sites' exercises have been undertaken, providing an opportunity for sites to be put forward for consideration as options for allocation and future development.

1.11 Two consultation and engagement exercises have been conducted, enabling residents and stakeholders across Central Lancashire to provide input and views as to the direction and content of the CLLP, including priorities, sites, and policies. Under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (the preparation stage):

- An 'Issues and Options' Consultation took place between November 2019 and February 2020, with a Consultation Outcomes report published in September 2020.
- A 'Preferred Options Part One' Consultation was undertaken from 19th December 2022 until 26th February 2023, with a Consultation Statement published in August 2023.

1.12 The Preferred Options document included details of the vision, objectives, and spatial strategy, reflecting the ambitions for the Central Lancashire economy, communities, and environment. Emerging policies, referred to as policy directions, were set out. These included key strategic and local policies, including for housing and employment development needs and proposed site allocations (and for mixed use).

1.13 An Integrated Assessment and Habitats Regulation Assessment (HRA) has been undertaken of the Local Plan. This incorporates the statutory requirements of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). The SA is an integral part of the process and is used throughout the development of the new Local Plan. This is under the umbrella of the Integrated Impact Assessment (IIA). It assesses the significant social, environmental, and economic effects of the plan to ensure that decisions are made that contribute to achieving sustainable development. The SA assessed the spatial strategy, individual sites, and proposed policies. The HRA identifies whether the plan is likely to have a significant effect on European protected sites and demonstrates that where significant impacts have been identified on nature conservation these will be avoided or mitigated.

02

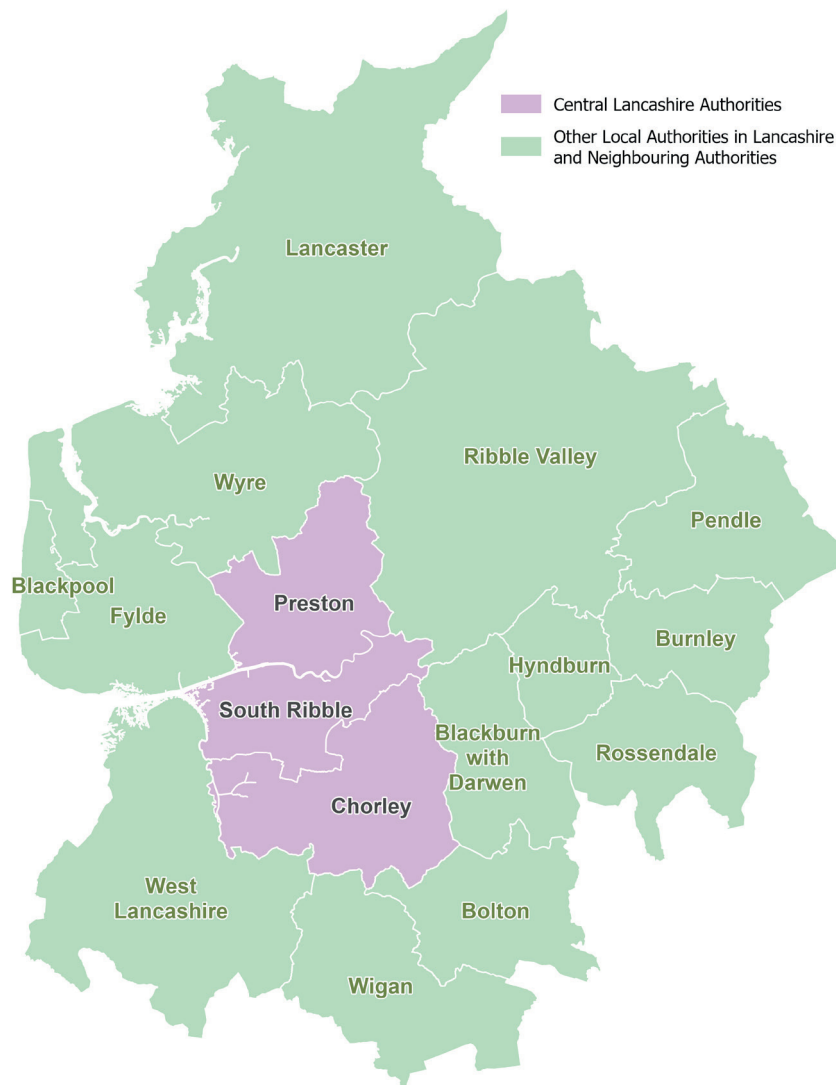
# Area Profile



## Location

2.1 Central Lancashire is in the heart of Lancashire within the North West Region of England and covers the three local authority districts of Chorley, Preston and South Ribble. 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

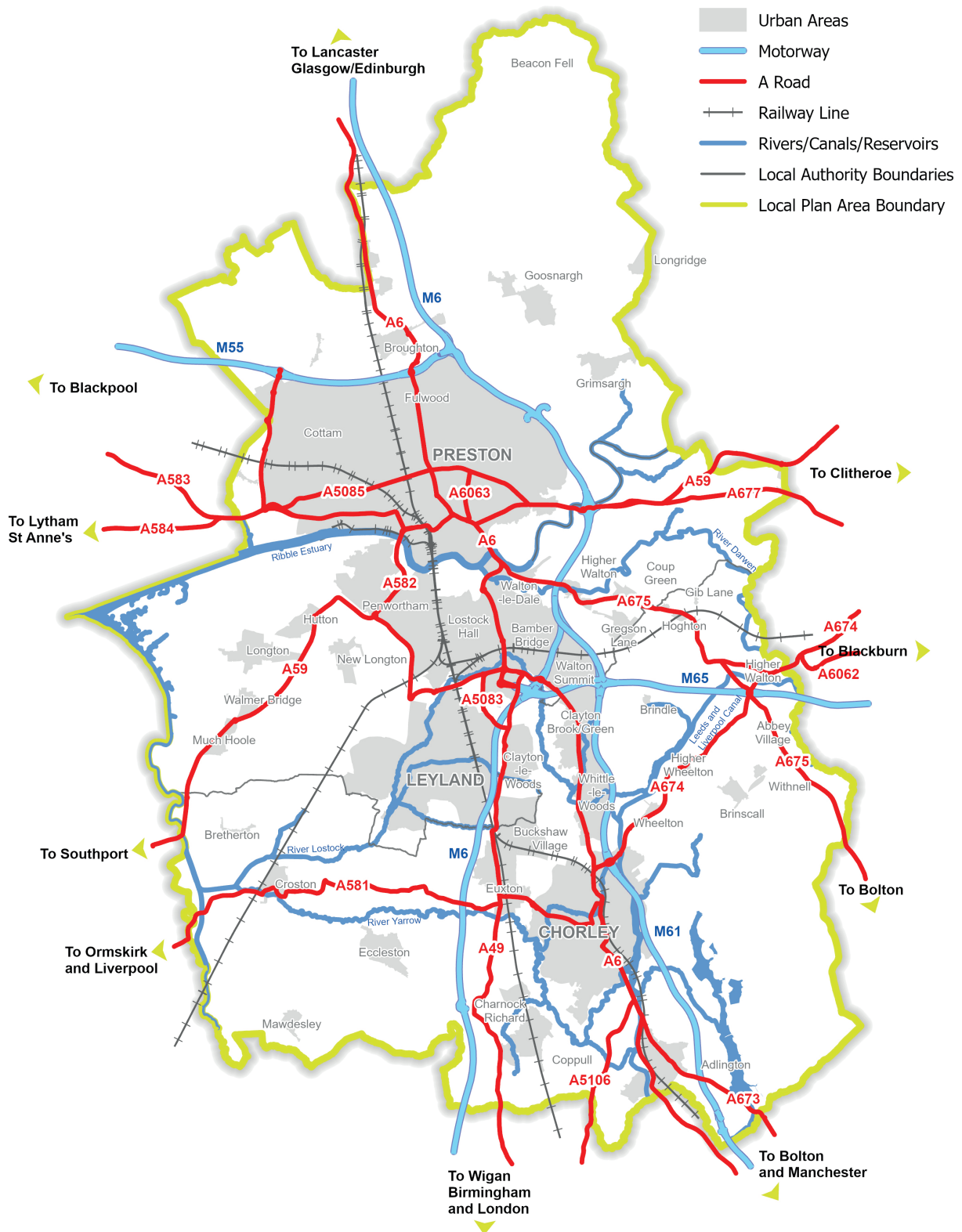
**Figure 2: Location of Central Lancashire Authorities**



2.2 Figure 2 shows how geographically, Central Lancashire is well placed with strong transport links and connections. 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. This plan aims to promote more walking, cycling and public transport use in Central Lancashire.

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

**Figure 3: Settlements and Major Transport Networks**



2.4 The NPPF requires plans to provide a positive vision (see Chapter 3) 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. 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 Natural Landscape, 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 Chorley, Preston, and South Ribble, as workers housing was built tightly around the mills and industrial complexes.

## Place Profiles

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 (University of Central Lancashire (UCLAN)) and student population. North West Preston/Bartle, Preston West and the City Centre are the main areas identified for change in the Preston area.

- 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.
- North West Preston and Cottam as former strategic sites have been the main focus for new homes and transport infrastructure investment under City Deal.
- 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.

2.6 Chorley Town is the largest settlement within the **Borough of Chorley** and is a thriving market town and centre for business and other services. There are a number of rural settlements to the east and to the west of the Borough.

- 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 expanded previously distinct settlements including Euxton, Whittle-le-Woods and Clayton le Woods.
- Buckshaw Village as a former strategic site has been a growth focus for new homes, business space and community facilities.
- Western parishes are characterised by flat coastal plains and moss lands with rural settlements such as Eccleston, Croston, Bretherton and Mawdesley.
- Eastern parishes include the rural settlements of Hoghton, Brindle, Wheelton, Withnell and Brinscall and the small industrial villages of Abbey Village and Withnell Fold.

2.7 The **Borough of South Ribble** includes a range of urban built-up areas, towns, and villages. The urban areas extend to the south of the City of Preston and the River Ribble. Leyland is the largest individual settlement/town.

- Penwortham, Walton-le-Dale, Lostock Hall, and Bamber Bridge form part of a continuous urban area, on the south side of the River 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 Leyland.
- Smaller settlements in the Borough include Longton, Higher Walton, Coupe Green, and Gregson Lane.

### **Economic, Social and Environmental Challenges and Opportunities**

2.8 There are a range of different challenges and opportunities that will continue to influence the future of the Central Lancashire area and the approach of the CLLP towards achieving more sustainable development.

#### **Climate Change**

2.9 All three Councils declared a climate emergency in 2019, pledging to make each area at least carbon neutral by 2030. Lancashire's first Climate Summit took place in 2022, focussing on how Councils and stakeholders can work together to help Lancashire be carbon neutral and adapt to the changing climate. The Local Plan has an important role to play in achieving climate resilience at the local level which will have a key influence on economic, social and environmental conditions and well-being. The location and form of development influences the need to travel and use of sustainable transport, the use of energy and resources, and the role of renewable and low carbon energy generation.

#### **Health and Wellbeing**

2.10 Improving health and wellbeing and the promotion of active lifestyles are shared objectives across Central Lancashire. The Lancashire Joint Strategic Needs Assessment (JSNA annual commentary 2022/3) states that "alongside more encouraging factors, the health, welfare and prosperity of significant proportions of the Lancashire population has, according to several measures and for many years, lagged behind many other parts of the country and the England average". Future development growth has an important role to play in addressing disparities across Central Lancashire, regenerating our most deprived areas, and creating cleaner, healthier and more inclusive places where people want to live, work, play and socialise. This supports improved physical and mental well-being.

#### **Economic Prosperity**

2.11 Achieving economic prosperity is a key priority for all three Councils and the Lancashire 2050 Initiative, which is the strategic framework for the County. The Lancashire Independent

Economic Review identifies how the economic geography of Lancashire is polycentric (multicentred). The Review also highlights how gains from greater productivity will lead to greater prosperity for Lancashire's people – including income, health and wellbeing, and environmental sustainability. Inclusive economic growth should be distributed fairly across society and create opportunities for all.

2.12 Central Lancashire is an attractive place to live, work and invest and the area has major strengths in the aerospace, advanced manufacturing, and engineering sectors and significant employment opportunities in the growing financial and professional services, and health and, social care sectors. The logistics sector has been the fastest growing area of the local economy in recent times, and this is expected to see continued growth. The University of Central Lancashire (UCLan) has also grown substantially over the last 20 years.

### **Town Centre Renewal**

2.13 Town centres play a critical economic, social, and environmental role in Central Lancashire. Major centres include the City Centre of Preston (the largest City and a major commercial centre in Lancashire) and the town centres of Leyland and Chorley. Many more district and local centres are an important focus for their communities. Across Central Lancashire there is a shared emphasis on revitalising town centres based on a diverse and thriving culture, enhanced residential, commercial, retail and leisure offer enhanced by attractive, high quality public realm.

### **Social Value and Inclusion**

2.14 Maximising social value will ensure Central Lancashire is a more inclusive area, and one which delivers benefits from development and investment directly to local people, improving life chances and promoting social inclusion. Places should be planned and designed to generate social, economic, and environmental outcomes for everyone as part of a thriving community and community wealth building is about creating a resilient and inclusive economy for the benefit of the local area. The 'Preston Model' is a term applied to how Preston City Council, its anchor institutions and other partners are implementing the principles of Community Wealth Building within Preston and the wider Lancashire area. The 'Preston Model' has achieved national and international recognition for the last 10 years, for initiatives to retain much more of the wealth that the city generates, to develop community capacity, and harness the spending power of anchor institutions. Social value represents the range of potential social, economic, and environmental benefits to communities in Central Lancashire, including existing residents, businesses, and other stakeholders in the area.

### **Natural and Built Environment**

2.15 As a whole the Central Lancashire area is predominantly rural. Extensive areas of countryside adjoin the larger built-up areas and the many small settlements. Diverse upland and lowland landscapes include the attractions of the Forest of Bowland and the West Pennine Moors. The catchments of the main Douglas, Ribble and Wyre rivers influence the natural environment and the risk of flooding. River valleys and networks form the focus of green and blue infrastructure corridors across Central Lancashire. A Local Nature Recovery Strategy

with network plans is being prepared for Lancashire which will identify where priority wildlife habitats and protected species exist already, where they should be and how they will be protected, restored, created.

2.16 The Local Nature Recovery Strategy will be an important strategy for the protection and enhancement of nature. Trade and industry have had a strong influence on Central Lancashire and many of the built environment and heritage assets make a strong contribution to local character, distinctiveness, and the overall sense of place of different settlements. The Green Belt has had a longstanding role of protecting settlements from coalescing and preventing urban sprawl and by focussing regeneration of our City Centre and towns, we will prioritise delivery of development on previously developed (brownfield) land and maximise the potential of redundant/under-utilised buildings. This will make the most effective use of land and help to safeguard our environment.

### Strategic Connectivity

2.17 Central Lancashire benefits from excellent transport connections and facilities including the railway stations of Preston, Chorley, and Leyland; bus stations at Preston and Chorley; extensive motorway connections and access to the Highways England strategic road network. The area forms part of Transport for the North's West Coast to Sheffield City Region and Central Pennines Strategic Development Corridors which aim to sustainably connect the economic centres of the North and other parts of the UK. Improved east-west and north-south connectivity by rail and road are important to better connect centres across and beyond Central Lancashire

### Local Travel

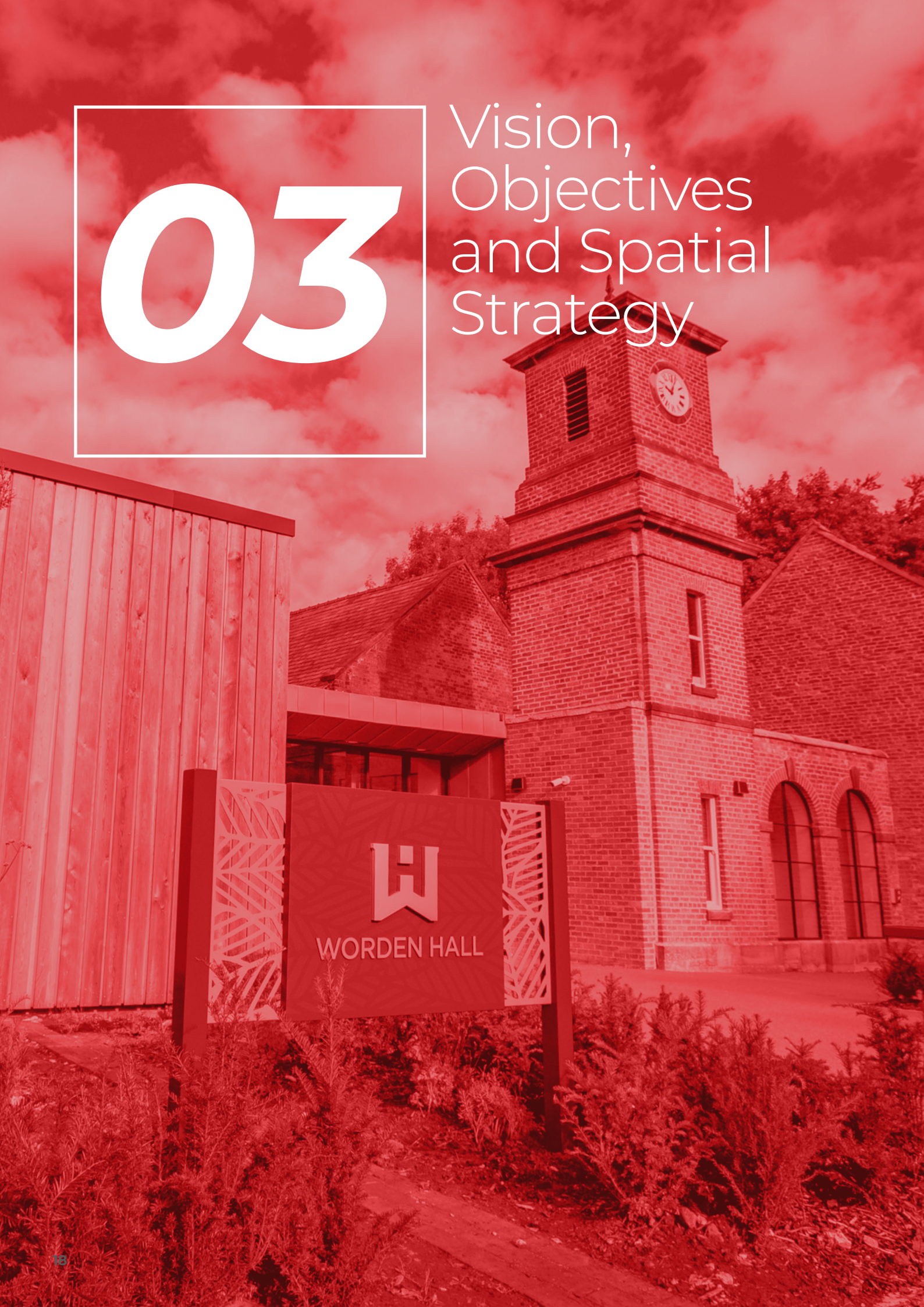
2.18 Delivering better bus services and rail travel improvements are key local transport priorities aiming to make public transport the preferred choice of travel and support a comprehensive public transport network. The creation of urban and interurban 'Superbus' networks are a key feature of the Lancashire and Blackburn with Darwen 'Joint Bus Service Improvement Plan', with the emphasis on increased and more frequent services. Eight public transport priority corridors were identified in the 2013 Highways and Transport Masterplan that link Preston, Leyland and Chorley to the main housing and employment areas. There are also currently two bus-based Park and Ride sites serving Preston. Local Cycling and Walking Infrastructure Plans (LCWIPs) in Lancashire aim to increase active travel and make Lancashire a place where cycling and walking is easily accessible, safe to use, attractive and well maintained. This long-term approach to developing local cycling and walking networks seeks to make it easier for people to travel on foot or by cycle or wheeling, making these modes a practical choice, as well as a healthy and active means of travel. Core Walking Zones for Preston, Lostock Hall, Leyland, and Chorley have been identified focused on the main trip attractors.





# 03

## Vision, Objectives and Spatial Strategy



## Introduction

3.1 This chapter sets out the overall priorities of the CLLP through a spatial vision, strategic objectives, and spatial strategy. Collectively these set the overall direction of the plan and explains what the plan aims to achieve. The CLLP will enable the delivery of development which responds to the challenges and opportunities set out in Chapter 2 in promoting more sustainable patterns of development. The NPPF explains that the need to achieve sustainable development means balancing the need for economic growth with social and environmental requirements and ensuring that the ability of future generations to meet their needs is not compromised.

3.2 Strategic sites are also identified in this chapter. These are key areas of change that will make a significant contribution to delivering the spatial strategy and accommodating development growth in Central Lancashire.

## Spatial Vision

3.3 The spatial vision sets out what Central Lancashire will look like as a result of implementing the Local Plan. It summarises our ambitions for our communities, our places, our environment, and our economy. It sets out a clear direction for the Central Lancashire Local Plan's spatial strategy, site allocations and policies.

### Vision

#### Central Lancashire 2041 and beyond

Central Lancashire will be a place where people want to live, visit, work and invest. New development will be sustainable, supporting our ambitions of carbon neutrality and addressing climate change.

Growth and regeneration of our city and town centres and delivery of new employment opportunities will continue to strengthen economic prosperity, making Central Lancashire a key economic centre for the North West.

A wide range of high-quality sustainable new housing and supporting infrastructure will meet the needs of our diverse communities, delivering vibrant and distinct places. Community wealth building and inclusivity will be at the heart of Central Lancashire's growth.

Our heritage assets will be conserved, and our natural environment will be protected and enhanced for its intrinsic value whilst providing opportunities for recreation and leisure. Throughout Central Lancashire, people's health and well-being will be enhanced through the creation of well-designed developments, delivering homes, jobs and prosperity.

## Strategic Objectives

3.4 Central Lancashire's current pattern of development has a diverse mix of urban and rural characteristics and includes a city, towns, villages, substantial areas of Green Belt and Open Countryside. The rural parts of the area include the Forest of Bowland National Landscape to the north, the Pennine foothills/ West Pennine Moors SSSI in the East, and the Ribble and Alt estuaries SSSI in the West. There are also significant areas of open space and public parks.

3.5 The vision will be delivered by the application of the following strategic objectives. These collectively will ensure that proper consideration is given to the impact of development on the environment, economy, and society to achieve sustainable development. As more detailed/ specific goals these strategic objectives help to guide and monitor the delivery of the Vision and further shape the spatial strategy, site allocations and policies in this plan. The objectives have equal weight and are not set out in any order of preference.

### Strategic Objectives

#### Strategic Objective 1 - Climate Change

To ensure new development is resilient to and mitigates against the effects of climate change by achieving our goal to be at least carbon neutral. 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.

#### Strategic Objective 2 - Sustainable Patterns of Development

To focus development at sustainable locations accessible by active modes of travel. 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.

#### Strategic Objective 3 – Sustainable Communities

To create healthy, vibrant, safe, and sustainable communities with a diverse range of housing to meet future needs. Providing a scale and mix of housing types and sizes and a variety of tenures in a range of locations to meet economic aspirations and local housing needs.

#### Strategic Objective 4 - Economic Prosperity

To provide a range of employment and economic growth opportunities in sustainable locations. Promoting Central Lancashire as the economic centre for Lancashire, protecting and enhancing Preston City Centre's role as Lancashire's key shopping, leisure, tourism, and cultural destination and recognising its strategic importance within the wider Lancashire region and beyond. Prioritising building on the infrastructure improvements within City Deal, delivering enhanced digital connectivity, attracting inward investment, and delivering community wealth building.

#### Strategic Objective 5 - Sustainable Transport

To encourage development in sustainable locations where the layout, and design of new development reduces the need to use a car and enables more walking, cycling, and public transport use. 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.

#### Strategic Objective 6 - 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 7 - 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 6) 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 8 - 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 9 - 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 biodiversity gains and improves access to nature, parks, and open spaces for all.

### Strategic Objective 10 - 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 11 - Healthy Lifestyles

To help ensure that development contributes 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.

## Spatial Strategy

### Policy SSI: Development Patterns

1. New housing, employment and commercial growth and associated infrastructure will be focused on the most sustainable locations in Central Lancashire where development can:
  - a) Benefit from, and/or provide, a range of facilities, services, open spaces, and jobs.
  - b) Help regenerate our City and Town centres.
  - c) Support and reinvigorate the role of centres as focal points for services, facilities, employment, and sustainable transport.
  - d) Make the best use of well-located previously developed land and buildings.
  - e) Provide the greatest opportunities to reduce greenhouse gas emissions and create climate resilient places.
  - f) Facilitate active travel and the use of public transport.
  - g) Harness and enhance local culture and heritage.
  - h) Support and enhance a network of accessible green and blue infrastructure and nature recovery.
2. The Green Belt in Central Lancashire will continue to prevent urban sprawl by keeping land permanently open. The extent of the Green Belt is shown on the Policies Map and development proposals within the Green Belt will be determined in accordance with national policy and guidance to meet the national purposes of Green Belt.
3. New development will be focussed within settlement boundaries and on allocated sites as shown on the Policies Map.
4. Outside of settlement boundaries, allocated sites and the Green Belt, land will be regarded as open countryside, as shown on the Policies Map. Development in the open countryside to enable limited rural housing, support agriculture, the local rural economy and recreation will be supported where it is appropriate to a rural area.
5. The character and distinct identity of settlements should be enhanced and protected. Areas of Separation will be maintained where there is a risk of settlement coalescence, as shown on the Policies Map.
6. Development proposals should be sensitively integrated into their environments, including settlement pattern/historic context and landscape, demonstrating an understanding of the intrinsic qualities of the landscape setting and character type, and seeking to make a positive contribution to the enhancement of the local landscapes and the historic environment.

3.6 The purpose of Policy SSI is to shape and support the achievement of a sustainable pattern of development in Central Lancashire over and beyond the plan period. Key locational principles are identified which will play an important role in guiding development to locations that will best deliver the Local Plan's spatial vision and strategic objectives and support sustainable communities.

3.7 Key spatial components that influence the approach to the location and distribution of development are set out in Policy SS1. Development will be prioritised within settlement boundaries and on allocated sites, with a focus on city and town centre regeneration and the reuse of brownfield land. Outside of settlement boundaries, the Green Belt, open countryside, Areas of Separation, and landscape character will influence the pattern of development.

3.8 The original extent of the Lancashire Green Belt was established in 1979. The Green Belt land at the southern edge of Chorley is contiguous with the Greater Manchester Green Belt. 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 supported in the NPPF except in very special circumstances.

3.9 Settlement boundaries serve to distinguish between urban and rural land and built-up areas and the countryside. Existing built-up areas and new site allocations are clearly shown on the Policies Map providing certainty for local communities and the development industry.

3.10 As part of the area's valued natural environment, the countryside is fundamentally important to the rural economy, tourism and recreation, the health and well-being of residents, climate change adaptation and mitigation and nature recovery. Development outside of settlement boundaries will be limited and will only be acceptable where it complies with the relevant policies in the Plan.

3.11 Areas of Separation provide areas of intervening open land that physically and visually separate different settlements and prevent places merging together, protecting local identity, distinctiveness and character.

3.12 Central Lancashire has a varied landscape character, some areas are nationally significant, and others are locally distinct and highly valued. In the North of the sub region, there are the moorland hills and fringes of Beacon Fell (including parts of the Forest of Bowland National Landscape) and to the south east the West Pennine Moors. The Ribble Valley runs from the east of Central Lancashire out to the valley estuary and coast. Along the Ribble Valley to the east, to the north and west are areas of undulating farmland. Coastal plains run close towards Preston and there are mosslands to the west of Leyland and from Bretherton to Mawdesley. Development should respect the landscape character of the area in which it is located.



## Policy SS2: Settlement Hierarchy

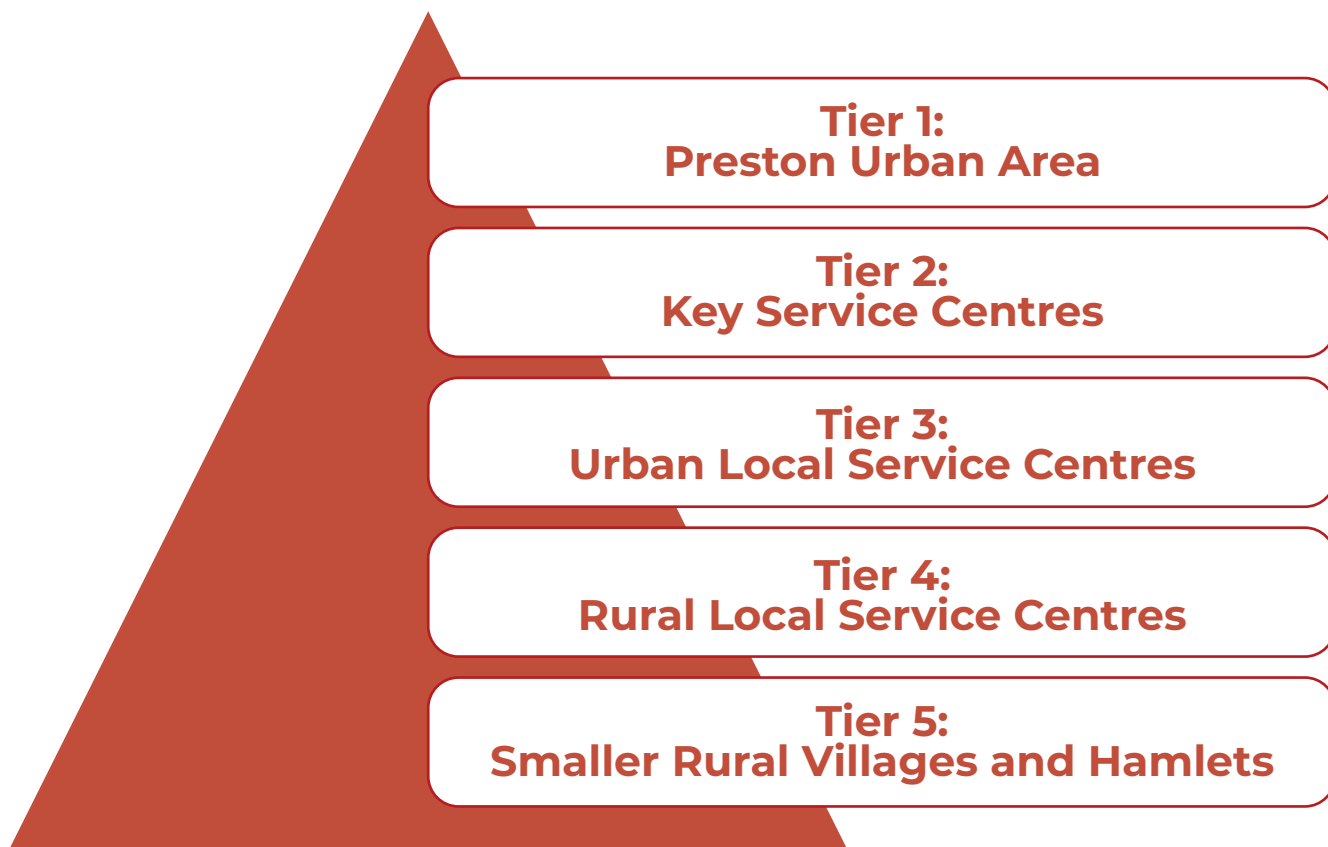
The scale and location of development growth and supporting investment across Central Lancashire will reflect the following settlement hierarchy:

- a) The **Preston Urban Area (Tier 1)** will be the primary focus for development growth and investment, the largest amount of new development will be directed here. This will be delivered through a combination of redevelopment and regeneration activity and major new development to meet strategic general housing, employment, and commercial development needs.
- b) **Key Service Centres (Tier 2)**, including the towns of Leyland and Chorley and the South Ribble Urban Area will be the secondary focus for development, complementing the role of the Tier 1 Urban Area. This will be delivered through allocated sites in and adjoining the towns, windfall sites and town centre renewal activity to meet development needs.
- c) **Urban Local Service Centres (Tier 3)** will be a tertiary focus for development and accommodate new development and investment within settlement boundaries. The scale and type of development will be appropriate to the settlement size and reflect its characteristics.
- d) **Rural Local Service Centres (Tier 4)** will accommodate limited new development, appropriate to the settlement size, to help meet local housing and employment needs and help sustain local services and facilities.
- e) **Smaller Rural Villages and Hamlets (Tier 5)** will accommodate more limited new development and investment, other than on the sites identified on the Policies Map.

Settlements identified against each Tier are set out in Table 1 on page 27.

3.13 Central Lancashire's varied settlements serve many different functions. These functions range from the provision of daily essential services and facilities in small villages through to the more comprehensive provision of shopping, health, education, leisure, cultural, and transport services and facilities in the larger urban areas. Higher levels of population, jobs and businesses and related activities are also present in urban locations.

3.14 The use of a Settlement Hierarchy in the Local Plan ensures that development is distributed to and takes place in the most sustainable and appropriate places through a planned approach. The hierarchy reflects the role and function of places, the level and range of services and facilities, the extent of employment opportunities and how accessible places are. As a general principle, settlements higher up the tiers in the hierarchy will be the focus for more growth than those lower down, reflecting the range of services and facilities, levels of accessibility, employment opportunities and transport connections.



3.15 An urban focused approach is reflected in the Settlement Hierarchy, responding to the requirements of Policy SS1. Concentrating most new development on Central Lancashire's urban areas, towns and larger settlements offers opportunities to:

- Make the best use of existing infrastructure, networks, and connections and to redevelop land and buildings.
- Benefit from the closer links between homes, jobs, and services.
- Reduce the need to travel and minimise emissions.
- Encourage the use of sustainable forms of transport (walking, cycling and public transport).
- Support regeneration and city/town centre renewal.
- Maintain and enhance the natural and historic environment, restricting the loss of countryside and safeguarding local distinctiveness.

3.16 An appropriate level of development in smaller and rural settlements is important in supporting the economic vitality and viability of local communities. The type of development proposed in all settlements must be appropriate to the scale and character of the settlement, its place in the hierarchy and local community needs. South Ribble and Chorley have a number of rural settlements to the east and west of the boroughs. Preston also has a large rural hinterland characterised by smaller settlements and farmsteads within an open landscape.

**Table 1: Settlement Hierarchy (as shown on the policies map)**

<b>Tier 1 Preston</b>	a) Preston Urban Area including land within i) North West Preston/Bartle ii) Preston West		
<b>Tier 2 Key Service Centres</b>	Land within: a) Leyland and the South Ribble Urban Area (Penwortham, Walton-le-Dale, Lostock Hall, and Bamber Bridge) b) Chorley Town		
<b>Tier 3 Urban Local Service Centres</b>	Land within: a) Adlington b) Buckshaw Village c) Clayton Brook/Green d) Clayton-le-Woods e) Coppull f) Euxton g) Longridge h) Longton i) Whittle-le-Woods		
<b>Tier 4 Rural Local Service Centres</b>	Land within: a) Broughton b) Croston c) Eccleston d) Grimsargh e) Higher Walton f) Hutton g) New Longton h) Walmer Bridge		
<b>Tier 5 Smaller Rural Villages and Hamlets</b>	Land within: a) Abbey Village b) Barton c) Bretherton d) Brindle e) Brinscall f) Charnock Richard g) Coupe Green h) Gib Lane i) Goosnargh j) Gregson Lane k) Higher Wheelton l) Hoghton m) Lea Town n) Mawdesley o) Mellor Brook p) Much Hoole q) Wheelton r) Withnell s) Woodplumpton		

3.17 The **Preston Urban Area (Tier 1)** focuses on the City of Preston which functions as a regionally significant service centre, providing an extensive range of services and facilities including for employment, business, education, leisure, cultural and shopping activities. Accessible by public transport from surrounding areas and other large settlements within and outside Central Lancashire, Preston is an important centre and hub of activity in Lancashire and the wider North West region.

3.18 The towns of Leyland and Chorley and the South Ribble Urban Area operate as **Key Service Centres (Tier 2)** providing a good range of services and facilities to their own populations and a wider surrounding catchment area. This includes offering a range of housing and employment opportunities, as well as retail and other services and facilities. The town of Chorley is the largest settlement within the borough of Chorley and Leyland is the largest settlement within the borough of South Ribble. The South Ribble Urban Area (Penwortham, Walton-le-Dale, Lostock Hall, and Bamber Bridge) is also considered to be a key service centre.

3.19 **Urban Local Service Centres (Tier 3)** meet local needs by providing a limited range of facilities and services. They are close to the towns of Chorley and Leyland, are more urban in character and benefit from short transport connections to the nearby towns.

3.20 **Rural Local Service Centres (Tier 4)** have a more rural feel and fewer facilities and services available, serving their own residents and those in nearby villages with basic services. Good access to services is important if rural communities and the rural economy are to survive and prosper.

3.21 There are many **Smaller Villages and Hamlets (Tier 5)** located across rural Central Lancashire. These settlements have more limited services and facilities. Any hamlets and other groups of buildings that are not identified within the settlement hierarchy (Table 1) will be treated as part of the countryside.

### **Strategic Site Allocations - Introduction**

3.22 Planned new development at a strategic scale brings a range of benefits, such as securing infrastructure alongside growth, and provides an effective source of development delivery over time. Strategic sites are central to the delivery of the spatial strategy, Policies SS1 and SS2, and achieving sustainable development.

3.23 The Central Lancashire Core Strategy (adopted in 2012) identified strategic locations and strategic sites as part of the overall approach to locating growth. Buckshaw Village, Chorley and Cottam, Preston were identified in the Core Strategy but are now nearing completion and are expected to be completed by the time of the adoption of this plan. Two locations will continue play a significant role in meeting Central Lancashire's development needs for the initial years of this plan, following delivery of key infrastructure improvements in Preston and South Ribble as part of the City Deal. These are:

- North West Preston and Bartle Strategic Location as a residential-led mixed-use development and associated local centres; and
- Two adjacent sites at Pickering's Farm, Penwortham

3.24 In addition, land is identified for strategic sites at

- Preston West as a residential-led mixed-use development; and
- Fulwood Barracks, a Ministry of Defence (MOD) site due for disposal in Preston is also included as a strategic allocation.

3.25 It is important that all of these strategic locations, which are allocated in the new Local Plan as policies SS3 to SS6 A & B, bring forward vibrant, successful and sustainable new communities. Key overall requirements are set out for each of these strategic site allocations. These will require and guide the master plan for these sites. The policies in this chapter should be read in conjunction with the rest of the CLLP. Other policies in this Plan, such as those relating to affordable housing or flood risk for example, also apply to the housing site allocations.

## Policy SS3: Strategic Site Allocation – North West Preston/Bartle

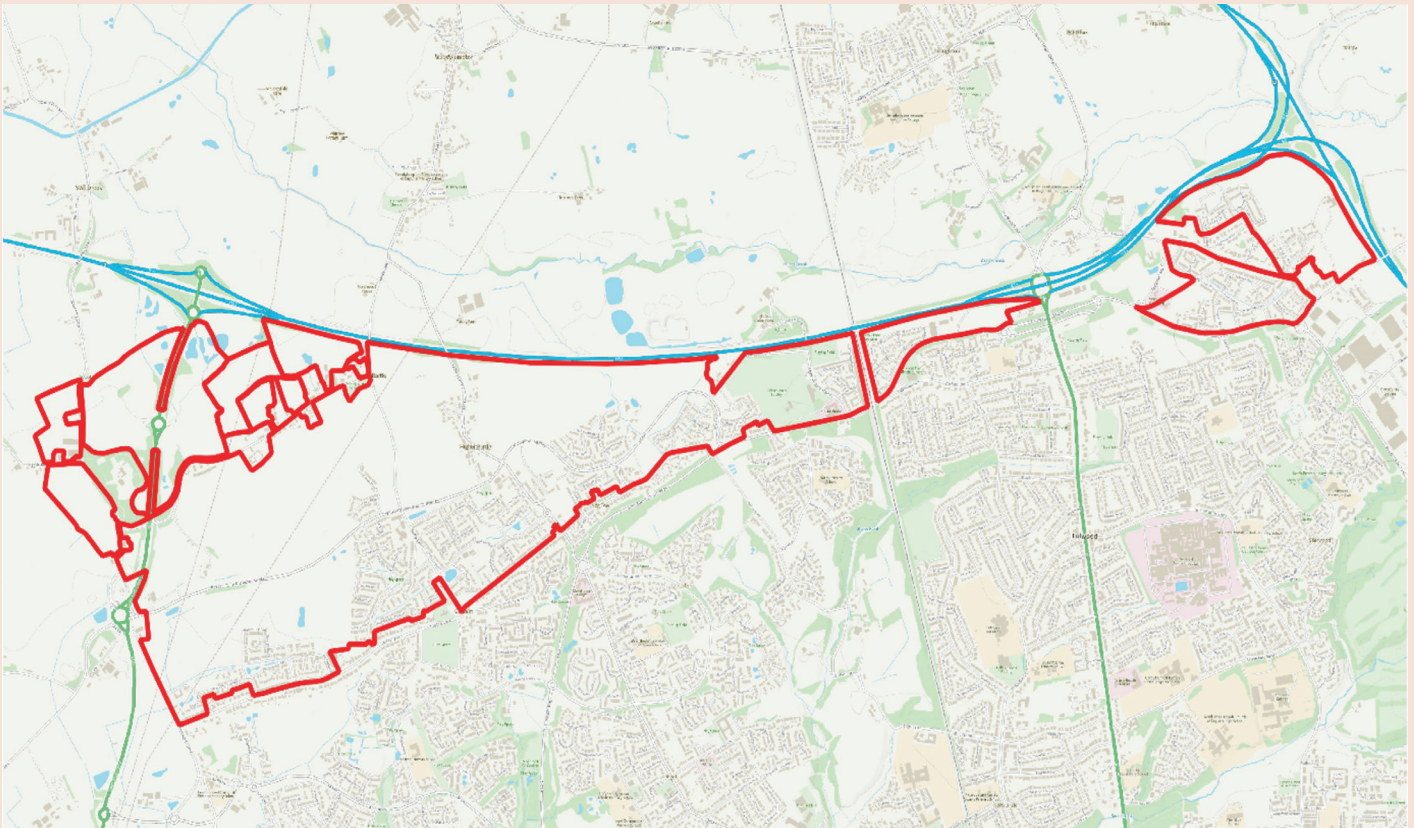
1. Land is identified on the Policies Map to deliver the North West Preston/Bartle Strategic Location for a residential-led mixed-use development comprising the erection of c 2,767 dwellings and associated local centres together with the infrastructure to facilitate the creation of a sustainable community and delivery of a Linear Park.

2. The development should create a high-quality, mixed-use community with its own identity and character, forming a new settlement, with a range of community facilities and services, appropriate to a settlement of this size. Community uses should be located in association with the local centres.

3. Development meeting the key development considerations below will be supported and will also be required to:

- a) Address recommendations of the Level 2 SFRA through the provision of a site-specific FRA.
- b) Include high quality surface water drainage mitigation measures that incorporate existing surface water flow paths.
- c) Create an integrated network of natural green spaces to frame development, using and enhancing important tree belts, hedgerows and woodland blocks, connecting new greenspace to existing footpaths, cycleways and public rights of way in line with the North West Preston Masterplan to support delivery of the Linear Park.
- d) Provide a range of new retail and community facilities, involving a new local centre with a medium or large supermarket, and also smaller scale local or neighbourhood centres to serve day-to-day needs.
- e) Provide on-site and off-site highway improvements and sustainable transport improvements, including delivery of William Young Way, and the provision of on-site footways and cycleways linking to the Guild Wheel cycle route, and wider developments in Cottam and Bartle.
- f) Provide a range of house types and tenures, including older person's and self and custom build.
- g) The development should fully recognise the significance of the site's heritage assets in a manner appropriate to their significance.
- h) Reflect the following information and key development considerations:

<b>Site Ref</b>	SS3
<b>Developable Area (Ha)</b>	63.39ha extension to original MD2 Allocation (177.41ha), comprising 45.1ha permitted at Bartle Garden Village and 18.29ha new allocations north of Bartle Lane and South of the M55.
<b>Site Location (and Ward)</b>	Preston Rural North, Preston Rural East, Greyfriars
<b>Amount/type of development (indicative)</b>	c.2,767 dwellings



**Key Development Considerations**

Policy	Detail
<p><b>Well-designed places (EN1)</b></p>	<p>The masterplanning objectives for the site are to create a well-designed and integrated extension to the Preston Urban Area whilst maintaining the rural character of settlements to the north of the M55. Development of remaining land at North West Preston must be delivered in accordance with the agreed Masterplan (and any subsequent update). Development at Bartle Garden Village is required to accord with the approved Masterplan as part of the outline planning permission (06/2020/0888), or any subsequent amendment. A Design Code and Infrastructure and Delivery Strategy is required for the remaining allocation between Bartle Lane and South of the M55 and must be agreed by the Local Planning Authority prior to the granting of planning permission on any part of the site.</p> <p>The site is in multiple land ownership. It should be demonstrated in any planning applications that the proposal would not prejudice the delivery of adjoining land and would support an integrated and coordinated approach to the development of the North West Preston/Bartle Strategic Location.</p>

Policy	Detail
<p><b>Planning Obligations (ID2)</b></p>	<p>A planning contribution may be required to help mitigate the impacts of development and secure affordable housing, education or other contributions in line with policy ID2.</p> <p>Proposals should provide or financially support the provision of key infrastructure identified within the North West Preston Masterplan and Bartle Garden Village Masterplan including:</p> <ul style="list-style-type: none"> <li>• Delivery of the Linear Park incorporating cycle and walking routes in line with the Central Lancashire LCWIP.</li> <li>• Delivery of the East West Link Road known as William Young Way.</li> <li>• Land for the provision of one 1.5 form entry and one 2 form entry primary school and one high school within North West Preston.</li> <li>• Land for one 2 form entry primary school within Bartle Garden Village.</li> <li>• Public transport contributions towards enhancing bus services, including frequency, to serve the development.</li> </ul>
<p><b>Sustainable Travel (ST2)</b></p>	<p>Provision should be made for buses to penetrate the site.</p> <p>Design of the site should consider linkages to wider walking and cycling routes including the Guild Wheel cycle route and those identified through the Central Lancashire Local Cycling and Walking Infrastructure Plan (LCWIP).</p> <p>Proposals should promote connectivity, ease of movement and legibility both within the individual development site and across the area as a whole; homes should have easy access to local services by a range of sustainable transport choices.</p> <p>Development of the remaining North West Preston Allocation will need to deliver the requirements of the North West Preston Masterplan and support completion of William Young Way.</p> <p>Development of Bartle Garden Village will need to deliver the requirements of the agreed Masterplan.</p> <p>A detailed transport assessment would be required to support development of each of the remaining parcels without planning permission.</p>

Policy	Detail
<p><b>Infrastructure Planning Principles (ID1)</b></p>	<p>An infrastructure delivery schedule linked to the phases of development on the site will be required.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p> <p><b>Ecology (EN9)</b></p>	<p>The site encompasses areas of green infrastructure. Development of North West Preston remaining parcels are required to be delivered in accordance with the North West Preston Masterplan.</p> <p>A Biological Heritage Site (Bartle Wetlands) exists south of the M55 and to the north of Bartle Garden Village.</p> <p>A detailed ecological assessment will be required to support development proposals of remaining land.</p>
<p><b>Amenity (EN4)</b></p>	<p>The M55 runs north of the allocation, with Edith Rigby Way running through the western side of Bartle Garden Village. William Young Way transects the North West Preston Allocation, connecting from Edith Rigby Way through to Eastway. To ensure acceptable level of amenity for housing near these routes, a buffer should be included. If necessary, the Local Planning Authority will also seek a Noise Impact Assessment, including mitigation secured by condition and/or obligation on remaining land.</p> <p>Development of North West Preston remaining parcels are required to be delivered in accordance with the North West Preston Masterplan.</p> <p>Development of Bartle Garden Village will need to deliver the requirements of the agreed Masterplan.</p>
<p><b>Flood Risk (EN10)</b></p>	<p>Remaining parcels will need to undertake a site specific FRA addressing the required information detailed in the Level 2 SFRA.</p> <p>A detailed drainage strategy will be required given the large area of this site. The use of infiltration SuDS should be investigated.</p>

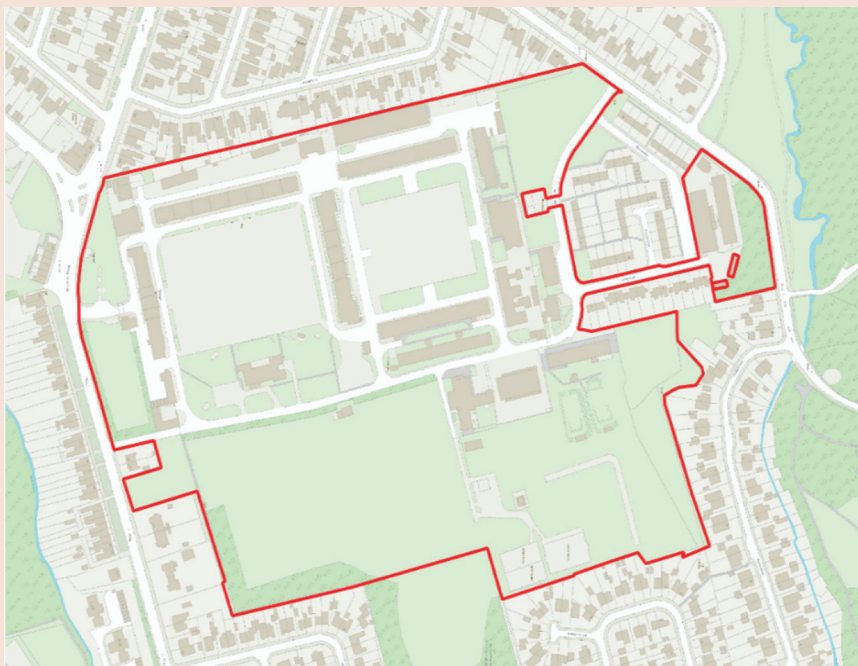


Policy	Detail
<p><b>Designated Sites for Nature Conservation (EN7)</b></p>	<p>To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.</p>
<p><b>Drainage (EN11) and Utilities</b></p>	<p>The site is undeveloped open countryside, therefore access to utilities will not exist in the areas to be allocated around Bartle Garden Village and land extending from the previous MD2 allocation up to the M55.</p> <p>A detailed drainage strategy will be required given the large area of this site. The use of infiltration SuDS should be investigated.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>Any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.</p> <p>A HIA has been completed to support allocation of the site.</p> <p>Development of the site will require a HIA to inform any development criteria that may be required to mitigate harm resulting from development.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Self and custom build development is also supported. Early discussions with the Local Planning Authority are recommended.</p>

## Policy SS4: Strategic Site Allocation – Fulwood Barracks

1. Fulwood Barracks is a Ministry of Defence (MOD) site which is no longer needed for operational defence purposes and is expected to be disposed of within the first five years of the plan. The site comprises areas of previously developed land (albeit that half of the site is open) containing a number of buildings and structures related to the use as an MOD site including barracks, accommodation, offices, workshop, parade grounds, firing range, car parking, and areas of open land including playing fields and an Ancient Battlefield.
2. Development will allow for the restoration and conversion of the existing Barracks along with development of new dwellings.
3. Delivery of development on the site is expected from year six of the plan period and is expected to complete by 2041. Any application on this site must be supported by a detailed masterplan and design code which account for the heritage value of this site. This must be approved by the Local Planning Authority, in liaison with Historic England.
4. The key development considerations, as set out below, relate to the site as a whole and are required to ensure that the Barracks is treated as one entity and that a comprehensive and cohesive development is achieved to ensure that future development opportunities are not compromised.
5. Development meeting the below key development considerations will be supported:

<b>Site Ref</b>	SS4
<b>Developable Area (Ha)</b>	16.5
<b>Site Location (and Ward)</b>	Garrison
<b>Amount/type of development (indicative)</b>	At least 300 Dwellings. Higher numbers may be acceptable following detailed Masterplanning.



## Key Development Considerations

Policy	Detail
<p><b>Well-designed places (EN1)</b></p>	<p>A detailed Heritage Impact Assessment has been prepared to support the allocation. Given the significant assets on site, a design code is required as part of the Masterplanning.</p> <p>Development of the Barracks and existing open space on site should include an assessment of the contribution of the open land to the east. The existing open space reflects the original setting of the Barracks when it was built. Building on this area therefore needs to be assessed through the planning application as it will mean the Barracks will be enclosed on all sides. This can be positive if designed appropriately. The actual design and density of housing may also reflect the actual number of housing units considered acceptable on site. Good design could increase the number of units considered acceptable.</p>
<p><b>Planning Obligations (ID2)</b></p>	<p>A planning contribution may be required to help mitigate the impacts of development in line with policy ID2. The site is expected, where feasible, to maintain the existing 3g playing pitches as part of any development proposals.</p> <p>Provide for continuation of the Barracks Museum building for public use/access where feasible.</p>

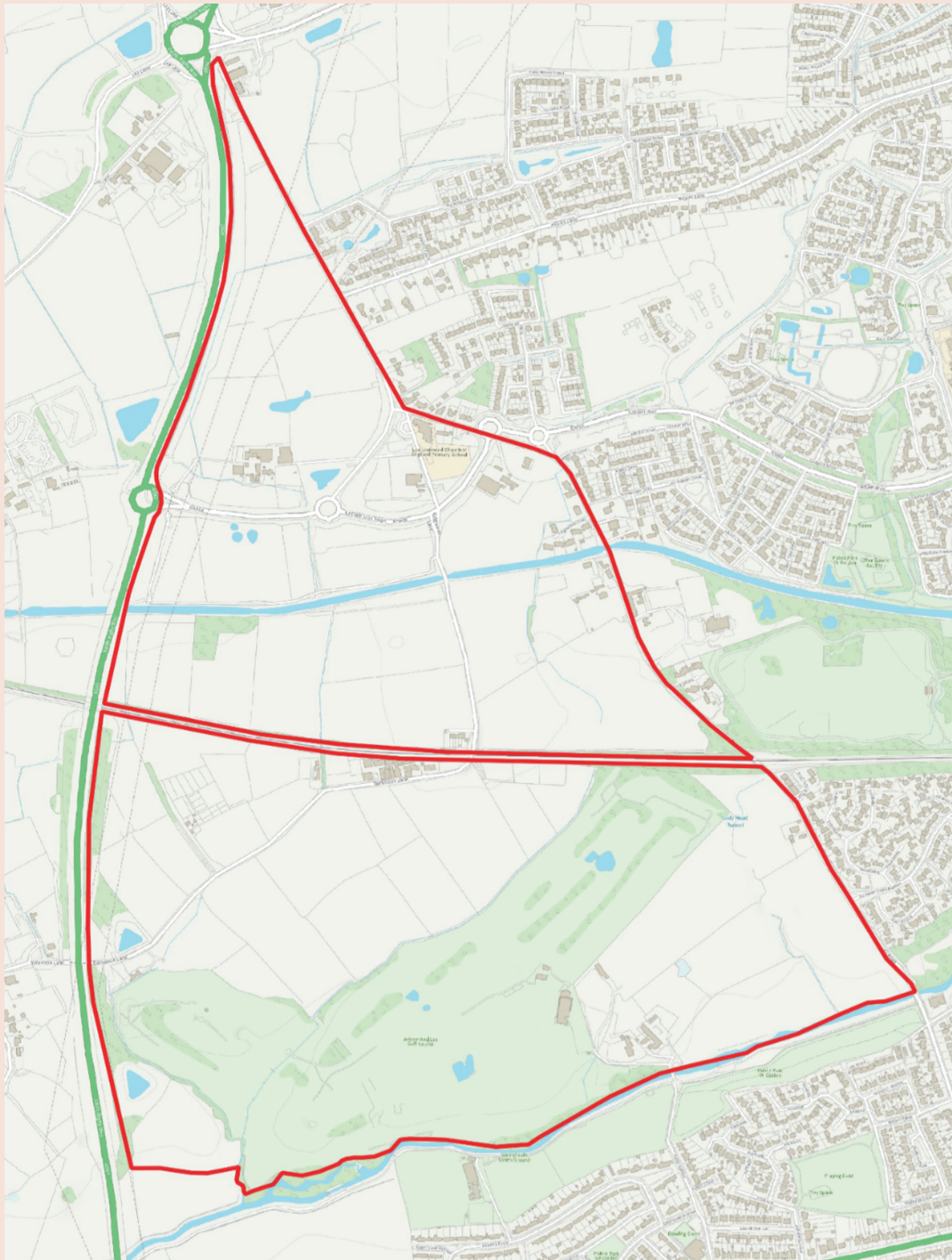
Policy	Detail
<b>Sustainable Travel (ST2)</b>	<p>Primary access will be from Watling Street Road. Opportunities exist east of the historic gatehouse. Secondary access will be off Arroyo Way. The site is well served by bus routes, with a stop outside the main entrance, as well as stops near the Garrison pub and on Watling Street. When developing the site masterplan, access for public transport should be considered. There is a good standard of footways on Watling Street Road.</p> <p>Upgrades are required to existing access points and road network within the site.</p> <p>Design of the site should consider linkages to wider walking and cycling routes including those identified through the Central Lancashire LCWIP</p> <p>Proposals should promote connectivity, ease of movement and legibility both within the individual development site and across the area as a whole; homes should have easy access to local services by a range of sustainable transport choices.</p>
<b>Infrastructure Planning Principles (ID1)</b>	An infrastructure delivery schedule on the site will be required.
<b>Trees, Woodland and Hedgerows (EN8)</b>	NE part of site covered by landfill buffer zone.
<b>Ecology (EN9)</b>	The site contains street trees and wooded areas near the site of an ancient battlefield. Existing trees should be retained where possible on site.
<b>Amenity (EN4)</b>	<p>Site includes public open space in the form of the Ancient Battlefield. Access to this is currently restricted due to the operational status of the site.</p> <p>The site includes existing open space which is not accessible by the public in the form of parade grounds, grass and 3g playing pitches.</p>
<b>Flood Risk (EN10)</b>	<p>Development of the site will require a site specific FRA addressing the required information detailed in the Level 2 SFRA.</p> <p>A detailed drainage strategy will be required given the large area of this site. The use of infiltration SuDS should be investigated.</p>

Policy	Detail
<p><b>Drainage (EN11) and Utilities</b></p>	<p>The site has access to all utilities</p> <p>Onsite modelled sewer flood risk and record of sewer flooding in the vicinity of the site. Pressurised water main, wastewater network structures, pressurised sewer, gravity sewer, easement, UU right of way and UU property within boundary.</p> <p>A detailed drainage strategy will be required to address onsite surface water flooding.</p> <p>Development is required to address the findings of the Level 2 SFRA through a Site Specific FRA.</p> <p>The use SuDS should be investigated to address issues of surface water flooding onsite.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>The site contains numerous listed buildings and the site is within the Fulwood Conservation Area. A detailed HIA has been completed on the site. Sympathetic redevelopment of the site will be required.</p> <p>Any planning application and listed building consent application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation and a detailed Heritage Impact Assessment. The development will likely require a level of archaeological mitigation.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>

## Policy SS5: Strategic Site Allocation – Preston West

1. Land is identified on the Policies Map at the Preston West Strategic Location for a residential-led mixed-use development comprising the erection of approximately 450 homes until 2041 with up to 1,400 additional homes (to include provision for older people) to be delivered beyond the plan period subject to masterplanning, and up to 63.3 ha for employment use class types B2, B8 and E(g), together with the infrastructure to facilitate the creation of a sustainable community.
2. The development should create a high-quality, mixed-use community with its own identity and character, forming a new settlement, with a range of community facilities and services, appropriate to a settlement of this size.
3. The site is split into two development phases, Phase A North of the Railway and Phase B south of the Railway. Land in Phase A, as shown on the Policies Map is safeguarded to enable delivery of Cottam Parkway Train Station.
4. Development meeting the below key development considerations will be supported and also will be required to:
  - a) Incorporate areas with planning permission approved around and including Cottam Parkway Train Station and development fronting Lea Road.
  - b) Not be located within areas identified within Flood Zone 3b. A Flood Risk Assessment will be required to address requirements of the Level 2 SFRA.
  - c) Include high quality surface water drainage mitigation measures that incorporate existing surface water flow paths.
  - d) Provide an appropriate buffer zone being retained and managed alongside Savick Brook to meet Environment Agency requirements.
  - e) Create an integrated network of natural green spaces to frame development, using and enhancing important tree belts, hedgerows and woodland blocks, and by making a positive feature of water courses including the canal and Savick Brook, to connect new greenspace to existing footpaths, cycleways and public rights of way.
  - f) Provide a range of new retail and community facilities, involving a new district and/or local centre with a medium or large supermarket, and also smaller scale local or neighbourhood centres to serve day-to-day needs.
  - g) Provide on-site and off-site highway improvements and sustainable transport improvements, including delivery of Cottam Parkway Train Station, new access points to enable development of Phase B south of the railway and onto surrounding routes including Lea Road and Edith Rigby Way, and the provision of on-site footways and cycleways linking to the Guild Wheel cycle route, UCLAN campus and wider developments in Cottam and Bartle.
  - h) Provide land to deliver a new primary and secondary school.
  - i) Provide a range of house types and tenures, including older person's and self-build and custom-build dwellings
  - j) The development should fully recognise the significance of site's heritage assets in a manner appropriate to their significance
  - k) Reflect the following information and key development considerations

<b>Site Ref</b>	SS5
<b>Developable Area (Ha)</b>	c. 155.5
<b>Site Location (and Ward)</b>	Ingol and Cottam/Lea and Larches
<b>Amount/type of development (indicative)</b>	c.1,850 dwellings and c63.3ha employment land type B2, B8 and E(g)



## Key Development Considerations

Policy	Detail
<p><b>Well-designed places (EN1)</b></p>	<p>The masterplanning objectives for the site are to create a well-designed and integrated extension to the Preston Urban Area whilst maintaining the rural character of settlements to the west of the Edith Rigby Way. A detailed masterplan, including the preparation of a Design Code and Infrastructure and Delivery Strategy covering the whole of the allocation must be agreed by the Council prior to the granting of planning permission on any remaining part of the site. The masterplan for the site will be assessed by a Design Review Panel.</p> <p>The site is in multiple land ownership. A development framework is required for the whole allocation (Phase A and Phase B) to ensure the effective coordination between multiple land interests to deliver an integrated, whole-site approach to the provision of access, community facilities, open space and natural recreational greenspace for habitat mitigation.</p> <p>Phase B contains Ashton and Lea Golf Club. Development of this phase is not expected within the plan period to reflect the operational life of that of the golf course.</p>
<p><b>Planning Obligations (ID2)</b></p>	<p>A planning contribution may be required to help mitigate the impacts of development and secure affordable housing, education and other contributions in line with policy ID2.</p>
<p><b>Sustainable Travel (ST2)</b></p>	<p>Areas within Phase A and B of the site have planning permission for the delivery of Cottam Parkway Train Station. The site is undeveloped open countryside. Access opportunities to the site will require work, particularly access to Phase B of the site, which will require access routes to accommodate the railway line.</p> <p>Provision should be made for buses to penetrate the site.</p> <p>Design of the site should consider linkages to wider walking and cycling routes including the Guild Wheel cycle route.</p> <p>The site offers opportunities to link to the wider highways network via multiple access points, including the A582 and B5468, but will require necessary highway works.</p> <p>A detailed transport assessment would be required to support development of the site.</p>



Policy	Detail
Infrastructure Planning Principles (ID1)	An infrastructure delivery schedule linked to the phases of development on the site will be required.
Trees, Woodland and Hedgerows (EN8)  Ecology (EN9)	<p>The site encompasses areas of green infrastructure including a small strip of biological heritage site following the canal through the site.</p> <p>A detailed ecological assessment will be required to support development of the site.</p> <p>Phase B also contains Ashton and Lea Golf Club.</p>
Designated Sites for Nature Conservation (EN7)	To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.
Amenity (EN4)	<p>The site is bounded by Edith Rigby Way to the west and Lea Road to the east. The railway lines transect the site separating it into two Phases, Phase A North of the Railway Line and Phase B South of the Railway line. The Lancaster Canal also runs across Phase A.</p> <p>To ensure acceptable level of amenity for housing near these routes, a buffer should be included. If necessary, the Council will also seek a Noise Impact Assessment, including mitigation secured by condition and/or obligation.</p> <p>The stability of operational railway land should also be protected.</p>
Flood Risk (EN10)	<p>A site specific FRA is to be completed for areas without planning permission.</p> <p>There should be no development within the functional floodplain.</p> <p>A detailed drainage strategy will be required given the large area of this site. The use of infiltration SuDS should be investigated</p>
Drainage (EN11) and Utilities	The site is undeveloped open countryside, therefore access to utilities will not exist in most parts. A detailed drainage strategy will be required given the large area of this site. The use of infiltration SuDS should be investigated.

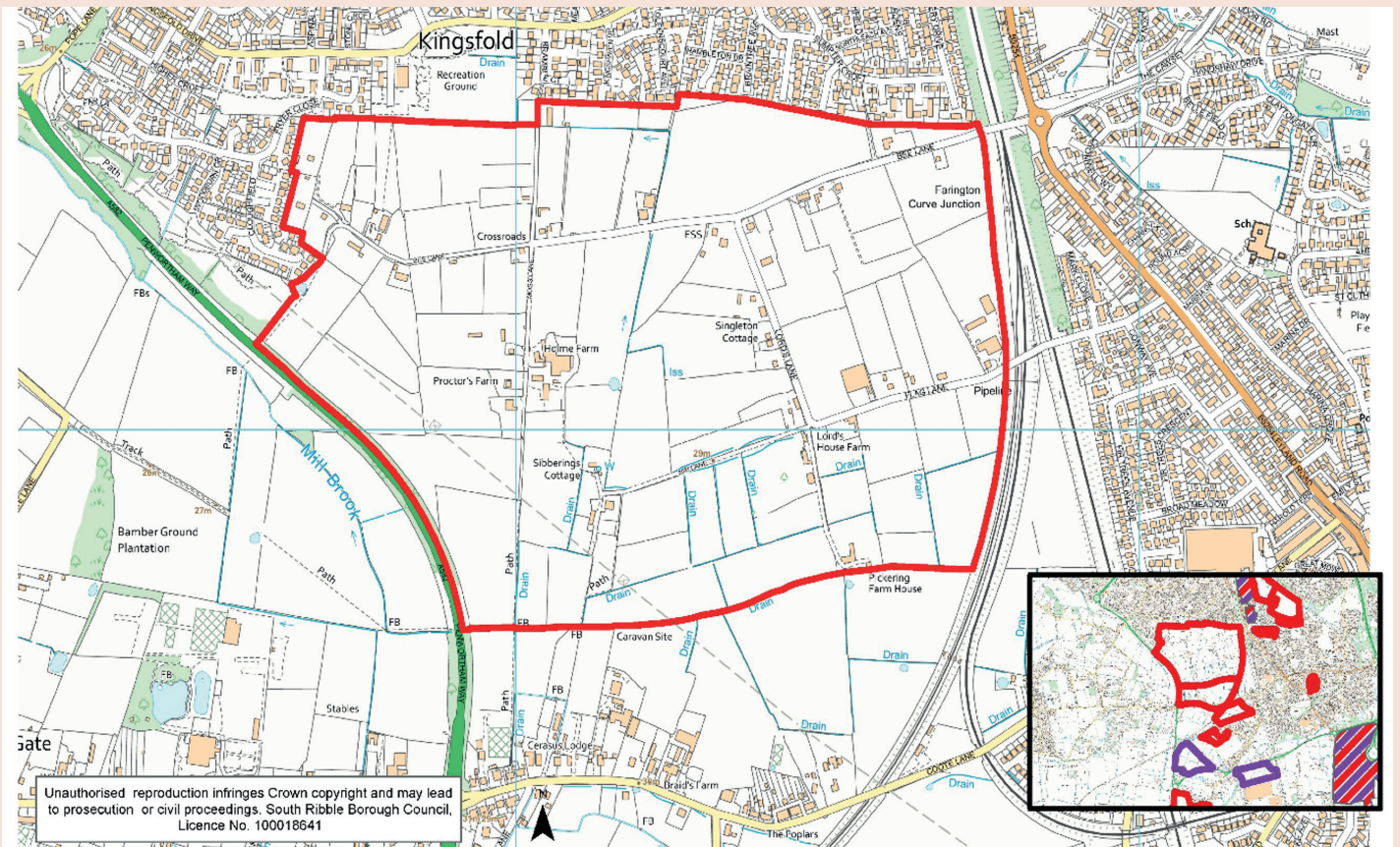
Policy	Detail
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>Any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.</p> <p>The site contains a number of heritage assets including:</p> <p><b>Leyland Bridge Farmhouse</b> – A Grade II listed Building  <b>Canal Bridge Number 28</b> – A Grade II public road bridge  <b>Canal Bridge Number 19 Quaker’s Bridge</b> - A Grade II public road bridge  <b>Clock House</b> - A Grade II listed Building</p> <p>Development of the site will require a HIA to inform any development criteria that may be required to mitigate harm resulting from development.</p> <p>A HIA has been completed to support allocation of the site.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Self-build and custom-build residential development are also supported. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development. Development of land in remaining areas of North West Preston is required to support delivery of the Linear Park as shown on the Policies Map.</p>
<p><b>Agricultural land (EN16)</b></p>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

The Masterplan will show that the new development will be compact and scaled for the pedestrian, distinctive in character, delivering a mix of uses, different types of dwellings (both in size and tenure), and a local and district centre with supporting social and physical infrastructure. It will be a cohesive and vibrant new settlement created through a range of individually defined character neighbourhoods that complement each other on the larger scale. Buildings and spaces should be designed to be sufficiently flexible to respond to changing circumstances.

## Policy SS6 (A+B): Strategic Site Allocation – Pickering’s Farm, Penwortham

1. For both sites, development meeting the below key development considerations will be supported.

<b>Site Ref</b>	SS6.A
<b>Developable Area (Ha)</b>	c.79 Ha
<b>Site Location (and Ward)</b>	Charnock & Farington West wards
<b>Amount/type of development (indicative)</b>	c.1,350 dwellings



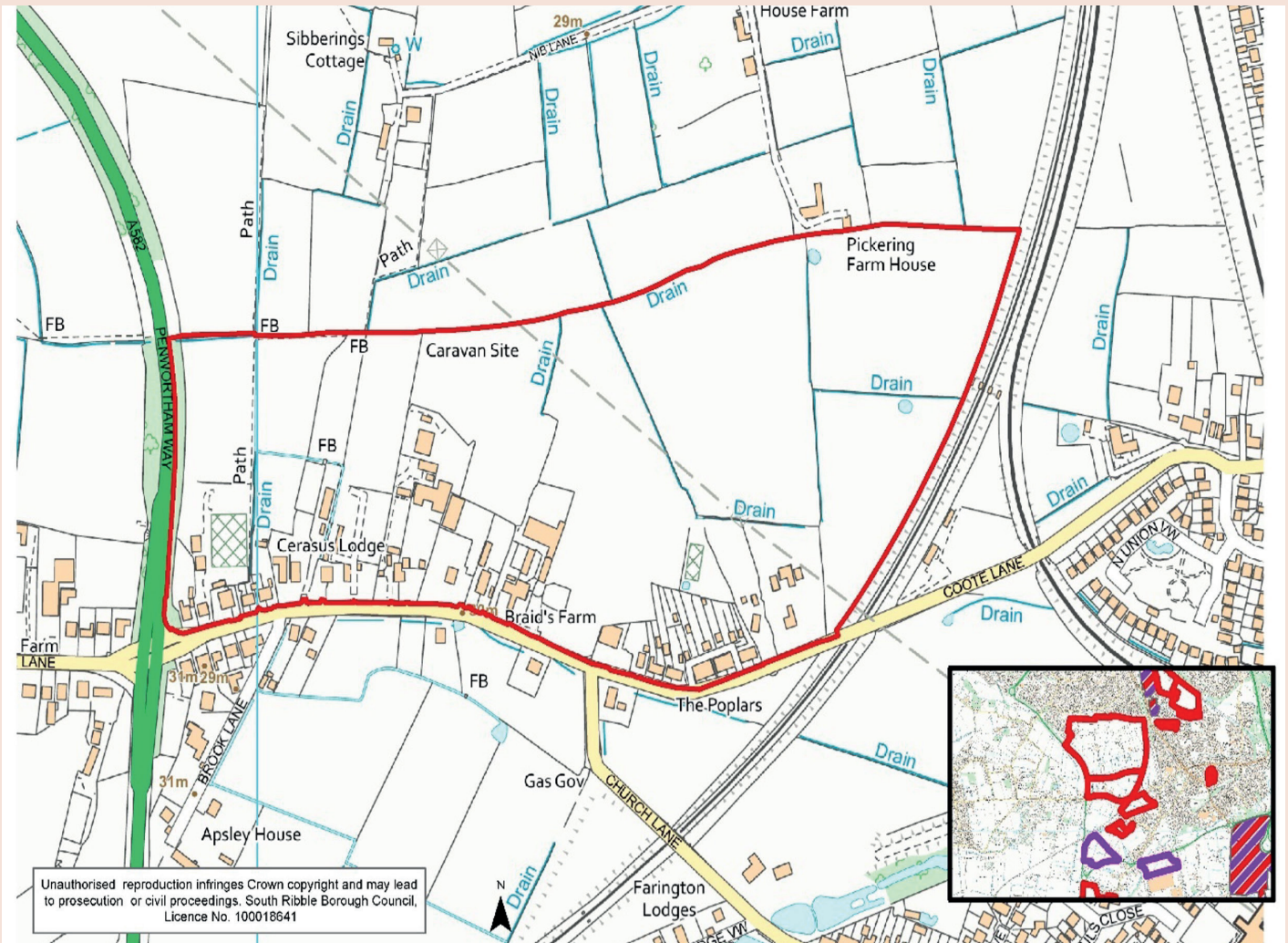
### Key Development Considerations

Policy	Detail
<b>Well-designed places (EN1)</b>	<p>The site is in multiple land ownership. To ensure good placemaking, landowners should work collaboratively to identify how the site will be brought forward in a comprehensive and integrated manner.</p> <p>This should be demonstrated in subsequent applications for planning permission and approvals of reserved matters. A Design Code should be provided as part of any submission. Buildings and spaces should be designed to be sufficiently flexible to respond to changing circumstances.</p>

Policy	Detail
<b>Planning Obligations (ID2)</b>	<p>A planning contribution may be required to help mitigate the impacts of development and secure affordable housing in line with policy ID2.</p>
<b>Sustainable Travel (ST2)</b>	<p>A Cross Borough Link Road (CBLR), linking the A582 (Penwortham Way) with the B5254 (Leyland Road) at Bee Lane Bridge should be delivered in accordance with the masterplan approved within permissions 07/2021/00886/ORM and 07/2021/00887/ORM and any subsequent master planning informed by it. At reserved matters, developers of any phase containing the CBLR route should make direct or indirect provision (through S106) towards delivery of the CBLR. The site should link to the wider highways network via multiple access points, including Penwortham Way.</p> <p>Due to the scale of the site, contributions may also be sought for traffic management measures and/or pedestrian improvements on existing roads penetrating the site and roads just outside the allocation boundary such as:</p> <ul style="list-style-type: none"> <li>• Railway crossings at Bee Lane and Flag Lane, and/or</li> <li>• Tardy Gate District Centre.</li> </ul> <p>Provision should be made for buses to penetrate the site.</p> <p>There are several Public Rights of Way (PROW), including complete North/South routes linking Chain House Lane to Kingsfold Drive and Coote Lane to Sumpter Croft. New pedestrian routes should link to the site's existing PROW routes.</p>
<b>Infrastructure Planning Principles (ID1)</b>	<p>An infrastructure delivery schedule linked to the phases of development on the site will be required. It is likely a new electricity substation will be necessary.</p>
<b>Trees, Woodland and Hedgerows (EN8)</b>  <b>Ecology (EN9)</b>	<p>Historic agricultural use has embedded a field pattern often bounded by mature hedgerow and/or water courses. Development should, consequently, seek to protect and adapt to these features. Many of the mature hedgerows contain Tree Preservation Orders, necessitating a Tree Survey.</p>
<b>Designated Sites for Nature Conservation (EN7)</b>	<p>To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.</p>

Policy	Detail
<p><b>Amenity (EN4)</b></p>	<p>The site is bounded by the West Coast main line railway to the east. The A582 (Penwortham Way) bounds the west of the site, where there is an aspiration to upgrade this road to a dual carriageway.</p> <p>To ensure acceptable level of amenity for housing near these routes, a buffer should be included. If necessary, the Council will also seek a Noise Impact Assessment, including mitigation secured by condition and/or obligation.</p> <p>The stability of operational railway land should also be protected.</p>
<p><b>Flood Risk (EN10)</b></p>	<p>Sporadic areas within the site are at low risk of surface water flooding. The risk should be manageable through careful consideration of site layout.</p>
<p><b>Drainage (EN11) and Utilities</b></p>	<p>It is understood that the site has access to some utilities but not gas. The site is at risk of sewer flooding which will need to be given careful consideration in any subsequent applications. Early dialogue with United Utilities is recommended prior to submission of development proposals. Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>An Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation will be necessary for any parts of the site which do not have planning permission. The development may require a level of archaeological mitigation, in the form of preservation in situ, or by record, depending on the significance of any features encountered.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Agricultural land (EN16)</b></p>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

<b>Site Ref</b>	SS6.B
<b>Developable Area (Ha)</b>	c.21.7Ha
<b>Site Location (and Ward)</b>	Farington West ward
<b>Amount/type of development (indicative)</b>	c.545 dwellings.



### Key Development Considerations

<b>Policy</b>	<b>Detail</b>
<b>Well-designed places (EN1)</b>	<p>The site is in multiple land ownership. To ensure good placemaking, landowners should work collaboratively to identify how the site will be brought forward in a comprehensive and integrated manner.</p> <p>This should be demonstrated in all applications for planning permission and approvals of reserved matters.</p>

Policy	Detail
<p><b>Well-designed places (EN1)</b> <b>(Continued)</b></p>	<p>Development should respond to its wider context, linking cohesively with both allocated sites to the North and South (beyond Cote Lane). Applicants should demonstrate how the site links well to the approved Masterplan (permissions 07/2021/00886/ORM and 07/2021/00887/ORM) for the wider Pickering’s Farm site.</p> <p>A Design Code should be provided as part of any submission. Buildings and spaces should be designed to be sufficiently flexible to respond to changing circumstances.</p>
<p><b>Planning Obligations (ID2)</b></p>	<p>A planning contribution may be required to secure affordable housing and help mitigate the impacts of development in line with policy ID2. Contributions may also be sought for traffic management measures, cycle and bus infrastructure and/or pedestrian improvements on existing roads surrounding the site.</p>
<p><b>Sustainable Travel (ST2)</b></p>	<p>The site should link to the wider highways network via multiple access points, particularly from Chain House Lane and the wider Pickering’s Farm site (SS6A). New pedestrian routes should link to the site’s existing PROW routes.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b> <b>Ecology (EN9)</b></p>	<p>Historic agricultural use has embedded a field pattern often bounded by mature hedgerows and/or water courses. Development should seek to protect and adapt to these features. Trees with Tree Preservation Orders run along the site’s northern boundary necessitating a Tree Survey.</p>
<p><b>Designated Sites for Nature Conservation (EN7)</b></p>	<p>To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.</p>

Policy	Detail
<p><b>Amenity (EN4)</b></p>	<p>The site is bounded by the West Coast main line railway to the east, which then runs through its southern end. The A582 (Penwortham Way) bounds the west of the site, where there is an aspiration to upgrade this road to a dual carriageway.</p> <p>To ensure an acceptable level of amenity for housing near these routes, a buffer should be included. If necessary, the Council will also seek a Noise Impact Assessment, including mitigation secured by condition and/or obligation.</p> <p>Several small employment sites are located to the north of Chain House Lane. Consistent with the 'Agent of Change' principle, development should not compromise the operation of these businesses.</p> <p>The stability of operational railway land should also be protected.</p>
<p><b>Flood Risk (EN10)</b></p>	<p>There are watercourses within the site and a medium percentage coverage of all surface water risk vulnerabilities. Sporadic areas within the site are at low risk of surface water flooding. The risk should be manageable through careful consideration of site layout.</p>
<p><b>Drainage (EN11) and Utilities</b></p>	<p>The site has access to utilities, however new utilities connections may be required.</p> <p>Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses. Early dialogue with United Utilities will be required prior to the submission of a planning application.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>An Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation will be necessary. The development may require a level of archaeological mitigation, in the form of preservation in situ, or by record, depending on the significance of any features encountered.</p>



Policy	Detail
<b>Housing mix and density (HS6) and affordable housing (HS7)</b>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<b>Open Space and Playing Pitch requirements (HS5)</b>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<b>Agricultural land (EN16)</b>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>



# 04

# Balanced Housing Market



## Introduction

4.1 The CLLP has a key role to play in providing the housing that the Central Lancashire area and its communities need. A key objective of the Plan is to deliver healthy, safe and inclusive communities. Providing the scale and mix of house types and sizes, with a variety of tenures in a range of different places is important to meet local housing needs and support economic growth. Ensuring access to a wide range and high quality of homes and other specialist forms of accommodation is important for our communities and society. It will be essential that the quality, energy efficiency, adaptability and affordability of our housing are improved, supported by policies throughout the CLLP.

4.2 Ensuring that everyone can access suitable accommodation to meet their needs at a price they can afford is important in delivering and supporting sustainable communities and requires the delivery of the right quantum and types of affordable housing. Planning for the provision of enough homes is important given our growing population, changing lifestyles, increasing demand for affordable housing and diverse needs for different stages of life.

4.3 The NPPF alongside the PPG provides guidance on a wide range of housing matters and how these should be addressed through policies in the Plan. The NPPF aims to significantly boost the supply of homes, so that a sufficient amount and variety of land can come forward where it is needed to meet as much of an area's identified housing need as possible. The needs of groups with specific housing requirements should be addressed and an appropriate mix of housing types provided for local people. The size, type and tenure of housing needed for different groups and cultural requirements in the community should be assessed and reflected. This includes those who require affordable housing, families with children, houses to accommodate multi-generational needs, older people (including those who require retirement housing, housing-with-care and care homes), people with disabilities, travellers, people who rent their homes and people wishing to commission or build their own homes.

4.4 To determine the minimum number of homes needed, national policy requires that strategic policies in local plans should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for an area unless there are exceptional circumstances which justify an alternative approach to assessing housing need.

## Policy Overview

4.5 This chapter sets out policies which aim to ensure that Central Lancashire has a balanced housing market which is critical to the economy, net zero, social justice and our health and wellbeing. The first policy in the chapter includes the number homes to be provided across Central Lancashire and how delivery of these will be distributed between the three Council areas of Chorley, Preston and South Ribble.

4.6 The next group of policies identify which sites will be developed for new housing in each of the three Boroughs. These sites have been assessed as being the most sustainable and appropriate to deliver the Spatial Strategy (Chapter 3), with technical development matters, suitability/characteristics and availability for development carefully considered.

4.7 The policies support sustainable and inclusive communities. The provision of open space and areas for play in new housing developments are important components. Similarly, the mix and density of housing has a key influence on the quality of housing and associated development in supporting well-designed places, now and in the future. Dwelling sizes and type need to be considered across market, affordable and affordable home ownership tenures. Affordable housing is critical for local residents, communities and the overall economy.

4.8 Policies are set out for rural areas to ensure that any housing development outside of the settlement boundaries is appropriate to a location in the open countryside. The needs of the local community, such as for affordable housing, and rural workers need particular consideration.

4.9 In built-up areas it is important that houses in multiple occupation (HMOs) provide a suitable residential environment for future occupants without harming the amenity of nearby residents. Delivering self-build and custom housebuilding plots effectively helps to diversify the housing market and increase consumer choice. Planning policies in the CLLP help to achieve these objectives and create the right conditions.

4.10 Specialist housing needs are addressed by the policies in this chapter to enable people to live independent and safe lives. The size, type and tenure of housing of housing needed by different groups in the community are different, including for gypsy, traveller and travelling showpersons in Central Lancashire.

## **Policy HSI (Strategic Policy): Scale of Housing Growth and Distribution of Housing Requirements**

### **Overall Housing Requirement**

1. The housing requirement for Central Lancashire is for 23,652 homes to be delivered in the Local Plan period between 2023 and 2041, an annual average of 1,314 homes.
2. New homes and associated infrastructure will be delivered on a range of site sizes and locations in accordance with the spatial strategy, strategic site allocation policies and other local plan policies.

### **Spatial Distribution**

3. The Central Lancashire housing requirement is distributed across the three council areas as follows:
  - a) 6,012 homes in the Chorley Council area (334 dwellings per annum)
  - b) 9,360 homes in the Preston City Council area (520 dwellings per annum)
  - c) 8,280 homes in the South Ribble Borough Council area (460 dwellings per annum)

4.11 Policy HSI seeks to meet housing needs in Central Lancashire; to provide homes and access to the housing market and to deliver affordable housing for those priced out or unable to access housing at market prices. The policy sets out the overall scale of housing required, the

number of homes that will provide net additional dwellings over the plan period, and how this is distributed across the three component Council areas.

4.12 An updated assessment of local housing need has been undertaken in 2024. The Central Lancashire Housing Study Update (DLP Planning, December 2024) provides an updated assessment of housing need which reflects recently published evidence, including 2021 Census data and updated mid-year estimates on population growth and the plan period to 2041. The study uses the 'Standard Method' provided in national planning guidance. This method sets out how the minimum number of homes needed in an area over the plan period should be calculated to produce a Local Housing Need (LHN) figure. Further relevant evidence and the outcome of earlier plan-making stages and consultation are also considered in the study. Scenarios presented have considered local needs and growth requirements, future prospects for jobs growth, housing completion trends, population and age profile changes, birth and death rates and migration.

4.13 Central Lancashire is a self-contained functional Housing Market Area (HMA) and this has been confirmed by the Housing Study Update, based on recent data and current criteria. This functional assessment of the area is longstanding, reflected previously in the 2018 Strategic Housing Market Assessment and the 2008 North West Regional Spatial Strategy. The area is seeking to solely meet its housing requirement in full over the plan period.

4.14 National policy and guidance requires Councils to take into account previous delivery, market trends and signals when assessing housing need. Different population projections and trends, employment forecasts and commuting ratios for Central Lancashire have been considered to assess the appropriateness of the LHN figure. This assessment has identified that reliance on the Standard Method LHN figure has the potential to make travel patterns in Central Lancashire less sustainable by increasing inter-district commuting. This indicates that simply adopting the collective standard method requirement of 988 homes per annum would not pass the tests of soundness required, especially given the City Deal agreement that Preston and South Ribble are signatories to.

4.15 The CLLP housing requirement is based on an employment-led scenario (Commuting Ratio 1 to-1). This uses the most recent Cambridge Econometrics employment level forecasts for Central Lancashire and applies Economic Activity Rates based on the 2021 Census. This scenario ensures that each Central Lancashire authority will provide sufficient growth in its resident workforce so that the total growth in employed people is matched on a one-to-one basis by growth in workers resident in each authority area. The resultant need from this employment led scenario (1,237 per annum) is higher than the Local Housing Need (LHN) figure (calculated using the previous standard method formula) which provides a minimum starting point. The employment led approach provides the basis of the CLLP housing requirement because it:

- Aligns housing need with anticipated job growth.
- Reinforces sustainable patterns of commuting.
- Reflects market signals and previous rates of delivery.

4.16 The distribution of the overall housing requirement for Central Lancashire amongst the three component Councils has been undertaken in the context of the spatial strategy (Policies SS1 and SS2), including the settlement hierarchy. The spatial strategy supports the achievement

of a sustainable pattern of development in Central Lancashire over and beyond the plan period. Future development is focussed within settlement boundaries in line with the hierarchy and on existing and allocated sites. The reuse of brownfield land and town and city regeneration are key priorities. This is framed within a wider approach of restricting development in the Green Belt and open countryside and enhancing and protecting landscape and settlement character, including Areas of Separation.

4.17 The delivery of the City Deal in Preston and South Ribble has also been considered. Delivery of sites in these areas was delayed in the existing Local Plans due to the delivery of essential infrastructure required to unlock these sites coming forward later than envisaged. As a result, there remains a considerable supply of sites identified in the extant plans as part of the City Deal. In contrast, in Chorley, the bulk of housing delivery between 2012-2020 has taken place at Buckshaw Village, with delivery achieved quicker than expected. As Buckshaw Village has been built out, the focus of housing delivery over recent years has shifted away from Chorley towards Preston, supported by investment in infrastructure improvements.

4.18 A redistribution of the three identified housing requirements has been applied in Policy HS1 to reflect the spatial strategy drivers identified above to promote housing and related growth in the most sustainable locations and to enable existing commitments to come forward.

4.19 Following publication of the revised NPPF in December 2024, the annual housing requirement for Central Lancashire has been increased slightly to 1,314 dwellings per annum in order to achieve 80% of the LHN using the new standard method formula, in accordance with the transitional arrangements. The additional 77 dwellings per annum has been distributed between the three authorities.

**Table 1: Requirements for New Homes/Dwellings**

<b>2023 -2041 Requirements</b>	<b>Chorley</b>	<b>Preston</b>	<b>South Ribble</b>	<b>Central Lancashire</b>
Employment-led Housing Study Total Housing Requirement	7,380	7,938	6,948	22,266
Employment-led Housing Study Annual Housing Requirement	410	441	386	1,237
CLLP Total Housing Requirement	6,012	9,360	8,280	23,652
CLLP Annual Housing Requirement	334	520	460	1,314

4.20 The housing requirement in Chorley is stepped over the plan period to take account of low delivery rates in the earlier years of the plan. Delivery is expected to start to increase upon adoption of the plan as new allocations become available for development. The requirement has been stepped from 280 dwellings per annum in the first 3 years of the plan period (2023/24 to 2025/26) increasing to 345 dwellings per annum from 2026/27 onwards i.e. from the point of anticipated adoption.

4.21 Each Council will monitor delivery rates within their area annually in accordance with a published trajectory to ensure delivery rates are maintained. A review of policy HSI will be undertaken jointly by the three Councils no less than every five years to ensure it is up-to-date and meets the requirements of national policy.

## Housing Allocations

4.22 In addition to the strategic site allocations set out in Chapter 3 a series of sites for housing have been allocated in the CLLP to provide a sufficient supply of homes across Central Lancashire. Housing site allocations for each local planning authority area are set out in the following three policies.

4.23 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).

4.24 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 following stages have been followed in selecting sites:

- i. sites with potential for development were identified following four call for sites exercises.
- ii. additional sites were identified by the Councils from a range of sources.
- iii. 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).
- iv. site characteristics were surveyed, and environmental constraints examined for the remaining sites to identify those that are potentially suitable for development
- v. 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.
- vi. sites then taken forward to the Stage 2 assessment were subject to a more detailed assessment to determine if they are suitable, available, and achievable.
- vii. sites selected as allocations are included in the policies.

4.25 The policies in this chapter should be read in conjunction with the rest of the CLLP. Other policies in this Plan, such as those relating to affordable housing or flood risk for example, also apply to the strategic site allocations.

1. The following sites are allocated and protected for housing development.

Ref	Location	Total Site Area (ha)	Number of Dwellings
HS2.1	North of Bonds Lane, Adlington	3.40	92
HS2.2	Land South East Belmont Road/Abbey Grove, Adlington	4.69	137
HS2.3	Land off Westhoughton Road, Adlington	0.64	17
HS2.4	Land at Carrington Road, Adlington	0.73	24
HS2.5	Babylon Lane, Adlington	2.50	40
HS2.6	Land South of South Road, Bretherton	1.14	26
HS2.7	Land at Drinkwater Farm, Windsor Drive, Brinscall	0.43	12
HS2.8	Charter Lane, Charnock Richard	3.42	117
HS2.9	Cabbage Hall Fields, Chorley	0.63	17
HS2.10	Little Knowley Farm, Chorley #	24.42	150
HS2.11	Great Knowley, Chorley* #	9.12	246
HS2.12	Bengal Street Depot, Chorley	0.72	62
HS2.13	Eaves Green, off Lower Burgh Way, Chorley	2.10	29
HS2.14	Land 120m South West of 21 Lower Burgh Way, Chorley	8.00	201
HS2.15	Brookfields, Chancery Road, Chorley	0.75	16
HS2.16	Land to the East of Wigan Road, Clayton-le-Woods*	13.87	332
HS2.17	Land adjoining Cuerden Residential Park, Nell Lane, Clayton-le-Woods	4.53	115
HS2.18	North of Hewlett Avenue, Coppull	2.82	67
HS2.19	Mountain Road, Coppull	0.63	12
HS2.20	Land adjacent to Blainscough Hall, Blainscough Lane, Coppull	5.25	118



Ref	Location	Total Site Area (ha)	Number of Dwellings
HS2.21	Orchard Heys Farm, Coppull	0.38	10
HS2.22	Land to the rear of 62-66 Moor Road, Croston	0.09	2
HS2.23	East of Tincklers Lane, Eccleston	0.82	15
HS2.24	Land at Tincklers Lane, Eccleston	4.85	66
HS2.25	Pear Tree Lane, Euxton	4.63	100
HS2.26	Land to the east of New Street, Mawdesley	1.50	41
HS2.27	Land off Gorsey Lane, Mawdesley	2.47	55
HS2.28	Crow Nest Cottage, Mawdesley	0.28	8
HS2.29	East of New Street, Mawdesley	0.39	11
HS2.30	Rear of New Street, Mawdesley	0.25	7
HS2.31	Blackburn Road, Wheelton	0.38	6
HS2.32	Land at Millbrook Close/Victoria Street, Wheelton	1.00	9
HS2.33	Land off Blackburn Road, Wheelton	1.76	40
HS2.34	West of M61 - Land North of Hill Top Farm, Whittle-le-Woods #	4.81	55
HS2.35	West of M61 - Town Lane, Whittle-le-Woods #	18.58	289
HS2.36	West of M61 - Land adjacent to Delph Way, Whittle-le-Woods*	3.80	102
HS2.37	Hill Top Farm, Whittle-le-Woods	4.61	75
<b>TOTAL</b>		<b>140.39</b>	<b>2,721</b>

2. For allocations identified by an asterisk (\*), key development considerations for these sites are set out within Appendix 4. Development meeting these considerations will be supported.

3. For allocations identified by a #, a wintering bird survey is required alongside any planning application in accordance with Policy EN7 to provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of Special Protection Areas (SPAs) and Ramsar sites.

1. The following sites are allocated and protected for housing development.

Ref	Location	Total Site Area (ha)	Number of Dwellings
HS3.1	Emnie Lane, Leyland* #	20.20	500
HS3.2	Apsley House, Farington* #	16.06	435
HS3.3	Chapel Lane, Longton * #	15.19	270
HS3.4	South of Factory Lane and East of the West Coast Main Line, Lower Penwortham* #	10.20	250
HS3.5	Church Lane, Farington*	8.30	200
HS3.6	Liverpool Road, Hutton* #	5.74	120
HS3.7	Branch Road, Mellor Brook* #	5.87	120
HS3.8	Daub Hall Lane, Coupe Green*	4.78	80
HS3.9	South of Liverpool Old Road, Much Hoole*	3.40	60
HS3.10	Kellet Lane, Bamber Bridge	2.10	60
HS3.11	South of Factory Lane/ Land off the Cawsey	2.58	60
HS3.12	Brownedge Rd / Railway Sidings, Bamber Bridge	2.70	60
HS3.13	South of Bannister Lane, Farington Moss	1.72	40
HS3.14	Gas Holders Site (aka Land off Wateringpool Lane), Lostock Hall	1.90	25
HS3.15	Golden Hill School, Leyland Lane, Leyland	0.69	20
HS3.16	Windmill Hotel site, Preston New Rd, Mellor Brook	0.35	10
HS3.17	Brambles Rest Home, Park Avenue, New Longton	0.15	10
HS3.18	Land adjacent to The Fields, Long Moss Lane, New Longton	0.80	8
HS3.19	Rear of 96-100 Marsh Lane	0.30	5
<b>TOTAL</b>		<b>103.04</b>	<b>2,333</b>

2. For allocations identified by an asterisk (\*), key development considerations for these sites are set out within Appendix 4. Development meeting these considerations will be supported.

3. For allocations identified by a #, a wintering bird survey is required alongside any planning application in accordance with Policy EN7 to provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of Special Protection Areas (SPAs) and Ramsar sites.



## Policy HS4: Housing Allocations Preston



1. The following sites are allocated and protected for housing development.

Ref	Location	Total Site Area (ha)	Number of Dwellings
HS4.1	Former Whittingham Hospital	31.24	477
HS4.2	Land off Riversway & West of Dodney Drive Lea #	14.50	280
HS4.3	Land at Eastway*	4.30	56
HS4.4	Cardwell Farm, Garstang Road #	20.20	151
HS4.5	Land off Ribbleton Hall Drive*	3.6	97
HS4.6	Former Horrocks Mill, Queen Street	2.77	380
HS4.7	The Larches, Larches Lane	0.91	15
HS4.8	115 Church Street*	0.10	57
HS4.9	37 -41 Church Street	0.06	29
HS4.10	Moor Park Depot, Moor Park Avenue	0.36	17
HS4.11	Former Tulketh High School, Tag Lane	6.30	30
HS4.12	Land at Cottam Hall	15.03	211
HS4.13	Heather Moor, Cumeragh Lane*	1.97	41
HS4.14	Gorlands, Whittingham Road*	1.52	32
HS4.15	Lancashire Fire and Rescue HQ, Garstang Road	1.46	40
HS4.16	Bretherens Meeting Room	0.53	12

Ref	Location	Total Site Area (ha)	Number of Dwellings
HS4.17	Land North of Tom Benson Way	1.10	35
HS4.18	Former St Joseph's Orphanage, Theatre Street	0.38	67
HS4.19	Avenham Street Car Park	0.55	294
HS4.20	Grimshaw Street/ Queen Street	0.97	146
HS4.21	Former Byron Hotel, Grimshaw Street	0.09	28
HS4.22	Mount Street/ Garden Street	0.06	47
HS4.23	Former Perrys Car Showroom, 63-83 Blackpool Road*	1.22	55
HS4.24	The Sumners, 195 Watling Street Road	1.06	77
HS4.25	25&27 Whittingham Lane and land to the rear of 25-31 Whittingham Lane Broughton	0.82	8
HS4.26	Former Gasworks, Ribbleton Lane*	1.48	59
HS4.27	50 Lancaster Road	0.02	5
HS4.28	10-12 Lancaster Road	0.01	5
HS4.29	Corner of Manchester Road & Church Street	0.35	167
HS4.30	Tulketh Crescent	0.32	24
<b>TOTAL</b>		<b>113.28</b>	<b>2,942</b>

2. For allocations identified by an asterisk (\*), key development considerations for these sites are set out within Appendix 4. Development meeting these considerations will be supported.

3. For allocations identified by a #, a wintering bird survey is required alongside any planning application in accordance with Policy EN7 to provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of Special Protection Areas (SPAs) and Ramsar sites.

## Policy HS5: Open Space and Playing Pitch Requirements in New Housing Developments

### Open Space

1. All major new residential developments must make provision for open space through on site provision or where appropriate, through financial contributions towards off-site provision or improving the quality, quantity and/or accessibility of existing spaces.
2. Exceptions include nursing/rest homes, sheltered/extra-care accommodation, purpose-built student accommodation and houses in multiple occupation (HMO) developments.
3. Provision must be made in accordance with the following standards, using the methodology set out within para 4.27 below:

Typology	Standard: Hectares per 1,000 population		
	Preston	South Ribble	Chorley
Amenity greenspace	0.47	1.29	0.86
Provision for children and young people	0.04	0.06	0.10
Parks and gardens	1.73	0.76	1.67
Natural and semi-natural greenspaces	2.21	1.80	6.51
Allotments	0.18	0.04	0.07
<b>Total</b>	<b>4.63</b>	<b>3.95</b>	<b>9.21</b>

4. All development that includes an element of open space must demonstrate through a management and maintenance plan, that the appropriate maintenance of the open space has been secured in the long term, for a minimum of 20 years.

### Playing Pitches

5. All major new residential developments must make provision for playing pitches through a financial contribution towards improving existing pitches or the provision of new pitches and ancillary facilities.
6. Exceptions include nursing/rest homes, sheltered/extra-care accommodation, purpose-built student accommodation and houses in multiple occupation (HMO) developments.
7. The financial contribution will be calculated using Sport England's Playing Pitch Calculator, which estimates the demand that may be generated for the use of playing pitches by a new development and its additional population.

4.26 Open spaces and sports and recreation facilities are highly valued by residents and make a significant contribution to their health and well-being and overall quality of life. Access to good quality open space, sports and recreation facilities promotes healthy lifestyles by providing opportunities for social interaction, relaxation, physical activity, and play. They can also play an important role in reducing the impacts of climate change, flooding, and poor air quality.

4.27 New residential developments will generate additional demand for open spaces and sports and recreation facilities therefore this policy sets out how major new residential developments are required to contribute to meeting these additional demands.

### Determining the Open Space Contribution

4.28 The Central Lancashire Open Space Study provides an up-to-date assessment of need and provides information on the quantity, quality, and accessibility of open spaces across Central Lancashire. It has identified deficiencies across the area. The Councils seek to ensure that new residential development does not exacerbate deficiencies and so require the creation of new open spaces or a financial contribution towards improving existing open spaces in order to satisfy additional demand that cannot be met through existing provision. The open space contribution from a development will be calculated using the four steps below.

#### Step 1: Calculate the open space requirement generated by the housing development

To determine the requirements for open space provision, the starting point is to calculate the level of demand (additional population) generated by the development. This is calculated by multiplying the proposed number of dwellings by 2.4.

To determine the requirement in hectares for each typology of open space, the additional population is multiplied by the recommended quantity standards for each relevant typology. The following calculation should be used:

Additional population from development x quantity standard / 1000



## Step 2: Determine if provision should be on-site or off-site

The table below identifies the required type of provision for each open space typology.

Typology	Type of Provision Required
Amenity greenspace	On-site
Provision for children and young people	100 or more dwellings = on-site* Less than 100 dwellings = financial off-site contribution
Parks and gardens	On-site provision if opportunities exist or financial off-site contribution
Natural and semi-natural greenspaces	On-site provision if opportunities exist or financial off-site contribution
Allotments	On-site provision if opportunities exist or financial off-site contribution

\* If the development is within the accessibility catchment of two or more existing sites of provision for children and young people, a financial off-site contribution for improvements or the provision of varied play opportunities on those sites would be the preferred option.

Where a financial off-site contribution is required, this will be put towards the following:

- a) the creation of new open spaces of the same typology within the accessibility catchment of the new development; and/or
- b) improving existing open spaces of the same typology within the accessibility catchment of the new development; and/or
- c) improving destination/strategic open spaces of the same typology within the borough.

The accessibility catchments are:

- 800 metres for amenity greenspace, provision for children and young people
- 1,000 metres for parks and gardens and natural and semi-natural greenspaces
- 15 minutes' drive time for allotments

All open space provided on-site must be available for use by residents and should be sited to ensure the safety of residents.

The open space requirement as part of a development, regardless of size, should not prevent the incorporation of grass verges, hedges, trees, planted areas and other landscaping features within a development which help to provide visually attractive housing developments. These types of open space are incidental and will not count towards open space provision.



### Step 3: Calculate the financial off-site contribution

If an off-site contribution is required in lieu of on-site provision, a financial contribution will be calculated. The same amount of financial contribution will be required for both off-site provision and improvements.

Costs for the typologies of open space identified in the table below have been calculated per dwelling using average costs per m<sup>2</sup> rounded to the nearest pound for each typology. The cost per dwelling varies for each authority as the standards are different.

Typology	Cost per m <sup>2</sup>	Cost per dwelling		
		Chorley	Preston	South Ribble
Amenity greenspace	£12	£248	£135	£372
Provision for children/young people	£220	£528	£211	£317
Parks and gardens	£35	£1,403	£1,453	£638
Natural/semi-natural greenspace	£7	£1,094	£371	£302
Allotments	£18	£30	£78	£17

Financial contributions will be reviewed and increased periodically in line with inflation.

### Step 4: Identify which sites could benefit from an off-site contribution

The new population arising from the development will result in increased demand to existing forms of provision, subsequently off-site contributions need to be used to enhance the quality of and/or access to existing provision within an acceptable distance to the development.

4.29 Sites identified as being below quality and value thresholds are summarised in the Open Space Standards Paper, these sites may benefit from some form of enhancement. There is a need for flexibility and informed use of resources to focus investments on the facilities that require enhancement owing to a gap in provision, local need and popularity resulting in quicker need for improvement. Key destination/strategic sites slightly further from the development may be appropriate for enhancement where local play provision is already of high quality. This will help to ensure efficient use of contributions and maximise enhancements to serve the increasing population.

## Determining the Playing Pitch Contribution

4.30 The Central Lancashire Playing Pitch Strategy (2018) assesses existing pitch provision and is a demand led assessment. It also provides a strategic framework for the maintenance and improvement of existing playing pitches and ancillary facilities. It covers the sports of football, rugby, cricket, hockey and artificial grass pitches. It also sets out an approach to securing new outdoor sports facilities through new housing development.

4.31 The Strategy identifies how future provision of playing pitches should be secured and where new provision is needed. It also includes an Action Plan which identifies any surpluses or deficiencies in playing pitch provision for each individual authority and recommends actions relating to individual sites that are identified as having issues e.g. the pitch is overplayed, is of poor quality or changing facilities are required.

4.32 Sport England has developed tools for determining the impact of new development on the demand for sports facilities. These should be used to guide the investment required in facilities from new development.

4.33 The calculator provides an estimation of the number and type of new pitches that would be required to meet the demand generated by the new development. It also presents an estimate of the associated costs for providing these new pitches.

4.34 Where the calculator does not create demand for a whole pitch, which is often the case for smaller sized developments, it is recommended a contribution to increasing the capacity/ quality of an existing site is made to meet the demand generated from the development.



## Policy HS6: Housing Mix and Density

### Housing Mix

1. All market and affordable housing developments of 10 or more dwellings, or on sites of 0.4 hectares or greater, across Central Lancashire must:
  - a) Provide a mix of dwelling types and sizes to address the needs for that location as identified in the Housing Need and Demand Assessments; and
  - b) Build all dwellings to M4(2) accessible and adaptable standard; and
  - c) Build at least 4% of affordable dwellings on sites in Preston and Chorley, and at least 5% of affordable dwellings on sites in South Ribble, to M4(3) wheelchair accessible standard.

### Housing Density

2. To promote the effective use of land the following minimum gross densities are required on all housing developments:

Location	Minimum Gross Density (dwellings per hectare)
Preston City Centre	86
Town, District and Local Shopping Centres	40
Other locations within settlement boundaries	27
Outside settlement boundaries	21

3. These densities are a minimum, all new housing developments must optimise the amount of housing developed on the site whilst ensuring:

- a) The density is appropriate to the sites' location and setting; and
- b) There is no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of the surrounding area.

4. Lower densities will only be permitted where it can be demonstrated that:

- a) The minimum density would cause harm to the character or appearance of an area; and/or
- b) There are site specific constraints that reduce the developable area of the site; and/or
- c) There are local housing market issues that affect the type of housing to be provided or affect the site's viability.

4.35 National planning policy requires local planning authorities to assess the size, type and tenure of housing needed for different groups in the community and reflect these needs in planning policies.

4.36 A Housing Need and Demand Assessment (HNDA) was prepared for each of the Central Lancashire authorities in 2024, which provide the Council's with up-to-date evidence on housing need across all sections of the community over the period 2023 to 2041.

4.37 The HNDAs establish future household change by considering future population and household projections over the period 2023-2041, the range of dwellings lived in by different households and their dwelling aspirations and expectations. This helped to determine an appropriate mix of dwellings to inform future development priorities and to better reflect the housing needs of communities across each borough.

4.38 Appendix D of each of the HNDAs describes the method used to establish future dwelling type and size mix across the boroughs and breaks down the need for that local authority by settlement/parish for open market, affordable home ownership and affordable/social rented dwellings in Tables D6-D8.

4.39 All housing developments of 10 or more dwellings, or on sites of 0.4 hectares or greater, must meet the dwelling type and size mix needs set out in Tables D6-D8 of Appendix D of the relevant HNDA, relevant to the house types proposed.

4.40 The amount and tenure of affordable housing to be provided on housing developments will be determined by Policy HS7. The market housing proposed on a site must meet the mix set out in Table D8, affordable home ownership dwellings proposed on a site must meet the mix set out in Table D7 and affordable/social rented dwellings proposed on a site must meet the mix set out in Table D6. To support flexibility, the dwelling type and size mix needs set out in Tables D6-D8 are presented as ranges. Where no data is provided for a particular location, the boroughwide data should be used.

4.41 The dwelling type and size mix needs identified in the HNDAs must be met unless it can be evidenced that there are site specific considerations that justify an alternative mix. Any deviation from the identified needs must be clearly evidenced and justified. If a different mix is proposed on viability grounds, a viability assessment must be submitted alongside the planning application, demonstrating that the required mix in the relevant HNDA would make the development unviable. The Councils will seek independent review of the viability assessment at the applicant's expense.

## **Accessible Housing**

4.42 Planning Practice Guidance states that where an identified need for accessible housing exists, plans are expected to make use of the optional technical housing standards to help bring forward an adequate supply of accessible housing. It allows planning policies for housing to set out the proportion of new housing that will be delivered to the following standards:

- M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement);
- M4(2) Category 2: Accessible and adaptable dwellings; and
- M4(3) Category 3: Wheelchair user dwellings.

4.43 The HNDAs have assessed additional needs across Central Lancashire taking into account longer term demographics and recommend that 4% of new affordable dwellings in Preston and Chorley and 5% of new affordable dwellings in South Ribble are built to Building Regulations M4(3) wheelchair accessible standards, with all other new dwellings being built to M4(2) accessible and adaptable standard.

4.44 Applicants are required to clearly set out how these standards will be met in the Design and Access Statement. The standards will be secured via planning conditions and compliance with Building Regulations will be checked through the Building Control application process.

## Housing Density

4.45 National planning policy requires planning policies to promote the effective use of land in meeting the need for homes and encourages the use of minimum density standards that reflect the accessibility and potential of different areas.

4.46 Emphasis is placed on seeking a significant uplift in the average density of residential development in city and town centres and other locations that are well served by public transport, unless it can be shown that there are strong reasons why this would be inappropriate, for example if the resulting built form would be totally out of character with the existing area.

4.47 In order to establish appropriate minimum densities a Central Lancashire Housing Density Study was published in 2022. This study provides a factual summary of the residential densities achieved on sites within Central Lancashire that have been developed or were under construction, providing an accurate, robust basis upon which estimates of future residential development gross density assumptions can be calculated.

4.48 The study identifies five zones across Central Lancashire which align with existing planning policy designations where possible and display similar typologies such as the physical built environment, housing market, developer interest and accessibility. Each zone typically has residential development which displays similar densities. A range of residential schemes were selected within each zone to provide a data sample to assess actual densities which have been achieved on those sites, allowing the assimilation of a robust data set.

4.49 The calculation of density for each site is based upon the area of land contained within the red line for the relevant planning application, divided by the number of units consented/ built. This site related data has then been aggregated up to provide average densities for each zone. Across Central Lancashire the key density findings on a gross area basis are (dwellings per hectare):

- Rural settlements – 27
- Suburban – 27

- Inner urban and town centre – 40
- Preston City Centre – 477
- Other (rural) – 21

4.50 The Study notes that this data is based on what has historically been delivered as such higher densities may be achievable going forward. These densities, with the exception of Preston City Centre, are therefore included in the policy as minimum densities to be achieved and housing developments are required to optimise the amount of housing delivered on each site provided it is appropriate to the location and setting of the site and would not have a detrimental impact on the surrounding area.

4.51 In Preston City Centre a lower minimum density has been included in the policy as it is not considered realistic to achieve a minimum density of 477 dwellings per hectare in all City Centre locations. The average density identified in the Density Study was drawn from 10 individual sites with a huge variance in densities achieved ranging from 86 to 978 dwellings per hectare. The higher densities were achieved on high-rise apartment blocks which are not appropriate in all City Centre locations. The lower density has therefore been applied as the minimum density, but it is accepted that this can be greatly exceeded in some City Centre locations.

4.52 Lower densities will only be accepted where they are clearly justified. It is accepted that lower densities may be more appropriate on some developments to avoid harm to the character or appearance of an area, or where there are constraints on the site that reduces the developable area. Density should be balanced with character preservation, particularly in historically sensitive areas. There may also be local housing market issues such as site-specific viability or a demonstrable need for a particular type of housing in an area that cannot be delivered at a higher density. Evidence must be provided to justify a lower density.

### Policy HS7: Affordable Housing

1. All residential developments of 10 or more dwellings or, on a site of 0.5 hectares or more in size, must deliver affordable housing as follows:
  - (a) A minimum of 30% of the total number to be provided on sites in Tiers 1, 2 and 3 of the settlement hierarchy.
  - (b) A minimum of 35% of the total number to be provided on sites in all other locations.
2. Affordable housing should be delivered on-site. Offsite provision or a commuted payment will only be accepted in exceptional circumstances where it can be robustly justified that the site or location is unsustainable for affordable housing. If not provided on-site, alternative provision must be made off-site, or a financial contribution paid to the Council towards off-site provision.
3. Any off-site provision must result in the delivery of at least an equivalent number of new affordable homes or be of a broadly equivalent value whilst still contributing towards the creation of mixed and balanced communities.

4. Planning applications which include proposals for affordable housing must include details of the affordable housing mix to be provided in a statement of Affordable Housing Provision, informed by the most recent Strategic Housing Assessment or equivalent.

5. The following tenure split must be provided unless it can be robustly demonstrated that an alternative split meets an independently assessed proven need, or it is demonstrated to the Council that the development would not otherwise be financially viable.

Location	Social Rent/ Affordable Rent Total	Affordable Home Ownership Including First Homes
Chorley	71% Social Rent	29%
Preston	76% (52% Social Rent/24% Affordable Rent) (priority is for Social Rent)	24%
South Ribble	77% (45% social rent/32% Affordable Rent) (priority is for Social Rent)	23%

6. Any 100% affordable housing developments must provide the following tenure mix. Within the rented requirement, where possible higher levels of homes for social rent should be provided.

Location	Social Rent/ Affordable Rent Total	Affordable Home Ownership Including First Homes
Chorley	71% (priority is for Social Rent)	29%
Preston	76% (priority is for Social Rent)	24%
South Ribble	77%	23%

7. The size and type of affordable housing provided must accord with Policy HS6 unless robust evidence of a specific need is demonstrable. The affordable homes should be indistinguishable from market housing in terms of achieving the same high quality of design and integration with the proposal as a whole.

8. Where an adopted Registered Provider Framework or equivalent preferred Registered Provider scheme exists, proposals for affordable housing will need to be made in accordance with those schemes including proposals for the long-term management of the new homes.

9. Where affordable housing is to be provided on site, adequate provisions must be made, for example through a Section 106 agreement and/or conditions, to ensure that such housing is made available in perpetuity for occupation by persons who are in affordable housing need, or for any subsidy to be recycled to support affordable housing provision elsewhere in the local authority area.

10. Serviced plots provided for self and custom build homes will not be accepted as part of the affordable housing provision to meet the requirements of Policy HS7.

11. If affordable homes cannot be provided on-site, the developer will provide robust evidence to justify this, prior to the completion of the Section 106 agreement

12. A commuted sum will only be accepted where robust evidence demonstrates that on-site provision is not possible. The commuted sum will be paid to the Council to support the provision of affordable homes elsewhere.

13. The calculation of commuted sums in lieu of on-site provision is as follows:

Average house price for locality and house type (of indicative, applicable affordable mix) X 33% of open market value X Affordable housing requirement on-site (30% or 35% of total).

14. The average house prices for the locality (based on the most recent quarter's verifiable publicly available data e.g. Land Registry price paid data for postcode sector) and expected house prices of the proposed development must be provided to the Council by an independent surveyor appointed and paid for by the developer.

15. The Council will assess these using an independent surveyor paid for by the developer in accordance with the approach to assessing viability.

16. In such cases where commuted sums are proposed, all costs, including those incurred by the Local Planning Authority in confirming valuations, will be borne by the developer.

17. A 20% supplement, calculated on the total value of the commuted sum, shall be payable to the Council in addition to the commuted sum to cover the cost of administration of an affordable housing commuted sum. This is in addition to any other fees payable for the developer contributions.



4.53 National planning policy requires local planning authorities to address the housing needs of different groups in the community, including those who require affordable housing. PPG is clear that it expects Councils to facilitate the delivery of affordable housing to help meet identified need.

4.54 Annex 2 of the NPPF provides the definition of affordable housing and includes 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). It includes affordable housing for rent, starter homes, discounted market sales housing and other routes to affordable home ownership as defined in the annex.

4.55 This policy sets targets and tenure splits in order to support the ongoing delivery of affordable housing and diversify the affordable products available to local residents to reflect identified needs.

4.56 A Housing Needs and Demand Assessment (HNDA) was prepared for each of the Central Lancashire Authorities in 2024, which provide the Council's with up-to-date evidence on affordable housing need over the period 2023 to 2041. The assessments identify the level of affordable housing need in each authority area.

4.57 The Chorley HNDA identifies an annual need for 162 affordable homes across the borough. The assessment recommends that the overall tenure split is 71% rented and 29% affordable home ownership including First Homes. The preference for rented affordable homes is for social rent.

4.58 The Preston HNDA identifies an annual need for 130 affordable homes across Preston. The assessment recommends that the overall tenure split is 76% rented and 24% affordable home ownership including First Homes. The shift towards home ownership reflects the impact of First Homes on overall tenure split and a specific need for affordable home ownership products evidenced in the 2021 household survey.

4.59 The South Ribble HNDA identifies an annual need for 146 affordable homes across the borough. The assessment recommends that the overall tenure split across the borough is 77% rented and 23% affordable home ownership including First Homes. The HNDA recommends where possible social rented dwellings should be prioritised.

### **On-Site Provision**

4.59 The type and size of affordable housing provided must meet the requirements of Policy HS6. Land promoters are encouraged to contact the Council as early as possible to discuss, amongst other things, the affordable housing requirement, including its location within the development and to identify and engage prospective Registered Providers. Affordable housing should be tenure blind in order to ensure its seamless integration within market housing development. The affordable housing should not be distinguishable from the market housing in terms of external appearance and quality and, therefore, the design and materials employed are to be consistent regardless of tenure.

4.61 The provision of affordable housing must meet local housing needs and contribute to the strategic objectives of the Councils to reduce homelessness and ensure there are affordable homes for those identified as having a reasonable preference in accordance with the Councils Allocation Policy.

4.62 Allocation of affordable housing for rent secured via developer contributions must give priority to people in local housing need in accordance with the respective Council's published Allocation policy. The allocation of social housing for rent secured via a developer contribution should be made via the Councils' Choice Based Lettings Scheme where such a scheme exists.

4.63 Affordable rents must be set in accordance with the Government's rent policy for Social Rent or Affordable Rent or be at least 20% below local market rent (including service charge), and not exceed Local Housing Allowance rates.

4.64 Allocation of affordable homes for ownership, should provide priority to people with a housing need and location connection to the specific Borough and or/ within Central Lancashire.

### **Off-Site Provision**

4.65 In line with the NPPF, affordable housing should be provided on the application site so that it contributes towards creating a mix of housing. However, where it can be robustly justified, off-site provision or a financial contribution in lieu of on-site provision (of broadly equivalent value) may be accepted as long as the agreed approach contributes to the creation of mixed communities in the local authority area. Examples of robust justification, although not exclusive, include provision that will contribute to other policy objectives, for example enabling empty homes to be brought back into use or where the development location is unsuitable for affordable housing.

4.66 Where off-site provision is proposed, the calculation of units or financial contribution must factor in the subsequent increase in the market housing on the application site. Financial contributions in lieu of on-site dwellings may be considered acceptable where the site is deemed by the Local Planning Authority to be unsuitable for affordable housing.

4.67 Where off-site provision is proposed, the calculation of units or commuted sum should take into account the fact that there is an increase in the market housing on the application site. For example, consider in simple terms a site accommodating 100 units, which would be 70 market houses and 30 affordable houses on-site. If the Local Planning Authority permits all the site to be developed for market housing and still only requires an on-site contribution of 30 units (or the financial equivalent thereof), it would only achieve 23% affordable housing.

4.68 For example, to achieve 30% affordable housing on a site of 100 units in the urban area (where the on-site provision would be 70 market and 30 affordable houses, and where the site is subsequently developed for 100 market houses, as above), the calculation of the 30% affordable houses should be based on 100 being 70% of the total.

## Policy HS8: Rural Exception Sites

1. Proposals to bring forward small sites of up to 9 dwellings to meet an identified local need for affordable housing, adjoining the boundaries of the rural settlements as set out in Tiers 4 and 5 of the settlement hierarchy, will be supported, providing all of the following criteria are met:

- a) There is no suitable site available within the settlement;
- b) The application is supported by appropriate evidence of local need, such as a local housing need survey, demonstrating a need for the quantity, tenure, type, and size (bedrooms) of affordable dwellings proposed;
- c) The scale and nature of the development would be in character with the settlement; and
- d) The development adjoins or is well-related to the existing settlement, and evidence is provided that it is the closest available site and good pedestrian links will be provided to the settlement.

2. Such affordable housing must be for occupancy by households with a local connection to the settlement or parish who are either current residents or have an existing family or employment connection.

4.69 Rural Exception Sites are small housing sites that will only be developed for housing that will remain affordable in perpetuity. They are normally used to provide homes for local people, or people that have local connections through family, and employment.

4.70 National Planning Policy recognises the importance of access to affordable housing in the rural communities in which people live, to enable them to stay there and contribute towards a sustainable community. Delivering Rural Exception Sites provides a means for people who would not ordinarily be able to afford to live within that settlement to remain within their local community.

4.71 The rural exception site policy allows a Council to grant planning permission for affordable housing in a rural area on land that would not normally be used for housing because, for example, it is in the Green Belt. An exception is made to normal planning policy to address a proven local housing need. However, other planning issues such as site suitability, scale, design, etc. must still be addressed. Evidence of local need must be provided at the settlement or parish level.

4.72 This policy applies to proposals on small sites of up to 9 dwellings adjoining rural villages and settlements within Tier 4 (Rural Local Service Centres) and Tier 5 (Smaller Rural Villages and Hamlets) of the settlement hierarchy as defined in Policy SS2 Settlement Hierarchy.

4.73 A legal agreement will ensure that the homes will always remain affordable and that the homes will be for people in affordable housing need with a local connection to the settlement or parish. A local connection is defined as:

- Currently living in the settlement or parish; or
- Has family living in the settlement or parish; or
- Currently works in the settlement or parish.

## Policy HS9: Rural Workers Dwellings

1. Outside the defined settlements as shown on the policies map, proposals for essential rural workers' dwellings to support existing agricultural and forestry enterprises must accord with other plan policies and:

- a) It can be clearly established that there is a functional need for an agricultural or forestry worker to live permanently at the site;
- b) The need relates to a full-time worker in their primary employment as an essential rural worker;
- c) The functional need could not be fulfilled by another dwelling on the unit or any other existing accommodation in the area which is suitable and available;
- d) The agricultural or forestry enterprise has been established for at least three years, is economically viable, and has a clear prospect of remaining so;
- e) The size and siting of the dwelling is strictly commensurate with the existing functional need;
- f) The proposal makes best use of existing infrastructure, such as existing utilities and vehicular access; the dwelling is well-related to existing buildings; and does not form isolated or scattered development;
- g) The proposal will not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, design and appearance), either on its own or cumulatively with other developments; and
- h) The proposal will provide appropriate screening and landscaping.

2. If a new dwelling is essential to support a new farming or forestry activity on an established unit or on a new agricultural unit, an application should be made for temporary accommodation. The application should satisfy the following criteria:

- a) There is clear evidence of a firm intention and ability to develop the new activity concerned;
- b) There is clear evidence that the new activity has been planned on a sound financial basis;
- c) It can be clearly established that there is a functional need for a worker to live at the site; and
- d) 1c, 1f, 1g and 1h above are met.

3. Planning permission for a new permanent agricultural or forestry workers' dwelling or for temporary accommodation will be subject to an occupancy condition. It may also be necessary to impose a condition or to seek a planning obligation preventing any existing farmhouse on the holding being sold separately from the land to which it relates.

4.74 There are circumstances in which there is a need for rural workers, particularly those engaged in agriculture or forestry, to live at or near their place of work. New farm workers' or forestry enterprise accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable, and a financial test will be necessary to evidence this, and the size of the dwelling that the unit can sustain.

4.75 A functional need may include situations where the provision of an additional dwelling is essential for the continued viability of a farming business through the farm succession process.

4.76 Restrictive occupancy conditions will be applied to agricultural and forestry workers' dwellings allowed under this policy. As set out in the policy, planning conditions and/or legal obligations will tie dwellings to the enterprise under which they operate.

4.77 Larger dwellings will be more expensive from the outset and the restrictive occupancy condition could be undermined if the dwelling is outside of the range of property affordable by the local workforce. The size of the dwelling must be strictly commensurate to the functional need and where additional rooms or space are proposed (such as a farm office, meeting room, additional utility rooms, boot rooms or shower rooms) then a proportionate justification setting out the need for this additional space should be provided, alongside evidence that the additional space could not be reasonably accommodated in existing buildings on the farm holding.

4.78 There is also a need to ensure that the operational justification for such a dwelling continues to exist, and that development permitted as essential accommodation for a rural worker does not over time become established as a freestanding dwelling.

### **Policy HS10: Houses in Multiple Occupation (HMOs)**

1. Outside of the 'Preston Houses in Multiple Occupancy (HMO) Article 4 Direction area' (which removes permitted development rights allowing conversion of dwellings to HMOs), proposals to convert properties into HMO's will be supported, subject to compliance with Policy EN4: Amenity and subject to the following criteria;

- a) the property is suitable for conversion without substantial extension;
- b) the proposal would not 'sandwich' a dwelling between two HMO's or create a block of three or more adjoining HMO's.
- c) the development would provide appropriate facilities for the storage and screening of refuse;
- d) the proposal would provide adequate levels of car parking reflective of the site's location, number of residents and local highway conditions; and
- e) the proposal would enable active travel, through on-site covered cycle storage for use by occupiers.

2. Within Preston's Article 4 Direction area, proposals to convert properties into HMO's or expand existing HMO's will not be permitted.

4.79 HMOs are an important part of the housing market within Central Lancashire. However, they often intensify the use of properties and concentrations of HMO's can have an impact on the amenity and characteristics of residential areas. HMO's of between 3 and 6 residents are permitted development and do not require planning permission.

4.80 Within some inner Preston wards, concentrations of HMOs have caused substantial harm to the character of these areas and amenity of existing residents. The 'Preston Houses in Multiple Occupancy (HMO) Article 4 Direction area' removes permitted development rights enabling dwellings to be converted to small HMO's. This, together with the Policy approach outlined above will seek to prevent further harm arising in parts of Preston, whilst ensuring HMO's can be delivered elsewhere in the Plan area.

4.81 Policy EN4 Amenity seeks to ensure that developments provide a suitable residential environment for future occupants without harm to the amenities of nearby residents. In Chorley and South Ribble, the Councils have adopted HMO Minimum Amenity Standards and Conditions to ensure that HMOs provide a safe and healthy residential environment. The majority of HMO's are also licensed by the Councils Public Protection teams.

4.82 'Sandwiching' occurs when a dwelling (C3) has HMOs on either side. Terraced properties are particularly vulnerable to this issue. However, where there is a significant gap between the curtilages of properties, or where dwellings (C3) are set within large curtilages, 'sandwiching', may be acceptable. To ensure the diversity of housing, 'Blocks' of HMO's will be restricted. A 'Block' of HMO's will consist of 3x or more adjoining HMO's (including their curtilage if detached) on the same street.

4.83 Where extensions to a property are proposed to accommodate an HMO, the Councils define a 'substantial extension' as any proposed enlargement, which if considered on its own merits, would require planning approval to be considered lawful development.

### **Policy HS11: Self-Build and Custom-Build Housing**

1. Proposals for self-build and custom-build housing (SBCB) which accord with other Plan policies will be supported, subject to the following criteria:

- a) To be considered as SBCB, as a minimum, occupiers must be able to influence the design/appearance of the external envelope of their home and choose their own internal layout (including room dimensions).
- b) SBCB plots proposed in areas with sensitive heritage and/or environmental constraints should include a Design Code, supplemented by individual 'Plot Passports', setting out detailed design limitations.

2. Provision of SBCB opportunities, will be secured through conditions and/or Section 106 legal agreements.

4.84 The government seeks to increase opportunities for people to build or commission their own homes, and in doing so increase the role that these play in diversifying the housing market. This policy responds to that challenge.

4.85 The Councils have a legal duty to permission enough 'serviced plots of land' to meet the demand for SBCB as evidenced by its SBCB registers. A 'serviced plot of land' is land that can be connected to basic infrastructure. Further statutory definitions can be found within the Housing and Planning Act, Self-build and Custom Housebuilding Act, Levelling-up and Regeneration Act and associated regulations.

4.86 Whilst provision of SBCB is a legal duty, proposals must still comply with all policies and guidance regarding location and design of new homes. The legal duty does not override these policies.

4.87 'Self-build' is housing usually built in full by its final occupiers from scratch. Land acquisition and build is often managed exclusively by final occupiers, but other models exist including:

- Turnkey – Complete design and build by a single company.
- Golden Brick – Sold with foundations and damp proofing already installed.

4.88 'Custom-build' is housing usually part built by a provider/enabler and then customised by its final owners/occupiers.

4.89 In all instances, to meet the statutory definition of SBCB, occupiers are expected to have significant influence over the final design of their home. The occupier's design scope should include both the external envelope and internal layout, although the Council will be flexible in instances where 'Custom-build' is proposed using an existing building. Opportunities limited to choice over fixtures/finishes would not meet the definition.

4.90 Whilst the Council hopes to offer as much freedom as possible, some areas will require a higher degree of design control. Such control may be necessary to ensure design is sensitive to rural settings and/or the historic environment, but potentially also to maintain amenity in high density areas. In these instances, a Design Code will be secured covering the wider site, supplemented, if necessary, by Plot Passports for each serviced plot. As minimum, Plot Passports are expected to have the 'Build Zone' clearly defined and include the maximum acceptable Gross Internal Area and building height.

## Policy HS12: Specialist Housing

1. Proposals for specialist housing will be supported where they:

- a) are located with good access to services and facilities, especially health services and public transport; and
- b) make provision for open spaces, designed to meet the needs of residents; and
- c) have a high-quality design which is sympathetic to the surrounding area and meets the needs of residents

2. Proposals which include provision for community-led development will be supported provided they also meet the following criteria:

- a) are taken forward with a not-for-profit organisation such as a community land trust, housing cooperative, or community benefit society; and
- b) clearly consider and define how the development will benefit the specified community and be protected over time.

3. Proposals for isolated accommodation in the countryside will not be permitted unless it is demonstrated that the proposal will provide access to a range of services and facilities which support the needs of those likely to occupy such accommodation.

4.91 The NPPF requires local planning authorities to account for the provision of housing for groups with specific needs. These groups include students, elderly, people with disabilities, service families and families with children.

4.92 The Housing Need and Demand Assessment (HNDA) for each of the Central Lancashire Authorities outlines the need for specialist housing across Central Lancashire. The HNDAs identify different types of need including age-related, health-related, life experience-related, cultural heritage-related, housing for older people and housing for people with additional needs. It is important that these identified needs are incorporated into development proposals across Central Lancashire.

4.93 It is recognised in the HNDAs that Central Lancashire has an aging population which has resulted in an increased need for specialist housing for older people.

4.94 The NPPF and PPG set out different types of specialist housing for older people including age-restricted general market housing, retirement living or sheltered housing, extra care housing or housing-with-care, and residential care homes and nursing homes. Providing for each of these housing solutions ensures that the housing system can accommodate the needs of older people through each stage of their life and proposals for these types of housing will be supported.

4.95 The population of those with disabilities and special care needs is also expected to rise during the plan period. For planning purposes, disabilities include, but are not limited to, people with blindness, learning difficulties, mental health needs, autism, and ambulatory difficulties who may require a range of specific housing needs that could change over time.

4.96 This policy also sets out how provision for community-led development as set out in NPPF will be supported. Community-led developments are an opportunity for residential units to be built by a not-for-profit organisation for the purpose of meeting the housing needs of its members and the wider local community. Proposals for community-led development will be supported provided they meet the criteria set out in the policy.

4.97 In Preston especially, there is an expressed need for housing which meets specific cultural needs of ethnic communities. The HNDA states that there is a strong need for 4 or more-bedroom dwellings, especially affordable dwellings. To meet this need, an appropriate mix of housing is required on all housing developments under Policy HS6.



## Policy HS13 (Strategic Policy): Gypsy, Traveller and Travelling Showperson Needs

### Permanent Gypsy and Traveller Provision

1. The following sites are allocated and safeguarded for permanent gypsy and traveller pitches:

Site Ref	Location
HS13.1	Hut Lane, Heath Charnock, Chorley
HS13.2	Leighton Street, Preston

2. Development proposals for alternative uses on these sites will not be permitted unless evidence is provided clearly demonstrating the following:

- The site is no longer needed to meet the identified need in the latest GTAA; or
- Alternative provision has been secured for an equivalent number of pitches.

### Transit Gypsy and Traveller Provision

3. Each Council will adopt a negotiated stopping policy to meet the transit needs of gypsies and travellers. The policies will include:

- Management arrangements including the maximum length of stay permitted and facilities to be provided on site.
- A list of suitable sites available for use by travellers on a temporary basis. This list of sites will be continually updated over the Local Plan period.

### Criteria for Gypsy and Traveller and Travelling Showperson Provision on Non-Allocated Sites

4. The following criteria will be applied to applications for any proposals for gypsy and traveller or travelling showperson sites:

- The site must have a safe and suitable road access and sufficient space within the site for parking and turning of vehicles as well as the storage of equipment; and
- Development on contaminated land must be avoided; and
- There must be no unacceptable impact on the immediate surrounding areas and the wider landscape.

5. The following criteria will also be applied to gypsy and traveller pitches:

- The site must be accessible to services including health care provision, education facilities, shops and public transport; and
- The site must be capable of being provided with on-site services such as water supply, sewage disposal and power supply.

4.98 National planning policy requires local authorities to assess the housing needs of different groups, including travellers, and reflect those needs in planning policies. Planning Policy for Traveller Sites (PPTS) requires local authorities to use a robust evidence base to establish gypsy and traveller accommodation needs to inform the preparation of local plans and set pitch targets for gypsies and travellers and plot targets for travelling showperson to address any identified needs.

4.99 In accordance with PPTS, a Central Lancashire Gypsy and Traveller Accommodation Assessment (GTAA) was published in 2024 which identifies permanent and transit gypsy and traveller pitch needs and travelling showperson plot needs across Central Lancashire.

### Permanent pitch needs

4.100 Across Central Lancashire there are currently two authorised permanent gypsy and traveller sites as follows:

- Hut Lane, Heath Charnock, Chorley – 3 pitches
- Leighton Street, Preston – 15 pitches

4.101 The GTAA identifies the following additional need for permanent gypsy and traveller pitches across Central Lancashire over the plan period:

	Chorley	Preston	South Ribble	Central Lancashire
<b>5yr Authorised Pitch Shortfall (2024/25 to 2028/29)</b>	10	17	0	27
<b>Longer-term need</b>				
Over period 2029/30 to 2033/34	0	7	0	7
Over period 2034/35 to 2038/39	1	8	0	9
Over period 2039/40 to 2040/41	2	4	0	6
<b>Longer-term need TOTAL</b>	<b>3</b>	<b>19</b>	<b>0</b>	<b>22</b>
<b>TOTAL NET SHORTFALL 2024/25 to 2040/41</b>	<b>13</b>	<b>36</b>	<b>0</b>	<b>49</b>

4.102 In Chorley, the 5 year pitch shortfall relates to future family needs on the authorised site, and current and future family needs arising from an unauthorised site. The longer term needs relate to future family needs on the unauthorised site.

4.103 The authorised site at Hut Lane has been allocated and it is envisaged that future family needs arising from that site over the plan period can be met within the site. The GTAA recommends regularisation of the unauthorised site to meet the current and future needs arising from that site over the plan period. The Council is in receipt of an application to regularise the site, and if not considered suitable, will undertake further work to identify an alternative site to meet the identified need.

4.104 In Preston, the 5 year pitch shortfall relates to future family needs on the authorised site, and current and future family needs arising from an unauthorised site. The longer term needs relate to future family needs on both the authorised and unauthorised site.

4.105 The authorised site at Leighton Street has been allocated, however it is envisaged that not all of the future family needs arising from that site over the plan period can be met on the site. The GTAA recommends regularisation of the unauthorised site to meet the current need arising from that site over the plan period, however it is envisaged that not all of the future family needs arising from that site over the plan period can be met on the site. The Council is committed to considering regularisation of the site, and if not considered suitable, will undertake further work to identify an alternative site to meet the identified need. The Council is also in active negotiations with community groups who have land holdings to find sites to meet the remaining current and future needs.

### **Transit pitch needs**

4.106 The GTAA recommends there should be transit provision in Central Lancashire due to the levels of unauthorised encampment activity. It does not identify a specific number of transit pitches that should be provided instead it recommends that negotiated stopping arrangements are introduced to support any future transit need.

4.107 Negotiated stopping is an agreement for travellers to use suitable unused land as a temporary stopping place for a specific length of time. Terms are agreed between the travellers and the Council including the amount of time they can stop on the land and services to be provided by the Council i.e. water, sanitation and rubbish disposal.

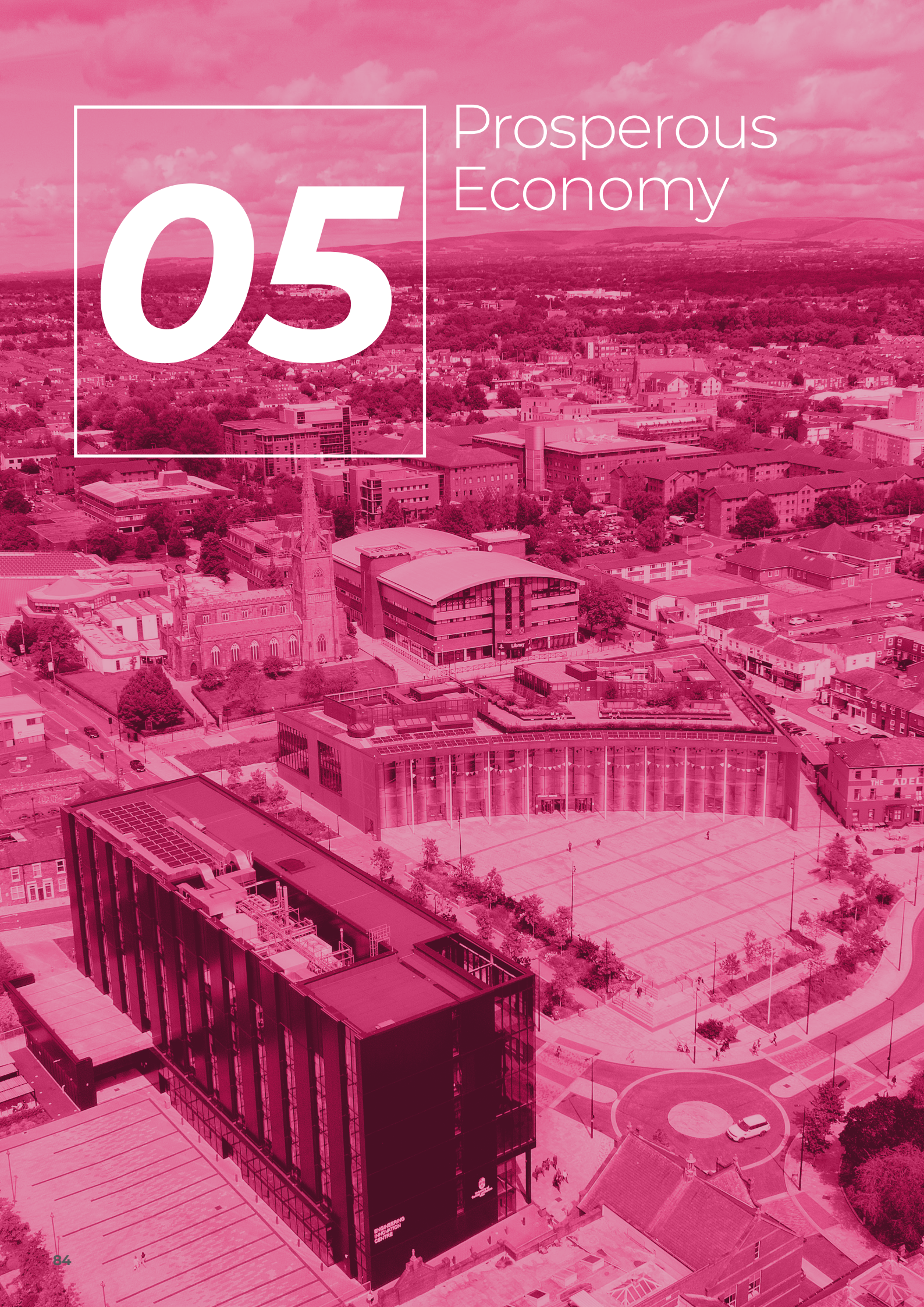
4.108 In accordance with the recommendations of the GTAA, rather than allocate dedicated transit sites, the Council's will adopt a Negotiated Stopping Policy and identify a pool of unused sites that can be used for travellers. This list of sites will comprise of available unused Council owned land and will be continually updated over the Local Plan period.

### **Travelling Showperson plot need**

4.109 No need for travelling showperson plots is identified across Central Lancashire.

05

# Prosperous Economy



## Introduction

5.1 The CLLP seeks to provide a positive policy framework, which supports jobs, businesses and investment, to build a strong and competitive economy. It sets a framework to reflect the different drivers within Central Lancashire's economy with the aim to build and sustain a vibrant, diverse and resilient local economy, that encourages both large and small scale opportunities throughout the area in appropriate and sustainable locations.

5.2 The NPPF aims to build a strong, competitive economy, planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Supporting economic growth and better productivity are key national priorities, taking into account local business needs, strengths and wider opportunities and challenges. Sustainable economic growth should be encouraged with sites or criteria identified for local and inward investment to meet anticipated needs over the plan period. Locational requirements of different sectors should be recognised and support given to a prosperous rural economy.

## Policy Overview

5.3 This chapter sets out policies to provide a range of high quality employment opportunities and thriving city and town centres to help support sustainable economic growth and to meet the development needs of local businesses and inward investors.

5.4 The first policy in this chapter sets out how much additional employment land is required across Central Lancashire and in each of the three Council areas to meet the area's needs – and how this will be distributed and focussed. Allocations for new employment sites are then identified for the three areas Chorley, Preston and South Ribble to provide a wide range of employment sites to support different economic sectors and the growth of the Central Lancashire economy. Mixed use allocations are also set out for Chorley and South Ribble. The plan also recognises the importance of protecting existing employment uses and sites that are still needed. Large parts of Central Lancashire are rural in nature and a policy approach for the rural economy is set out in recognition of the significant role agricultural, forestry and other land-based rural businesses have.

5.5 New developments provide important employment and training opportunities, and the plan seeks to harness these for the benefit of Central Lancashire's residents and to help address identified employment and skills inequalities. Guiding the continued growth of the University of Central Lancashire is important for Central Lancashire in providing education opportunities, supporting economic growth and transforming Preston City Centre. Different types of centres across Central Lancashire play an important role in serving residents and visitors and form an important part of the identity and character of different places. City and town centres, local and district centres and neighbourhood parades all play a vital role in the local economy and for local communities. Policies are set out to support the revitalisation of centres and ensure that town centre uses (including community, cultural, retail, leisure, commercial and visitor facilities) are best located and accessible for a wide range of people and by different modes of transport.

5.6 Ways in which appropriate tourism and visitor development in urban and rural locations can be supported are set out recognising the valuable contribution that this sector makes towards the local economy and the importance of Central Lancashire's urban and rural heritage, beautiful countryside and vibrant hospitality.

## Policy EC1 (Strategic Policy): Scale of Economic Growth

### Employment Land Supply

1. Over the Plan period, provision will be made for a minimum of 173 hectares of employment land to support both local and wider strategic employment needs. The objectively assessed need is summarised below:

Local Authority Area	OAN offices (hectares)	OAN industrial/warehouse (hectares)	Combined employment OAN (hectares)
<b>Chorley</b>	6.48	34.97	41.45
<b>Preston</b>	6.00	68.43	74.43
<b>South Ribble</b>	5.76	51.23	56.99

2. Economic growth and employment land supply will be provided for through existing and new employment allocations and extant planning permissions.

### Employment Land Distribution

3. Preston City Centre will be the focus for regional and sub-regional office development with a secondary focus in Leyland and Chorley Town Centres, particularly Chorley's proposed new civic square.

4. Policies EC2-6 identify employment and mixed-use allocations, which will meet the need for additional office accommodation and provide sufficient quantity, range and choice of sites to meet industrial/warehouse needs throughout the Plan period and help deliver economic growth.

5. The Samlesbury Advanced Engineering and Manufacturing Enterprise Zone will continue to be a regionally significant site for employment. Local Development Order(s) (LDOs) will continue to help deliver the Samlesbury Enterprise Zone. Development likely to compromise its delivery or operation of the Enterprise Zone will not be supported.

5.7 To enable Central Lancashire's economy to grow, employment land is needed to accommodate new and expanding businesses. Evidence informing the Local Plan identifies that 173 hectares of employment land is necessary, which can be delivered through existing allocations, extant permissions and new employment land allocations within the Plan. The final report of the Central Lancashire Employment Land Study, Land Supply and OAN Update, was produced in June 2024 and underpins policy EC1.

5.8 Provision is made for the growth in the office sector in Preston City Centre and Leyland and Chorley Town Centres and through mixed use allocations such as the Cuerden site. However, due to demand in the office market weakening over the previous few years, in line with the OAN it is expected that most employment land provision will take the form of industrial or warehouse buildings.

5.9 A range of employment sites are allocated to meet the diverse needs of businesses, many with good access to the motorway network.

5.10 The Samlesbury Enterprise Zone has been a regionally significant employment site for many years. It hosts specialised businesses, including BAE systems. The site is partly developed and is controlled by a Local Development Order (LDO), jointly prepared by Lancashire County Council, South Ribble Borough Council and Ribble Valley Borough Council. A bespoke approval process is prescribed within the LDO, so proposals within the Enterprise Zone conforming to the LDO are not subject to planning policies in the usual way. Proposals nearby however could have the potential to compromise the delivery or operation of the site, which the Council will seek to resist.

5.11 In 2021, the Government announced that Samlesbury will be the home of the National Cyber Force, a partnership between the MoD and GCHQ. The Councils understand that the intention is to build on the cyber sector already existing in Manchester and bring high-skilled and well-paid jobs to the area. The Councils are working with Lancashire County Council to understand the opportunity this establishment will create, the timescale and how it might affect the wider economy.

### Employment Land Allocations

5.12 In addition to the strategic site allocations set out in Chapter 3 a series of employment land sites have been allocated in the CLLP to provide a sufficient supply across Central Lancashire. Employment land site allocations for each local planning authority area are set out in the following three policies followed by mixed use allocations for Chorley and South Ribble.

5.13 The policies in this chapter should be read in conjunction with the rest of the CLLP. Other policies in this Plan, such as those relating for infrastructure or flood risk for example, also apply to the site allocations.

#### Policy EC2: Employment Allocations Chorley

1. The following sites are allocated and protected for employment development.

Ref	Location	Total Site Area (ha)	Use Class
<b>EC2.1</b>	Land East of M61, Chorley #	6.92	E(g), B2, B8
<b>EC2.2</b>	Former Gas Works, Bengal Street, Chorley	0.76	E(g)
<b>Total</b>		<b>7.68</b>	

2. Key development considerations for these sites are set out within Appendix 5. Development meeting these considerations will be supported.

3. For allocations identified by a #, a wintering bird survey is required alongside any planning application in accordance with Policy EN7 to provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of Special Protection Areas (SPAs) and Ramsar sites.

### Policy EC3: Employment Allocations Preston

1. The following sites are allocated and protected for employment development.

Ref	Location	Total Site Area (ha)	Use Class
EC3.1	Former Alstom Works and Wider Site, Channel Way, Preston*	6.35	E(g), B2
EC3.2	Preston East Junction 31A M6* #	25.31	B2, B8
EC3.3	11 Roman Road Farm #	24.94	E(g), B2, B8
EC3.4	Riversway, Maritime Way, Preston* #	16.60	E(g), B2
<b>Total</b>		<b>73.20</b>	

2. For allocations identified by an asterisk (\*), key development considerations for these sites are set out within Appendix 5. Development meeting these considerations will be supported.

3. For allocations identified by a #, a wintering bird survey is required alongside any planning application in accordance with Policy EN7 to provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of Special Protection Areas (SPAs) and Ramsar sites.

### Policy EC4: Employment Allocations South Ribble

1. The following sites are allocated and protected for employment development.

Ref	Location	Total Site Area (ha)	Use Class
EC4.1	Land north of Lancashire Business Park	9.20	E(g), B2, B8
EC4.2	Land at Leyland Business Park, Farington	2.10	E(g), B2, B8
<b>Total</b>		<b>11.30</b>	

2. Key development considerations for these sites are set out within Appendix 5. Development meeting these considerations will be supported.



## Policy EC5: Mixed Use Allocations Chorley

1. The following sites are allocated and protected for mixed use development.

Ref	Location	Total Site Area (ha)	Site Area for Housing (ha)	Number of Dwellings	Site Area for Employment (ha)	Employment Use Class
<b>EC5.1</b>	Southern Commercial, Buckshaw Village	2.04	1.50	41	0.54	E(g), B2, B8
<b>EC5.2</b>	Cowling Farm, Chorley*	9.50	9.20	242	0.30	E(g), B2, B8
<b>EC5.3</b>	Land at Bagganley Lane, Chorley* #	13.32	10.67	200	2.65	E(g), B2, B8
<b>EC5.4</b>	Land adjacent to Northgate Drive, Chorley	0.75	0.37	10	0.38	E(g), B2, B8
<b>EC5.5</b>	Botany Bay/ Great Knowley, Blackburn Road, Chorley	12.14	5.44	100	6.70	E(g), B2, B8
<b>EC5.6</b>	Woodlands, Southport Road, Chorley	5.16	4.26	97	0.90	E(g)
<b>EC5.7</b>	Land south west of The Green and Langton Brow, Eccleston	2.38	1.19	32	1.19	E(g), B2, B8
<b>Total</b>		<b>45.29</b>	<b>32.63</b>	<b>722</b>	<b>2.66</b>	

2. For allocations identified by an asterisk (\*), key development considerations for these sites are set out within Appendix 5. Development meeting these considerations will be supported.

3. For allocations identified by a #, a wintering bird survey is required alongside any planning application in accordance with Policy EN7 to provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of Special Protection Areas (SPAs) and Ramsar sites.

## Policy EC6: Mixed Use Allocations South Ribble

1. The following site is allocated and protected for mixed use development.

Ref	Location	Total Site Area (ha)	Site Area for Housing (ha)	Number of Dwellings	Site Area for Employment (ha)	Employment Use Class
EC6.1	Cuerden	66.00	16.00	220	50.00	E(g), B2, B8
<b>Total</b>		<b>66.00</b>	<b>16.00</b>	<b>220</b>	<b>50.00</b>	

2. Key development considerations regarding Cuerden are set out within Appendix 6. Development meeting these considerations will be supported.

3. A wintering bird survey is required alongside any planning application in accordance with Policy EN7 to provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of Special Protection Areas (SPAs) and Ramsar sites.

## Policy EC7: Protection of Existing Employment Sites

1. The Councils will seek to protect existing employment sites for employment use.

2. Loss of existing employment sites will only be supported where evidence demonstrates that one of the following tests has been met:

- a) the use of the site/premises for employment use is no longer viable and it is not commercially viable to refurbish/reconfigure the premises or redevelop the site for other employment purposes. In these circumstances, where appropriate, it will also need to be demonstrated that there is no realistic prospect of a mixed-use scheme incorporating an employment use; or
- b) the land/premises is no longer suitable for employment purposes when taking into account access/highway issues, site location and infrastructure, physical constraints, environmental considerations and amenity issues; or
- c) A robust marketing exercise indicates that there is no demand for the land/ property for employment use.

5.14 Provision of a wide range of employment sites, such as offices, factories, laboratories, workshops and warehouses will help ensure that Central Lancashire's economy grows sustainably. Whilst new employment areas are proposed within the plan, to ensure continued job growth, these must complement the area's existing stock. The Councils therefore seek to ensure that existing employment uses are protected, but it is understood that there will be occasions where some sites can no longer meet the needs of business. Employment uses are defined as classes E(g)(i), E(g) (ii), E(g) (iii), B2 and B8.

5.15 To comply with EC7(a) evidence should demonstrate within a Viability Statement that a range of solutions has been considered. This may include the return on investment that may have resulted from modernisation/refurbishment and/or alternative premises formats and unit

sizes pursuant to attracting different types of employment use (e.g. unit sub-division to attract start-ups and/or small and medium enterprises (SMEs)).

5.16 Where applicants seek to demonstrate that there is no demand for the land/ property for continued employment use, the marketing information should include information on all offers made, together with copies of the sales particulars to demonstrate that the site/ premises has been marketed using appropriate media sources at a realistic price.

5.17 In demonstrating compliance with Policy EC7(c), the Councils will expect the submission of a Marketing Appraisal, prepared by a suitably qualified person, demonstrating that the site or premises has been actively marketed for a continuous duration, containing details of any expressions of interest received and expert opinion of why the site was not acquired/leased. A reasonable period of continuous duration marketing will be at least 6 months for sites not exceeding 500sq.m. gross floorspace and at least 12 months for larger sites.

5.18 The Councils may seek to independently verify any evidence submitted to demonstrate compliance with this policy and the applicant will be required to bear the costs of independent verification.

## **Policy EC8: Rural Economy**

1. The Council will support the sustainable growth of the rural economy.

### **Agricultural, forestry and other land-based rural businesses**

2. Where permission is required, subject to compliance with other Plan policies, proposals for buildings required for agriculture, forestry or other land-based rural business purposes will be supported where:

- a) it is demonstrated that there is a functional need for the building, which cannot be met by an existing building;
- b) the building is of a scale proportionate to the proposed functional need;
- c) the building is designed specifically to meet the functional need; and
- d) where possible, the building relates well to existing built form, not causing a scattered pattern of development.

### **Agricultural diversification**

3. Proposals for the diversification of agricultural businesses will be supported where they accord with other Plan policies and:

- a) the proposals are ancillary to the primary agricultural business;
- b) the development is necessary to support the continued viability of the existing agricultural business;
- c) the proposals maximise existing infrastructure including buildings, utilities, parking and vehicular access;
- d) additional buildings, structures and ancillary development are restricted to the minimum level reasonably required for the proposed use;
- e) new buildings where possible relate well to existing built form, not causing a scattered pattern of development;

## **Agricultural produce packing and distribution facilities**

4. Proposals for new or major extensions to agricultural produce packing and distribution facilities will be supported subject to compliance with other Plan policies and provided that:

- a) there is not a more suitable alternative site located within a nearby employment area or employment land allocation;
- b) the proposed use remains linked operationally to the agricultural use of the land; and
- c) most of the produce processed on the site is sourced from agricultural holdings in the local area.

5.19 The NPPF states that local plans should promote the development and diversification of agricultural and other land based rural development. The rural nature of large parts of Central Lancashire and the significant role that agriculture plays in the area's economy, means that agricultural, forestry and other land-based rural businesses have a notable presence in the landscape. Consequently, development needed to directly support such uses must be sensitively designed, located and operated to minimise adverse impacts.

5.20 Agricultural diversification can provide opportunities to improve the viability of many farm businesses and provide additional local job opportunities. However, farm diversification schemes must be sensitively designed to prevent harm to their surroundings. Commercial enterprises where a rural location can be justified to maintain and enhance the rural economy will be supported providing all other relevant criteria are met.

## **Policy EC9: Skills and Economic Inclusion**

Development types specified by the Councils' Validation requirements should contribute to improving the equality of access to construction sector opportunities through the provision of employment, apprenticeships, work placements, training and skills opportunities generated during its construction phase and are required to be supported by an Employment Plan (including associated Action Plan).

5.21 Construction phases provide unique opportunities for local people to begin their career and/or learn new trades. The Council will seek to harness these opportunities by securing Employment Plans (including Action Plans).

5.22 Employment Plans shall set out commitments to provide employment, apprenticeships, work placements, training and skills opportunities during the development's construction phase. These should be targeted towards the Central Lancashire population and focus on addressing identified employment and skills inequalities. The plan should be prepared and monitored, consistent with the latest guidance. Monitoring indicators and targets within Employment Plans shall as a minimum meet the benchmarks for the development use and gross development value, set out in the latest version of the Construction Industry Training Board National Skills Academy for Construction (CITB NSAfC) Client Based Approach guidance and benchmarks. The requirements of the plan will apply to the duration of the construction phase.

5.23 Flexibility to targets within Employment Plans may be acceptable where the format of development proposed would result in a substantially shorter construction period than would other typical formats within the proposed use.

5.24 A supporting Action Plan will confirm how the Employment Plan will be implemented. This will set out milestones and timescales, to demonstrate how the objectives within the Employment Plan will be met, including details of community engagement activities.

5.25 The Councils may seek to independently verify any evidence submitted to demonstrate compliance with Policy EC9 at the applicant's expense. Monitoring costs will be secured by Section 106 planning obligation.

### **Policy EC10: University of Central Lancashire**

1. Within and adjoining the area defined as EC10 (UCLan) on the Policies Map, development of new facilities or the redevelopment and renewal of existing University of Central Lancashire (UCLan) facilities will be supported for educational uses, or any other appropriate complementary uses, including student accommodation, knowledge based and creative or cultural industries, or sports related education (elite and recreational use) that relate to the operation of the University and/or welfare of staff or students .

2. Development proposals for the university shall:

- a) Form part of a comprehensive development strategy that will ensure that the continued evolution of the university estate is well coordinated and managed;
- b) Support an increase in the proportion of staff, students and visitors who access the university, and move between its campuses, by public transport and active travel;
- c) Embrace opportunities for green infrastructure provision and enhancement within the university campuses;
- d) Seek to promote links between business sectors of economic strength in Lancashire, and the university's skills and research strengths; and
- e) Support the wider educational and business objectives of the University.

3. Outside the area defined as EC10 on the Policies Map, Proposals for student accommodation will be considered taking the following matters into account:

- a) the existing supply of and need for student accommodation (including vacancies, gaps in the market and provision for accommodation of students with special needs), to be agreed in conjunction with UCLan;
- b) the type of accommodation proposed and whether it will provide a beneficial alternative to the existing stock of student accommodation in the area;
- c) the surrounding land uses, whether they are residential dwellings, and the level of facilities available in the area; the accessibility of public transport provision in the area and the strength of links with the University campuses;
- d) The density of development including the appropriateness of the development taking account of surrounding land uses / densities

5.26 The University of Central Lancashire makes a critical contribution to the economic, educational, social and community well-being of Preston, of Central Lancashire and the wider region. It attracts students and educational partners driving consumer and business expenditure in the city and sub-region. It is an increasingly important partner to businesses, both large and small, and contributes to creating a more innovative and productive economy.

5.27 The University has grown rapidly both in Preston and at its other campuses. The last five years have seen major capital investment at the Preston campus including in the Engineering Innovation Centre, the Student Centre, the new Veterinary School and in public realm improvements. These investments have significantly raised perceptions of the campus and enhanced the profile of the wider city. The University of Central Lancashire is the only university in Central Lancashire, and one of the largest employers in Preston, making a significant contribution to Community Wealth Building and to the City Centre economy. This policy is to enable delivery of current and future masterplans for the University.

5.28 The Preston Campus is within easy walking, wheeling and cycling distance to harness and support economic growth and creative and digital industries in the City Centre. Such economic growth includes attracting spend and footfall from university staff and students to support the City Centre retail, leisure and hospitality sectors and its arts and cultural facilities, thereby contributing to City Centre vitality and viability.

5.29 Higher Education Institutions operate in a competitive environment and the University will continue to invest in its estate to ensure it is meeting the needs of students, researchers, staff and its other partners. The University will manage its estate assets effectively, building new facilities to meet new opportunities, investing in growth areas to respond to demand and replacing obsolete buildings where justified. It will invest in enhancing existing buildings. It has ambitious targets to reduce its carbon footprint. Where a building or land is no longer required for university purposes, alternative use classes will be considered by the Council on a case-by-case basis to enable the reuse of buildings or the redevelopment of the land.

### **University Sports Arena**

5.30 The University Sports Arena at Cottam is a dedicated site providing a range of sporting facilities which contribute to staff and student welfare, conference and function space, and sports facilities for Preston and beyond. The facilities support the requirements: of the sports science and related curriculum; of elite university athletes and teams; and of the recreational needs of students and staff.

5.31 The University has an ambition to further develop and extend its sports provision and develop partnerships with high level clubs and local partners. Development in Cottam, including the proposals for a new railway station, provide an opportunity to enhance access and usage of the Arena including delivery of sports and sports related facilities at greater scale.

### **Student Accommodation**

5.32 To help ensure that adequate provision is made for the expansion of the University and that proposals for further student accommodation do not have an adverse impact on the main residential areas of Preston, the area identified as EC10 on the Policies Map, will apply to proposals associated with the University, including student accommodation.

5.33 The growth and expansion of the University is of great importance to Preston and the wider Central Lancashire area. The mixture of uses encouraged within the area identified as EC10 on the Policies Map, along with the mixture of uses promoted within the adjacent City Centre, will facilitate graduate retention and help to harness the full economic benefits of a rapidly expanding university.

5.34 Nevertheless, this growth requires careful management. The encroachment of student accommodation into residential areas outside the EC10 area could have an adverse impact on the character of neighbourhoods and amenity of residents. The Council will seek the views of the University for all new student accommodation proposals.

5.35 As such proposals for student accommodation outside the EC10 area will be strictly controlled and subject to the criteria set out in Policy EC10. Criteria (a) – (e) in Policy EC10 will ensure that new student accommodation outside the defined area:

- i. Does not result in an over-supply of student accommodation and increase vacancy levels of existing accommodation within the defined area;
- ii. Provides a tenure and type of student accommodation that will add to the current portfolio e.g. accommodation to provide for students with special needs;
- iii. Does not have an adverse impact on existing residential neighbourhoods;
- iv. Is located in an area well served by public transport and easily accessible to the University.
- v. Is of an appropriate density taking into account neighbouring land uses and density.

### Policy EC11 (Strategic Policy): Town Centre Hierarchy

1. Central Lancashire's Town Centre Hierarchy is identified below. The existing Centres are identified on the policies map and proposed Centres are referred to in site allocation policies for the strategic sites.

<b>A</b>	<b>Preston City Centre</b>	
<b>B</b>	<b>Chorley and Leyland Town Centres</b>	
<b>C</b>	<b>District Centres</b>	Buckshaw Village Clayton Green Cottam Longton Liverpool Road, Penwortham Station Road, Bamber Bridge Tardy Gate Proposed District Centre at Preston West

<p><b>D</b></p>	<p><b>Local Centres in Preston</b></p>	<p>Blackpool Road / Woodplumpton Road (Lane Ends)  Eastway Hub  Land West of Sandy Lane  Langcliffe Road  Longsands Lane  Miller Road  New Hall Lane  Plungington Road  Ribbleton Avenue  Ribbleton Lane  Sharoe Green  Proposed Local Centres at North West Preston/ Bartle  Proposed Local Centre at Preston West Strategic site</p>
<p><b>E</b></p>	<p><b>Local centres in South Ribble</b></p>	<p>Earnshaw Bridge  Farington  Gregson Lane  Higher Walton  Kingsfold  Seven Stars  Walmer Bridge  Walton-le-Dale  Proposed Local Centre within the Pickering's Farm Strategic site</p>
<p><b>F</b></p>	<p><b>Local centres in Chorley</b></p>	<p>Balshaw Lane, Euxton  Bolton Street, Chorley  Bury Lane, Withnell  Carrington Centre, Eccleston  Chorley Road, Adlington  Collingwood Road, Chorley  Coppull  Croston  Eaves Green Road, Chorley  Eaves Lane North, Chorley  Eaves Lane South, Chorley  Great Greens Lane, Clayton Brook  Hall Gate, Astley Village  Harpers Lane, Chorley  Lancaster Lane, Clayton-le-Woods  Market Place, Adlington  Mawdesley  Pall Mall, Chorley  Runshaw Lane, Euxton  School Lane, Brinscall  Steeley Lane, Chorley  Water Street, Chorley  Wheelton</p>



## Primary Shopping Areas

2. The Primary Shopping Areas for Preston, Chorley Town and Leyland are identified on the policies map. These are specific streets within these Centres, where retail development (Class E(a)) is concentrated.

## Appropriate development in Centres

3. Retail and other appropriate main town centre uses should be located in the above Centres, proportionate to the size and function of the Centre and its position in the town centre hierarchy.

4. Within the Primary Shopping Areas of Preston City Centre, Chorley and Leyland Town Centres and the whole of District Centres, the loss of ground floor retail uses will be supported where:

- a) following a suitable period of appropriate marketing, there is no realistic prospect of maintaining a retail use at the ground floor; and
- b) the vitality and viability of the Primary Shopping Area or District Centre will be unaffected; and
- c) an 'active street frontage' would be retained where possible; and
- d) the proposals would not be detrimental to the character of the Centre in other respects.

5. Residential and office development will be supported at upper floors within the Centres, subject to compliance with other Plan policies.

## Out of centre development

6. Retail and leisure proposals for main town centre uses in out-of-centre and edge-of-centre locations should demonstrate their suitability through a sequential site test consistent with the NPPF.

7. In addition, the below table sets out local thresholds for Retail and Leisure Impact Assessments:

Size threshold	Locations
Exceeding 500sq.m. (gross)	Preston City Centre and all other areas.
Exceeding 300sq.m. (gross)	Within 800m of Town or District Centre boundaries.
Exceeding 200sq.m. (gross)	Within 800m of Local Centre boundaries.

8. Proposals for extensions, mezzanine floors and to remove restrictions on the range of goods at existing edge of Centre and out of centre units will also be subject to the above criteria.

5.36 Central Lancashire benefits from a variety of centres, ranging from Preston City Centre as a destination for shopping, main town centre uses and leisure activities, to Local Centres meeting local people's day-to-day needs. National policy necessitates the Local Plan to identify a Town Centre Hierarchy to enable the sustainable distribution of new retail and leisure development.

5.37 Several of the terms used within this policy are defined within the NPPF Annex 2. These include: "Edge of Centre", "Out of Centre" and "Main town centre uses".

5.38 Proposals for retail and other main town centre uses will be directed towards Centres. These will be appropriate to the size and function of the relevant Centre and to the maintenance of the hierarchy as a whole. Primary Shopping Areas of Preston, Chorley and Leyland town centres will remain the focus for comparison shopping.

5.39 Within District and Local Centres, the scale of development should be proportionate to the size of the centre, strengthening their roles in providing mainly convenience shopping and services to meet local needs. A new District Centre will be provided at Cottam and new Local Centres will be delivered at Pickering's Farm, and North West Preston. Preston West is also required to provide a District and/or Local Centre.

5.40 For town centres to thrive they will need to change and adapt throughout the Plan period, providing for a variety of uses, including residential. Within the Primary Shopping Areas and District Centres, proposals for reuse or redevelopment of ground floor units should maintain an active frontage. For example, any proposed non-retail use should where possible, have operational hours that include at least part of traditional opening hours (9am-5pm) and retain a shop front with windows. Where an active frontage would not be appropriate or otherwise cannot be achieved, care should be taken to ensure that the frontage provides visual interest and would not be detrimental to the character of the area.

5.41 Where applicants seek to demonstrate that there is no demand for a retail use, the marketing information should include information on all offers made, together with copies of the sales particulars to demonstrate that the site/ premises has been continually marketed using appropriate media sources at a realistic price for at least 6 months.

5.42 Retail and leisure development outside centres in the Hierarchy can adversely impact on the health (vitality and viability) of Centres. As instructed by the NPPF, where 'Significant adverse impact' is found, the application must be refused.

5.43 This policy applies local minimum thresholds for Retail/Leisure Impact Assessments. Development proposals triggering these thresholds should provide this assessment, demonstrating quantitative and qualitative information, proportionate in detail to the type and scale of development. Assessments should demonstrate the impact of the proposal on relevant Centres within and near to the catchment area, including whether that impact falls within acceptable limits, taking into consideration local circumstances and the health of the relevant Centre(s) to withstand the impact.

## Policy EC12: Preston City Centre

### Preston City Centre Strategy

1. The City Centre status of Preston City Centre within Central Lancashire and its role as the principal centre for retail and office development in Central Lancashire and its other multi-functional roles, will be integrated, enhanced and strengthened.
2. Development within the City Centre, as shown on the policies map and subject to compliance with other Plan policies, should contribute towards the principles of city living and seek to attract, grow and retain economic investment within in the City Centre. Development up to 2041 will include:
  - a. new homes with a mix of types, sizes and tenures with a focus on affordable homes within:
    - i. City Centre regeneration opportunity areas (Preston Station Quarter and Stoneygate); then
    - ii. all other City Centre locations;
  - b. high quality office, co-working and flexible workspaces with a focus on locations within:
    - i. City Centre regeneration opportunity areas (Preston Station Quarter); then
    - ii. all other City Centre locations;
  - c. the provision of infrastructure (including digital connectivity), services, health and community facilities to support City Centre homes and economic growth;
  - d. improved transport systems and connectivity, including the provision, integration and improvement of:
    - i. public transport facilities;
    - ii. walking and cycling networks;
    - iii. active travel experience;
  - e. new public open spaces;
  - f. enhancement of the public realm, City Centre gateways, pocket parks and green infrastructure;
  - g. provision of additional education facilities from nursery to further and higher education within the City Centre;
  - h. purpose-built student accommodation where a need is demonstrably identified within the EC12 defined area ;
  - i. redevelopment of surplus surface car parking areas.

### Arts and Cultural Uses and Diversity of Uses

3. Facilities and services, including those of a small scale, which contribute to the diversity and vitality of the City Centre, will be encouraged and retained. Arts and cultural provision across the City Centre will be expected to be diverse, with large scale facilities aiming to attract a Lancashire wide to North West catchment.
4. Existing arts, cultural (museums, art galleries, theatres and concert halls), health and community facilities (including public houses) will be expected to be retained.

## Preston City Centre Role and Function

5. As a sub-regional centre with an important comparison goods and food store's role, Preston City Centre is the preferred location in Central Lancashire for development and investment in Class E(a) uses including:

- shops;
- service uses;
- leisure uses;
- cultural uses;
- tourist uses; and
- other main town centre uses, including offices and complementary evening and night-time uses.

6. The Primary Shopping Area, followed by the Horrocks Quarter Opportunity Area, as shown on the policies map, is the sequentially preferred location for Class E(a) Shops within the City Centre of up to and including major scale development. Proposals within the Primary Shopping Area should comply with Policy EC11.

7. Within the Queens Retail Park and the Horrocks Quarter of the City Centre, ancillary customer cafes, ancillary customer restaurants and ancillary concession operators will be appropriate uses within existing Class E(a) retail units.

8. Preston Markets will be protected and maintained as heritage assets providing a locally distinctive retail destination with a focus for community interaction, to serve the needs of Preston's diverse communities.

9. Major development will be expected to contribute to environmental enhancement and public realm improvements within the City Centre.

## City Centre role and function

5.44 City Centre growth is key to achieving the sustainable, low carbon development of Central Lancashire, and to reinforcing the role and function of the City Centre within Central Lancashire and North West England. It is vital to ensure that the benefits of growth, development and investment, including through Community Wealth Building, are accessible and available to improve the lived experience, health, wellbeing and socio-economic outcomes for Preston residents, particularly for residents within areas of deprivation including residents of the City Centre and the Inner East Preston Neighbourhood Plan Area. If the delivery of the City Centre strategy is to be successful, it will need to be a priority of the Local Plan, high quality, transformational, co-ordinated, integrated, well designed, address current challenges and be resilient and flexible enough to contribute to meeting city-wide needs throughout the Plan Period.

5.45 Preston City Centre is at the top tier of the Central Lancashire Retail Hierarchy as identified in Local Plan Policy EC11. Preston City Centre will remain the principal destination for shopping, and leisure in Central Lancashire and serves as the sub-regional centre. It will be the focus for investment in main town centre uses, including flexible workspaces and complementary evening and night-time uses. This policy sets out the overall approach to the City Centre.

5.46 For the purposes of this policy, 'retail' is defined as Use Class E(a) and 'main town centres' uses are defined as per Annex 2 of the NPPF.

5.47 Preston City Centre is the principal retail and leisure centre in Central Lancashire as measured by both floorspace and number of units (715 retail units in the Primary Shopping Area), as evidenced in the Preston Retail and Leisure Study. Preston Markets (£3m award winning investment completed in 2018) and the adjacent Animate Preston (a £45m multi-use entertainment and leisure complex), both owned by Preston City Council, contribute to Community Wealth Building in the retail and leisure sectors.

5.48 Additional policy detail and guidance regarding development within the City Centre can be found within the adopted Preston City Centre Plan, as amended. Further policy detail regarding development within City Centre opportunity areas are found the Station Quarter Regeneration Framework (SQRF) area and within the Stoneygate Regeneration Framework SPD area. Supporting planning guidance may be added in the future in the form of masterplans or other agreed documents.

5.49 It is important development within the City Centre ensures resilience to economic conditions, changing public health requirements (such as responses to the Covid-19 pandemic and planning for an ageing society) and climate change resilience.

### **City Centre Primary Shopping Area**

5.50 The Primary Shopping Area of Preston City Centre is defined on the Policies Map and is the principle focus of Class E(a) use in Central Lancashire; its extent is focused on:

- Fishergate
- Preston Markets
- Miller Arcade
- Friargate
- St George's Shopping Centre
- Fishergate Shopping Centre and its surface car park
- St John's Shopping Centre
- Harris Quarter; and
- Land bound by Winckley Square to the west, Avenham Street surface car park to the east, Fishergate to the north and approximately by the boundary of the Winckley Square Conservation Area to the south

5.51 National comparison goods retailers are concentrated in the above Shopping Centres and at Fishergate, which contains medium to large scale anchor stores as well as smaller scale units.

5.52 The Primary Shopping Area of Preston City Centre is complemented by Queen's Retail Park to the east, which is located within the Horrocks quarter of the City Centre and within the area covered by the adopted Stoneygate Regeneration Framework SPD. Queen's Retail Park comprises mostly large-scale retail units [Class E(a) use] with surface car parking, occupied by national food stores and comparison goods operators.

5.53 Evening economy, hot food takeaway traders and hospitality operators in the City Centre are clustered at Fishergate, Friargate and Church Street. Church Street is within the area covered by the Stoneygate Regeneration Framework (RF) of the City Centre. The clustering of Preston Animate, Preston Youth Zone, Harris Your Place and the Preston Guild Hall and Charter Theatre will create a leisure and cultural hub that will broaden the range and opening hours of the City Centre's leisure offer, including for families, children and young people.

### **City Centre Living Principles explanation**

5.54 'City Centre Living' will continue to be an important function of the City Centre. It generates City Centre footfall, has scope to encourage the occupation of upper floors and of vacant commercial units, promotes active travel and generates trade for retail [Class E(a) use], services, arts, leisure, culture and hospitality uses.

5.55 The City Centre has a substantial pipeline stock of housing schemes and major development opportunity sites for both housing and office use, particularly within the SQRF area and within the Stoneygate RF SPD area.

5.56 The City Centre is a location for large-scale facilities of citywide and regional importance. However, its character, vitality and diversity are in part dependent on the range and diversity of its functions and uses, including those of a small scale. Such uses include a mix of chain and independent shops, workspaces, pubs, bars, cafes, cultural, leisure and community facilities.

### **Agent of change – safeguarding our music and cultural venues**

5.57 Providing new homes, particularly in the City Centre, must not put at risk the operation and occupation of uses such as music venues, clubs and existing industries which are vital to the city's cultural diversity, the night-time economy, the attractiveness of Preston as a student city and its economic success, which is partly attributed to the UCLan student and staff population.

5.58 The local plan places the responsibility for addressing the impact of noise firmly on the new development, known as the 'agent of change' principle, under Policy EN4: Amenity. This means that where new developments are proposed close to existing noise-generating uses, such as music venues, developments will be designed in a way which protects the new occupiers from noise impacts so that the existing use is not threatened with closure or changes to its opening hours.

5.59 Policy EN14: Environmental Quality will be used to safeguard music venues, clubs and industries.

## Policy EC13: Development in Leyland and Chorley Town Centres

1. Within Leyland and Chorley Town Centres as defined on the adopted Policies Map, subject to compliance with other Plan policies, development contributing to one or more of the following objectives will be supported:

- a) Strengthening and focusing the retail offer;
- b) Expanding the role of the town centres to support vitality and viability;
- c) Protecting and enhancing the leisure offer and developing an evening economy; or
- d) Establishing a vibrant town centre residential population (except where it would cause unacceptable harm to the operations of existing town centre uses)

2. The transformation of Chorley Town Centre through the creation of a new civic square will be supported as shown on the policies map (EC13.1 Civic Square). This scheme will be expected to deliver:

- a) A new civic square to the front of Chorley Town Hall;
- b) A mixed-use development with ground floor commercial units and residential/ offices above;
- c) Public realm improvements;
- d) Improved active travel facilities.

3. The Leyland Town deal scheme for the transformation of Leyland Town Centre and the redevelopment of Leyland Market will be supported. This scheme will be expected to deliver:

- a) A new market square to provide a focal point for the town;
- b) Public realm improvements;
- c) Improved active travel facilities;
- d) New commercial development opportunities.

4. Major development proposals within the town centres should (where applicable) demonstrate how the proposal contributes to enhancing the following key attributes of the centre:

- a) The overall attraction of the centre to local communities;
- b) The accessibility from/to the centre and within it; and
- c) The amenity of the local environment within the town centre

5.60 Investment has been secured for both Leyland and Chorley Town Centres to help deliver redevelopment and public realm improvements. Within Chorley Town Centre, 'Levelling Up' funding will help secure a new civic quarter, proposed in front of the historic Town Hall which will deliver public, residential and commercial space (including parking). Within Leyland Town Centre, as part of the Town Deal programme, the Market Hall and adjacent land is proposed to be refurbished/redeveloped to provide new public spaces and Business Advice Skills and Enterprise (BASE) hub. The Councils will work closely with partners to deliver these projects and would encourage applicants proposing major development within the town centres, to engage in pre-application discussions at an early stage.

## Policy EC14: Priorities for Tourism and the Visitor Economy

1. Subject to compliance with other Plan policies, the Councils will promote the growth of the tourist and visitor economy, the enhancement and expansion of existing visitor and tourist accommodation and the provision of new visitor and tourism facilities in sustainable and appropriate locations.
2. Major development proposals for tourism/visitor attractions, visitor accommodation and conference facilities should be located within Preston City Centre, Chorley or Leyland Town Centres unless there are specific locational factors which justify an exception to this approach.
3. Proposals for tourism/visitor attractions and/or visitor accommodation appropriate to urban locations, will be supported within District or Local Centres at a scale consistent with the size of the settlement.
4. New tourism /visitor attractions and/or visitor accommodation within rural areas will be supported, where the:
  - a) type of accommodation and/or activities proposed are intrinsically linked with the rural area, or there is a demonstrable need for a rural location for other reasons; or
  - b) development will reuse existing buildings/brownfield land and/or will improve a heritage asset; and
  - c) design is compatible with the character or appearance of the rural area in all other respects.

5.61 Tourists and visitors make a valuable contribution towards the Central Lancashire economy, with the area known for its vibrant hospitality, fascinating heritage and beautiful countryside. Examples of tourism/visitor attractions appropriate for the City Centre and town centres might include venues such as theatres, concert halls, art galleries, performing arts venues and museums. Large leisure and retail venues can also offer unique experiences, which generate tourism. Most of these uses, will include a degree of hospitality use including restaurants, bars, public houses and cafes. Visitor accommodation includes hotels, guest houses, B&Bs, inns, self-catering holiday properties, hostels and camping/caravanning. Some larger hotels may offer ancillary conference facilities.

5.62 This policy seeks to steer the majority of the tourism/visitor economy's growth towards the area's most sustainable locations. It is understood however that there may be instances where new tourism/visitor attractions and/or visitor accommodation within a rural location can be delivered sustainably and/or meet an identified need. Such circumstances might include schemes which seek to invest in a heritage asset or contribute towards a shortfall in local demand for visitor accommodation. Major development subject to this policy, should avoid exclusive car dependency as part of its operation, with mitigation set out within a Travel Plan consistent with Policy ST2 Sustainable and Active Travel.





06

# Healthy and Inclusive Communities



## Introduction

6.1 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. The design of a development and placemaking has a direct impact on the health and wellbeing of the people who live there.

6.2 All development should contribute to the creation of inclusive, accessible and safe places which encourage healthy, active lifestyles and facilitate social cohesion. Development should seek, wherever possible and where appropriate, to address identified gaps and needs within communities. Access to a good range of healthy, affordable food, to open space, good quality accommodation and a range of community spaces and facilities will help to ensure the physical and mental health and social wellbeing of individuals and communities is supported.

6.3 The NPPF aims to achieve healthy, inclusive and safe places. National priorities include promoting social interaction, creating safe and accessible places and enabling and supporting healthy lifestyles, especially where this would address identified local health and well-being needs. The strategies and initiatives of both Sport England and Government's Office for Health Improvement & Disparities seek to increase levels of physical activity and improving everyone's health, with reduced disparities.

6.4 The first policy in this chapter is a strategic policy setting priorities for achieving inclusive, safe and healthy places. The policy approach for hot food takeaways aims to discourage unhealthy eating habits, especially amongst children, by controlling the quantum and location of hot food takeaways. The third policy sets out locational priorities to promote good access to community facilities, for additional community, health and education facilities, and for managing the loss of existing facilities. The provision of new places of worship is supported. Policies for open space, sport and recreation facilities address both new provision to meet needs and the protection of existing facilities. The last policy in the chapter responds to the shortage of burial space.

### Policy HC1 (Strategic Policy) – Health and Wellbeing

To achieve inclusive, safe and healthy places, where appropriate, development shall:

- a) promote social interaction, through delivery of mixed use and tenure-neutral neighbourhoods, communal areas and community facilities;
- b) create safe environments, consistent with the latest guidance regarding security, including encouraging natural surveillance;
- c) enable healthy lifestyles, including through the provision of active environments (incorporating open spaces); and
- d) consider the local food environment, including access to local food shops and integration of community food growing.

6.5 Lancashire County Council is responsible for publishing the statutory Joint Strategic Needs Assessment (JSNA), informing the Lancashire Health and Wellbeing Strategy. The JSNA (2023/24) contains numerous indicators and identifies health priorities to address. There is an important link between the built environment and physical and mental health. Policy HC1 therefore seeks to deliver inclusive, safe and healthy places, supporting the JSNA and Lancashire Health and Wellbeing Strategy objectives. The criteria above compliment the principles set out within policies EN1 and EN2 regarding Design, the supporting policies within this chapter and the National Design Guide.

### **Inclusive places**

6.6 Building spaces in which people can gather, creates opportunities for people to enjoy a sense of community. Communal areas and community facilities have a direct relationship with this objective. Mixed use development delivering complementary uses within close proximity to each other enables people to interact with others as they walk about their neighbourhood.

6.7 A key tool in delivering inclusive neighbourhoods is Tenure Neutral Housing (TNH). This is housing where no group is disadvantaged by the tenure of their homes. TNH has no segregation or difference in quality between tenures by siting, accessibility, environmental conditions, external facade or materials. Homes of all tenures are represented in equally attractive and beneficial locations, with no differentiation in the positions of entrances. Shared open or play spaces are accessible to all residents around them, regardless of tenure.

### **Safe places**

6.8 Safety should be central to any design. Several technical design guides are cited within Government guidance, which major development should be informed by. Guidance regarding crime prevention published by 'Secured by Design' should also be considered. People feel safer when amongst others. Consequently, a fear of crime can be experienced most within areas which lack pedestrian footfall and/or opportunities for occupiers to overlook public spaces. To create safer spaces, buildings fronting the highway and public spaces should therefore include fenestration and/or Active Frontages encouraging 'Natural Surveillance' of its immediate area.

### **Healthy places**

6.9 The Councils will work with healthcare providers, such as NHS Trusts to optimise their estates, enabling them to improve their services. A need is recognised for a new hospital in Central Lancashire, either through redevelopment of the existing sites or on a new site.

6.10 Active Environments encourage physical activity, such as active travel, children's play, outdoor leisure/exercise and sport. By providing opportunities for physical activity, active environments can help improve people's physical and mental health. To deliver Active Environments, Sport England's 'Active Design' guidance should be used to inform major development.

6.11 Outdoor space should be provided in a form appropriate to its context, ranging from general amenity space to sports facilities. Allotments also have an important role to play,

enabling both outdoor recreation opportunities and contributing towards a healthy food environment. Proposals for additional managed allotments will therefore be supported in suitable locations.

6.12 Health Impact Assessments (HIAs) are objective assessment tools for addressing the barriers and enablers for creating healthy places. For some major developments not otherwise subject to Environmental Impact Assessment, a Health Impact Assessment should be provided, proportionate in scope to the nearby hazards anticipated and the sensitivity of the development's final occupiers/users. Guidance regarding HIAs has been published by Public Health England. Details regarding the information necessary for different development types can be found within the Council's planning application validation requirements.

### **Policy HC2: Hot Food Take-aways**

Hot food takeaways will be supported subject to compliance with other Plan policies and the following criteria:

- a) The site is within Preston City Centre, a Town or District Centre, and would not result in:
  - i. more than 10% of ground floor commercial premises in a block being used as hot food takeaways; or
  - ii. other uses becoming sandwiched between two hot food takeaways.
- b) Outside of centres listed in a), hot food takeaways will not be permitted:
  - iii. in wards where the most recently published National Child Measurement Programme data classifies 10% or more of Reception pupils or 15% or more of Year 6 pupils as obese (including severely obese); or
  - iv. within 400m of a secondary school entrance, unless opening hours are restricted at school opening times, lunchtimes and school closing times.

6.13 Whilst hot food takeaways make a valuable contribution towards the vibrancy of places and the economy of Central Lancashire, in recent years they have been associated with encouraging unhealthy eating habits, especially amongst children. Consequently, the Councils will seek to control the quantum and location of hot food takeaways to ensure main centres are not saturated with opportunities to buy unhealthy food and proposals outside of city, town or district centres do not cause or exacerbate any localised childhood obesity issues.

6.14 Concentrations of hot food takeaways can also lead to significant amenity issues in terms of litter, noise, traffic and odour which can have a detrimental impact on the amenity of an area. Policy HC2 therefore seeks to prevent clustering of hot food takeaways.

6.15 Within the Centres listed in criteria a), a 'block' will start at a highway junction. Blocks may continue across entrances or alleyways but always end at the next highway junction. When working out the percentage of hot food takeaways in a block, the number of ground floor non-commercial and residential properties shall be subtracted from the total number of properties in the block, prior to the calculation being made. Calculations should be based upon each property in the block's existing lawful use and extant planning permissions.

6.16 For criterion a) ii), other commercial, non-commercial or residential units should not be sandwiched between two hot food takeaways. This includes situations where buildings are detached from neighbouring properties.

6.17 The Council must submit data to the Government's National Child Measurement Programme (NCMP) as part of its strategy in tackling obesity. This data is subsequently publicly available through the Department of Health and Social Care and/or NHS data webpages.

6.18 A secondary school entrance/exit should be regarded as that used by pupils. Entrance/exits used exclusively for servicing are not within the scope of criterion b) ii). Compliant schemes are likely to be subject to conditions restricting opening times, linked to before school, lunchtime and closing times of the nearest secondary school. The onus is on the applicant to demonstrate in a supporting statement how proposals for new hot food takeaways comply with this Policy.

### **Policy HC3: Community, Health and Education Facilities**

#### **Community facilities**

1. The Councils will seek to ensure residents have good access to community facilities. Proposals for additional community, health and education facilities will be supported subject to them being:

- a) located within a town, district or local centre, or identified within a masterplan for an allocated site; or
- b) necessary to meet a demonstrable local need; and
- c) accessible by active travel and/or public transport.

2. The loss of an existing community facility will only be acceptable where it can be demonstrated that:

- a) the premises are no longer suitable for continued community use; or
- b) alternative provision of no less quality or quantity is provided which would serve the same catchment area.

#### **Education facilities**

3. Unless it can be demonstrated there is no longer a need, sites safeguarded for the expansion or provision of new education facilities include land at:

- HC3.1 Land to the East of Wigan Road, Clayton-le-Woods
- HC3.2 Cottam Hall (Merry Trees Lane/Tom Benson Way)
- HC3.3 Higher Bartle (Maxy Lane/Sandy Lane/Tabley Lane)
- HC3.4 Tabley Lane (Northwest Preston Masterplan)
- HC3.5 Former Whittingham Hospital
- HC3.6 Land to the south of William Young Way
- HC3.7 Land at Bartle
- HC3.8 Pickerings Farm, Flag Lane
- HC3.9 Aston Way, Leyland

4. Where major residential development would cause a projected shortfall in education places, contributions towards education will be sought (in accordance with Policy ID2: Developer Contributions and Planning Obligations). New facilities delivered as part of education development schemes, should be made available for community use where practical.

6.19 Community facilities is a collective term for the organisations, places and spaces that support the day-to-day activities of communities. Policy HC3 focuses upon community, health and education facilities. For all these uses, development should not be exclusively car dependent.

### **Community facilities**

6.20 Community facilities are essential to sustaining mixed communities. Community uses can include (but are not limited to) – community meeting halls and rooms, libraries, bespoke premises for the voluntary sector, theatres and performance spaces, arts venues, museums, sports and leisure facilities and youth facilities.

6.21 Whilst new community facilities are supported in principle, the Council must also consider the effects upon amenity, which may result from the facilities' operation. To help avoid congestion, parking provision should be consistent with Policy ST3, whilst aspects of amenity such as noise and operating hours may be controlled through planning condition consistent with Policies EN4: Amenity and/or EN14 Environmental Quality.

6.22 Applications reliant upon criterion d), should be supported by evidence demonstrating that the premises has been robustly marketed for at least 6 months, and no reasonable offers to retain the use as a community facility have been received.

6.23 Where community facilities provide leisure uses (e.g. theatres, concert halls, art galleries, museums), status as a community facility does not override the necessity for its leisure use compliance to be subject to the town centre sequential test.

### **Health facilities**

6.24 For the purposes of this policy health facilities, should be regarded as uses falling within Class E e) and can include (but are not limited to) – hospitals, surgeries, dentists, hospices and clinics.

6.25 The Councils recognise the need for and support the NHS Hospital Trust in the development of a new hospital in Central Lancashire, either through redevelopment of the existing sites or on a new site. An announcement was made in December 2024 on the proposed site for the new Royal Preston Hospital being in South Ribble and the Councils are working with the NHS to understand the detail and timescale of any forthcoming proposal. Any new site must be in a location that provides ease of access for residents across the Central Lancashire area and be well served by public transport.

### **Education facilities**

6.26 Over the Plan period, Central Lancashire may experience a significant increase in demand for early years, primary school, secondary school and sixth form places resulting from

housing growth. Consequently, the Councils have planned for additional education provision, and this policy safeguards land for this purpose. The Council will however also support improvement to existing or new early years, schools and post 16 facilities not currently listed above.

6.27 Subject to the requirements of Local Plan Policy ID2 (Developer Contributions and Planning Obligations), contributions will be secured to provide additional educational places consistent with Lancashire County Council guidance. Contributions will typically fund expansion of existing facilities. Alternatively, if this is not viable or practical, the Council will negotiate to secure land to accommodate the additional education provision. In all cases, development shall be phased so that the education places are delivered before demand exceeds existing capacity.

6.28 Where possible and appropriate, facilities such as sports pitches/courts and assembly halls/rooms should also be made available to communities to deliver publicly accessible physical and wellbeing activities. This can be achieved, for example, through dual use agreements secured through S106.

#### **Policy HC4: Purpose Built Places of Worship and / or Religious Instruction**

The provision of new places of worship will be supported where it is demonstrated that the proposal:

- a) will principally serve a local community or meet an identified need; and
- b) where possible is located in an area accessible to the community it serves and by a range of sustainable transport options; and
- c) makes adequate provision for car parking and has no adverse impact on the highway network; and
- d) has no significant impact on adjoining properties; and
- e) does not detract from the visual amenity of the area and conserves and enhances the local landscape.

6.29 The Councils recognise that faith groups are a significant contributor to society, and it is recognised that many of the current faith-based facilities go beyond just being a place of worship, providing wider uses for the communities they serve.

6.30 A place of worship is defined as an establishment where a group of people gather to perform acts of religious praise, honour or devotion. Facilities owned or used by faith communities are often more than a place of worship used for regular acts of worship. In addition to traditional places of worship, this term could also include facilities that provide religious or faith related training, educational facilities, and social welfare, as well as wider community facilities.

6.31 The different roles that facilities and buildings have are likely to vary between faith communities. As such an appropriate location for facilities offering public worship activities is important in ensuring no adverse impacts on amenity of existing neighbouring uses as set out in Policy HC4.



6.32 Religious organisations may seek locations for new places of worship within existing buildings rather than through the provision of a new standalone places of worship. Where this is the case, buildings will be expected to:

- Avoid or minimise adverse amenity effects on surrounding residents in line with Policy EN4;
- Avoid or minimise effects on traffic flow and highway safety in the area in line with policy ST2;
- Ensure that the place of worship can be fully accessible and useable by people with disabilities; and
- Avoid or minimise environmental damage such as loss of or damage to trees, hedges etc in line with policy EN7 and EN8.

6.33 Any development proposed is required to be delivered in line with Policy EN2 Design Criteria for New Development. The Councils recognise the importance of the style of buildings in representing a particular faith or culture, whilst also considering how these fits in with the proposed location.

6.34 New places of worship should be located in areas well served by public transport, as such locations in residential areas are not ruled out, but they must consider the amenity impacts on neighbouring properties to avoid disturbance to surrounding residents as set out in policy EN4.

### **Policy HC5: Provision of New Open Space, Sport and Recreation Facilities**

1. Proposals for the provision of open space, sport and recreation facilities or extensions to existing facilities will be supported, subject to:

- a) there being an identified need for new provision;
- b) the proposed facilities are of a type and scale appropriate to the identified need;
- c) there being no adverse impact on surrounding residential amenity regarding light and noise disturbance;
- d) the site being accessible by transport other than private cars; and
- e) the facilities being available for public use, where appropriate.

2. Ancillary developments for existing open space, sport or recreation facilities will be supported, subject to:

- a) there being an intrinsic connection with the existing facility;
- b) it will enhance the existing recreation and/or amenity value;
- c) it is of a size and scale which does not detract from the site's existing character;
- d) it does not result in the loss of any other sporting facility; and
- e) the facilities will be available for public use, where appropriate.

6.35 The Central Lancashire Open Space Study and Central Lancashire Playing Pitch Strategy assess the need for open space, sport and recreation facilities, including opportunities for new provision. These studies have informed what open space, sport and recreational provision is needed across Central Lancashire and the approach of Policy HC5.

6.36 The Central Lancashire Open Space Study assesses the current quantity, quality, and accessibility of open spaces. The study covers over 800 sites totalling over 2,300 hectares. It identifies that there is generally a good coverage of parks, gardens, natural and semi natural spaces, and amenity greenspaces. There are however areas of deficiency regarding allotments and provision for children and young people.

6.37 The Central Lancashire Playing Pitch Strategy assesses the current quantity, quality, and distribution of playing pitch facilities and considers the demand for future provision. The study covers football, rugby, cricket, hockey and artificial grass pitches. It identifies some current and future shortfalls, consequently recommending that all currently used sports pitches should be protected and their quality improved where appropriate. Shortfalls in provision can also be met by bringing back into use lapsed or disused playing pitches. School sites are a key provider of outdoor sports facilities, and the Councils will seek to maximise the shared community use of these assets.

### **Policy HC6: Protection of Existing Open Space, Sport and Recreation Facilities**

Development proposals on land and buildings currently or last used as, or ancillary to, open space, sport and recreational facilities will only be permitted if:

- a) An assessment has been undertaken which clearly shows the open space, sport or recreational facilities to be surplus to requirements; or
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use; and
- d) It can be demonstrated that the site does not make a significant contribution to the character of an area.

6.38 Access to open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of residents and can deliver wider benefits for nature and support efforts to address climate change.

6.39 National planning policy requires planning policies to be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. The Central Lancashire Open Space Assessment and Central Lancashire Playing Pitch Strategy published in 2024 identify and assess current open space and sport and recreation provision across Central Lancashire.

6.40 This policy applies to all sites currently or last used for sport and recreational facilities including playing pitches, and the following open space typologies:

Typology	Primary purpose
Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness.
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters.
Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
Green corridors	Areas or routes which provide for walking, cycling or horse riding, whether for leisure purposes or travel. May also offer opportunities for wildlife mitigation.

6.41 National planning policy requires that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

6.42 To demonstrate that an open space or sport and recreational facility is surplus to requirements, regard must be given to the findings of the Open Space Assessment and Playing Pitch Strategy. The Open Space Assessment identifies surpluses and deficits in provision across Central Lancashire for all the open space typologies identified above. Even if a deficit is identified, it must also be demonstrated that the site is not used for recreational purposes. Planning permission will not be permitted for the loss of any open space that is assessed as high value in the Open Space Assessment. For sport and recreational facilities, it must be demonstrated that the facility is not used for sport and recreational purposes and that it is not required to meet any shortfalls in sport and recreation provision as identified in the Playing Pitch Strategy.

6.43 In addition to the requirements of national planning policy, the Councils will seek to protect any open space or sport and recreational facility that makes a significant contribution to the character of an area. For example, some sites may be important in terms of visual amenity or be part of a wider green and blue infrastructure network.

### Policy HC7: Cemeteries and Crematoria

1. Existing Council managed cemeteries and crematoria allocated on the Policies Map will be protected for burial and memorial use.
2. Development will be supported for extensions to the Council's existing burial and memorial sites in preference to developing new sites, where it is demonstrated that existing capacity is not sufficient to meet forecasted capacity requirements. Land has been allocated (as shown on the local plan policies map) to meet the needs of future burial and cremated remains needs at the sites listed below:

Site Ref	Site Name
HC7.1	Preston Cemetery and Crematorium for expansion of burial or cremated remains capacity
EN5.1	Adlington Cemetery for expansion of burial capacity (part of a wider green infrastructure allocation under Policy EN5)

3. The extension of other existing sites for the provision of new burial and/or cremation facilities will be supported where proposals:

- a) meet the requirements of the various faith groups or the wider community within the plan area, and
- b) appropriately respond to potential flood risk and air and water pollution issues through incorporated mitigation measures and where proposals are located outside of a Groundwater Source Protection Zone.

4. Where forecasted capacity requirements cannot be met through extensions to existing sites, new burial and /or cremation sites will be supported where proposals comply with criteria (a) and (b) as well as:

- a) are appropriately located and are accessible by means of public transport, walking and cycling; and
- b) consider landscape integration and do not compromise the openness or visual amenity of the area.

6.44 The Councils, like many other local authorities within England, are facing a shortage of burial space. This lack of sufficient burial space is expected to worsen as the population of the region grows. Among the authorities, Preston is predicted to have the highest demand for burial space over the plan period, this space is running out due to land shortages and rising demand for burial services. Policy HC7 addresses these needs.

6.45 The Councils own and operate three cemeteries/crematoria (Preston Cemetery and Crematorium and Adlington Cemetery). Land has been allocated within this plan period to allow the expansion of these facilities. Central Lancashire has a diverse population with a high demand for burials. The preferred approach to meet the need for burials and cremations will be via:

- a) utilisation of capacity at existing sites
- b) extension of existing sites within areas shown on the policies map
- c) where capacity at (a) and (b) has been exhausted extensions to other existing sites will be prioritised before development of new sites will be considered.

6.46 To meet the diverse needs of the community and promote sustainable travel throughout the plan period, the approach for securing sufficient burial space in the right locations is set out in this policy.

6.47 Newly designated burial plots should be located away from areas of flood risk as shown on the Policies Map, and Groundwater Source Protection Zones. Groundwater risk assessment may be required and should be undertaken in line with the Environment Agency's approach to Groundwater Protection and Cemeteries and Burials. Proposals will not be supported where sites are at risk of flooding or would cause the flooding of existing burial plots regardless of the absence of other suitable sites within Central Lancashire. New crematoria should not be located in areas of poor air quality.



07

# High Quality Environment



## Introduction

7.1 The natural and historic environment of Central Lancashire is fundamental to its character and appearance. The environment makes a significant contribution to the economic and social well-being of the area and its communities. This plan plays an important role in protecting and enhancing nature and heritage assets, encouraging appropriate restoration and replacement and managing the use of resources. Areas of countryside and diverse and locally distinctive places contribute to the area's sense of place.

7.2 A high-quality natural environment is a key contributor to sustainable development and can support a wide range of biodiversity and contributes to human health and wellbeing. Nature is in long term decline and urgent action must be taken to reverse this. A thriving natural and built environment, and access to it, underpins a healthy, prosperous society and economy. The nature crisis and the climate emergency are intrinsically linked, and the impacts of the climate crisis drive nature's decline, while restoring nature can help to tackle the climate crisis including by trapping carbon safely.

7.3 Access to open, green and public spaces for recreation, as a visual amenity, enables everyone to enjoy the mental and physical health benefits of socialising and connecting with nature. The concept of green and blue infrastructure is overarching reflecting that land uses and spaces can perform a range of functions. For example, recreation, health, air quality, amenity, flood storage/slowing, tree planting and carbon capture benefits can be achieved alongside each other.

7.4 Our environment benefits from a significant, protective legal framework, including the Environmental Act 2021, which aims to improve the country's air quality, restore natural habitats, increase biodiversity, reduce waste, and make better use of resources. A key provision was the introduction of a Biodiversity Net Gain (BNG) requirement with an enhanced Biodiversity Duty on each Local Authority, and the creation of Local Nature Recovery Strategies.

7.5 The environmental objective of the NPPF is to protect and enhance our natural, built and historic environment. Strategic policies should make sufficient provision for the conservation and enhancement of this environment. The fundamental aim of national Green Belt policy is to prevent urban sprawl by keeping land permanently open. Achieving well-designed, high quality and sustainable buildings and place is identified by the NPPF as being fundamental to the planning and development process. The planning system should also support the transition to a low carbon future in a changing climate, taking full account of flood risk. Contributing to and enhancing the natural and local environment includes a range of considerations that are reflected by the policies in this chapter. Heritage assets are identified as an irreplaceable resource in the NPPF that should be appropriately conserved, based on their significance.

## Policy Overview

7.6 This chapter sets out policies to safeguard and improve our natural, built and historic environment. All designations, protected areas and sites mentioned in the policies below are shown on the policies map.

7.7 The policies look to integrate high quality design and support high quality place making. The first policy is an overarching and cross cutting policy on good design – including for buildings, space and water efficiency. Key policy principles for streets and spaces are then identified, reflecting the importance of the public realm to sense of place, for safer and inclusive communities and functionally for movement and rest. Detailed principles for assessing tall building proposals are identified and a policy approach to protect visual and residential amenity is provided.

7.8 Policies on green infrastructure, biodiversity net gain, nature conservation sites, trees/woodlands/hedgerows and species reflect Central Lancashire's varied and important natural assets, some of which are designated for their international, national or local significance.

7.9 Water management focused policies reflect the need to guide development to areas at the lowest risk of flooding, consider all sources of flooding, use sustainable drainage systems and safeguard and manage our water supplies. The unnecessary loss of best and most versatile agricultural land should also be avoided.

7.10 Central Lancashire has a rich and diverse historic environment, the value of our heritage assets and archaeology in urban and rural areas is recognised. Similarly maintaining environmental quality is a key aim so policies seek to ensure that development is appropriate for its location and avoids harmful effects, including cumulative effects, from the different types of pollution.

7.11 Planning policies play an important role in keeping areas of land open. Green Belt, Areas of Separation and Open Countryside policies all aim to keep land open, for different reasons, and to ensure that development in these areas is appropriate, given their respective roles and importance. The landscape of Central Lancashire is extremely varied, some areas are nationally significant, and others are locally distinct and highly valued which reinforces the need for a policy approach to protect and enhance a high quality and distinctive landscape.

### **Policy EN1 (Strategic Policy): Well Designed Places**

1. Development should create high quality and sustainable buildings and places, reflecting the character and appearance of the area, consistent with the ten characteristics set out in the National Design Guide (or any subsequent amendments).
2. Major development proposals which include residential uses should show how they will meet the criteria in 'Building for a Healthy Life' (or any successor publication) and will be expected to achieve a 'green light' against each 'Building for Life' question. These principles should be illustrated in Design and Access Statements.
3. All new dwellings must comply with the nationally described space standards, and higher water efficiency standards (equivalent to 110 litres/person/day).
4. Significant schemes will be required to provide a Masterplan, parameter plans, and a design code in support of their application.
5. All development should be consistent with national and any adopted local design codes, and guidance, such as the Central Lancashire Design Guidance.



7.12 The purpose of this policy is to provide the overarching and cross cutting policy on good design. Further detailed local guidance and design coding will be produced as required to supplement design policies.

Development proposals should be consistent with national policy and guidance including:

- National Design Guide
- Building for Life (Building for Life 12 & Building for a Healthy Life)
- (Former) CABE – creating successful masterplans
- Building Better Building Beautiful Commission
- Design Council – lessons from Design Code Pathfinders
- National Model Design Code

7.13 Where relevant, design should also be informed by current guidance published by statutory consultees and other professional bodies. Early pre-application discussions are strongly encouraged for complex major schemes. Significant major proposals should attend early design review(s). In the northwest this is currently undertaken by Places Matter: Places Matter ([architecture.com](http://architecture.com))

7.14 The National Planning Practice Guidance provides the basis for the Council to set standards relating to the optional technical standards on space, water and accessibility. The Council's expect developments to comply with the national described space standards.

7.15 The northwest is an area of Moderate water stress (Environment Agency Water - Stressed Areas Classification) and may be able to be a water exporter to areas of water stress by 2050. This will only be feasible if demand is managed as the region grows and drops from the current average of 134 litres per capita per day to 110 litres by 2050. The Council will require the optional water efficiency standard of 110 litres per person per day, as described in Part G of Schedule 1 to the Building Regulations 2010, in all new residential development to improve security of supply.

## Policy EN2: Design Criteria for New Development

1. All major development amending existing or proposing new streets and open spaces should be climate change resilient and:

- a) Enhance the site's existing natural and heritage assets, including blue and green infrastructure via landscape led masterplanning;
- b) Be designed in line with Manual for Streets (or any successor publications), giving priority to people over vehicles following the user hierarchy in the order below:
  - i. Pedestrians
  - ii. Cyclists
  - iii. Public transport users
  - iv. Specialist service vehicles (emergency services, waste etc)
  - v. Other motor traffic;
- c) Create convenient, well-lit and safe walking, wheeling and cycling routes;
- d) Include active frontages to encourage natural surveillance, particularly along key routes;
- e) Include street trees and install hard landscaping and heat/drought resistant soft landscaping illustrated in a full public realm masterplan (covering all streets and spaces);
- f) Set out a variety of surfacing materials, particularly within shared spaces;

- g) Include a long-term maintenance plan, particularly regarding landscaping, street trees and surface materials;
- h) Integrate parking and service routes sensitively, through positioning behind or under development where possible.
- i) Consider waste and recycling storage areas carefully which should be designed into schemes at an early stage.

7.16 The purpose of this policy is to provide the key policy principles for Streets and Spaces. Streets and public spaces (the 'public realm') are the glue that connects and holds places together. Once designed and built they tend to remain long past the lifetime of many buildings. For this reason, it is crucial that they are well designed from the outset and well managed in perpetuity. Development should be consistent with national and local policy & guidance (and subsequent amendments):

#### **National Guidance:**

- National Design Guide
- Manual for Streets, Department for Transport and Department for Communities and Local Government, 2007
- Manual for Streets 2, Department for Transport, 2010
- Streets for a Healthy Life, Homes England, 2022
- CIHT: Creating better streets: Inclusive and accessible places, 2018

#### **Lancashire County Wide guidance:**

- Lancashire Walking and Cycling Infrastructure Strategy (LCWIP).
- Creating Civilised Streets - Policy & Design Guidance, Lancashire County Council (LCC) June 2010
- Lancashire County Council Adoptable Street Standards and palette of materials

#### **Other guidance**

- Cities Alive: Designing cities that work for women (United Nations Development Programme/ University of Liverpool/Arup, 2022)

7.17 Active frontages are building frontages with openings onto the space that generate activity and engagement between the building interior and the space outside, particularly entrances. Natural surveillance occurs when buildings around a space are designed with features that are likely to lead to people overlooking the space. These may be windows, balconies, front gardens, or entrances.

### **Policy EN3: Tall Buildings**

1. Tall Buildings are defined as proposals which are significantly taller than their surroundings. This will be dependent on the context of the site and location.
2. Applicants should show how they meet the design principles below in their Design and Access Statements. Any significant major schemes will be required to go to early design review(s)\*.

### 3. All proposals for tall buildings should meet these criteria:

#### a) Context

- i. Be of a suitable height, scale, and massing in relation to their context. Tall buildings should be sited in suitable locations: likely to be main urban centres within walking distance of transport hubs (5-10 minutes' walk);
- ii. Enhance skylines, views, and historic settings. Protect and preserve areas of special character and interest, principal views across the area and historic skyline;

#### b) Identity

- i. Tall buildings are, by their nature, one-offs and need to be designed to the highest architectural quality because of their prominence;

#### c) Built form

- i. Architectural design. Tall buildings must be well articulated, with a balanced and coherent form, expressing a base, shaft and top;
- ii. Contrast. Dependent on location and context, tall buildings should include lower rise elements to step down the development to lower neighbours and/or provide sufficient buffer space where a stark contrast is proposed, to complement the existing low rise urban fabric/built form;

#### d) Movement

- i. Ensure that they have a good relationship with the street, movement patterns and transport facilities, creating high quality public space at the same time;
- ii. Ensure that they assist in the legibility of the area and contribute strongly to a sense of place (create high quality landmarks);

#### e) Nature

- i. Micro-climate/wind: tall buildings need to be well considered in terms of overshadowing and wind. It may be necessary to protect the surrounding public realm from down draughts. These impacts should be avoided by mitigating features within the design;

#### f) Public spaces

- i. High quality public realm: Public spaces around the base of tall buildings need to be generous, safe, appropriately lit, well designed and contribute positively to the local context. SuDs and green infrastructure should be built into the design at an early stage and retained in perpetuity;
- ii. Active Frontages/ground levels: the ground floors of tall buildings need to include active frontages with overlooking & animation and where possible no parking or servicing in public view;

#### g) Mixed Uses

- i. Proposals should deliver a mix of uses including active ground floors to generate footfall, animate the surrounding area and contribute to a vibrant location;
- ii. They should aim to offer uses available to the wider public, including retail, leisure, cultural, community, health, or other civic uses at ground levels and other uses above;

#### h) Homes and buildings

- i. Residential well-being & amenity. Proposals should be well considered in relation to access to daylight and sunlight, outdoor space, natural ventilation, privacy distances, overlooking, amenity space between apartments, shared spaces, surrounding residential properties and greenspace;
- ii. Residential (led) schemes should follow the principles set out in the Building for Life 12 Standard (for Higher Density Schemes) and scheme DAS could be structured around this;

#### i) Resources

- i. All proposals should be environmentally sustainable and operational. They must be energy efficient, minimize carbon emissions, be adaptable and long lasting;
- ii. Minimum BREEAM “Very Good” Standard is expected.

#### j) Lifespan

- i. Materials: The use of materials needs to be consistent and simple. Green infrastructure including green walls and roofs are strongly encouraged and should be built into the design at an early stage.

4. ‘Significant tall buildings’ are defined below:

Location	No. of stories (or equivalent height)
Preston: City Centre	10 or more
Preston: Outside City Centre	5 or more
South Ribble	5 or more
Chorley	5 or more

7.18 The purpose of Policy EN3 is to provide the detailed principles relevant to assess tall building proposals. There is limited current guidance on tall buildings in national policy. Tall Buildings are defined as proposals which are significantly taller than their surroundings. This will be dependent on the context of the site and location. Significant tall building proposals should attend early design review(s). In the northwest this is currently undertaken by Places matter: Places Matter (architecture.com). Development should be consistent with relevant national policy and guidance including:

- National Design Guide
- Building for Life (Building for Life 12 - High Density supplement)
- Historic England Tall Building guidance advice notes (latest March 2022)

### Policy EN4: Amenity

1. The Councils will seek to protect and where possible enhance both visual and residential amenity.

2. Developments will be required to:

- a) protect or enhance the character of the existing building(s) and the surrounding area with respect to design, scale, massing and materials used; and
- b) provide or maintain a good standard of daylight, sunlight, outlook, privacy and amenity for all existing and future occupants of buildings; and
- c) ensure new dwellings have adequate private amenity space in keeping with the character of the area.

3. Developments should be sited and designed to ensure that they would not have a significant negative impact on the operation of adjacent businesses and/or facilities ('Agent of change' principle).

7.19 The Councils expect that development is well designed and is not harmful to the visual amenity of its surroundings. Visual amenity impacts can be mitigated through appropriate design, scale and massing in terms of the character of the surrounding area and use of materials. The Councils will also expect development to avoid harmful effects on the amenity of those occupying new development and the occupiers/users of existing properties nearby. Residential amenity is influenced by a range of factors such as private outdoor space, privacy, outlook and natural light. The relationship of buildings to each other and their individual design can have a significant impact on these factors and on residents' comfort.

7.20 The Councils' Supplementary Planning Guidance provides further information of how developments should be designed to ensure a high standard of visual and residential amenity. Under the Agent of change principle, development must integrate with its surroundings, including existing adjacent uses. Following development, adjacent businesses and facilities should be expected to operate as normal. Consequently, where the introduction of users/occupiers who may be sensitive to noise from adjacent land uses is proposed, mitigation should be included to shield them from those adjacent operations. Mitigation measures will vary depending upon the development's typology and its location but should be clearly demonstrated within the development's design and may be controlled through condition.

### **Policy EN5: Green Infrastructure**

1. Developments shall prioritise the protection, quality, connectivity and multi-functionality of green infrastructure, and the ecosystem services that it provides.

2. The design of development shall contribute to improvements, accessibility, connectivity, and expansion of green infrastructure by establishing new green infrastructure features, enhancing and maintaining existing green infrastructure, and maintaining the connectivity between features.

3. Developments shall, as appropriate to their context and scale:

- a) Protect and enhance the functionality and quality of the existing green infrastructure;
- b) Incorporate diverse green infrastructure that is appropriate to the landscape, reflects the local and historic character, and complements existing green infrastructure;

- c) Maintain and enhance the connectivity between green infrastructure features, whilst providing connectivity between existing and new features;
- d) Provide a Habitat Management and Monitoring Plan (HMMP) to secure green infrastructure.
- e) Incorporate features for the benefit of local wildlife such as integrated swift bricks, bird and bat boxes, hedgerows at plot boundaries and hedgehog highways.

4. Where proposals will result in the loss or degradation of green infrastructure, and/or sever or degrade the connectivity between existing green infrastructure features, the proposals shall meet the following criteria to be considered acceptable:

- a) The necessity and benefits of the development demonstrably outweigh the adverse impacts upon public amenity and nature conservation value; and
- b) Where it is demonstrated that harm cannot be avoided, the NPPF mitigation hierarchy is to be followed, whereby the harm is minimised and appropriate mitigation, compensation and/or enhancement is provided.

5. Land is allocated for new green infrastructure provision incorporating an extension to Adlington Cemetery, the provision of new allotments and a habitat bank for biodiversity net gain at the following site:

EN5.1 – Land at Harrison’s Farm, Adlington

6. Land is allocated for a Central Park to the northeast of Lostock Hall. To help deliver the Central Park a limited amount of enabling residential development (up to 125 dwellings at Lime Kiln Farm) may be permitted. However, any scheme for residential development must clearly identify how this will enable the Park to be delivered ensuring good linkages to the wider greenspace network. This may include the physical transfer of land to South Ribble Borough Council and/ or developer contributions.

EN5.2 – Central Park

7.21 Green infrastructure refers to the network of multi-functional green and blue spaces and other natural features, urban and rural which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity. Green infrastructure improves natural resilience and assists in mitigating and adapting to the effects of climate change, whilst providing an ecological network of habitats.

7.22 The Councils, in collaboration with other partners, will adopt a strategic approach to enhance and maintain the green infrastructure across Central Lancashire. The Councils acknowledge the critical importance of conserving and extending the green infrastructure network to achieve sustainable development goals. The creation of a robust, well-considered network of green and blue corridors and spaces can contribute to the recovery of biodiversity and enhance the overall wellbeing of our communities. This strategic approach can offer aesthetic benefits to residents, allow for a range of active travel and other recreational activities to take place, increase access to nature, and provide ecosystem services.

7.23 The green infrastructure in Central Lancashire will compliment and contribute to the emerging Lancashire Local Nature Recovery Strategy, driving nature recovery locally and providing wider environmental improvements and forming part of the national Nature Recovery Network.

Green infrastructure found in Central Lancashire:

- Allotments and community gardens
- Amenity greenspace
- Cemeteries and churchyards
- Cycleways and footpaths
- Green corridors
- Green roofs and walls
- Hedgerows
- Natural and semi-natural greenspaces
- Parks and public gardens
- Ponds and lakes
- Priority Habitats
- Trees and woodlands
- Watercourses

7.24 In addition to the list above, private gardens are being increasingly recognised for their importance as green infrastructure, as private gardens cover a substantial part of urban areas across England. Gardens, and landscaped areas of non-residential developments, offer numerous opportunities to enhance green and blue elements, providing connectivity with the broader green infrastructure network.

7.25 New developments are to consider incorporating green infrastructure by creating wildlife friendly gardens and spaces, such as through incorporating hedgehog highways, and use of native hedgerows instead of fencing at plot boundaries. Additional enhancements shall include the installation of integral bird nest boxes (including swift bricks), bat access panels and bee bricks on new buildings. The use of native species of local provenance for landscape planting, and incorporation of habitats of value to wildlife is encouraged within areas of public open space and gardens, where appropriate. Site design should consider incorporating mosaics of ecologically valuable habitats such as wildflower meadows, wildlife ponds and wetlands with complimentary features, such as hibernacula and log piles, that are connected to the wider green infrastructure network, where appropriate.

7.26 Natural England's Green Infrastructure Framework is a commitment in the Government's 25-year environmental plan which provides valuable principles, standards, and a planning and design guide applicable to most green infrastructure developments. Developers are required to incorporate green infrastructure elements in their designs. Emphasis is placed on protecting, enhancing, and extending existing green infrastructure, ensuring designs comply with the Green Infrastructure Planning and Design Guide and enhancing connectivity and accessibility to the wider infrastructure network.

7.27 It is crucial that the design considers the continuous maintenance and management of the green infrastructure to secure its longevity. The Councils will require a Habitat Management

and Monitoring Plan for new and existing green infrastructure that sets out the maintenance and management principles and strategies for developments with green infrastructure of significant value to biodiversity or the green infrastructure network.

7.28 In cases where development adversely affects the green infrastructure, the mitigation hierarchy should be applied. In sequential order, priority should be to minimise impacts, provide mitigation and compensation, with preference to on-site provisions where appropriate. Enhancements are to be made to green infrastructure in accordance with the Biodiversity Duty. Off-site measures will only be considered when the benefits of the development outweigh the value of retention on-site, or where there are no suitable, viable alternatives on-site, and where this can be demonstrated. The loss of green infrastructure, including through the consideration of applications for dropped kerbs, shall be resisted wherever possible.

### **Harrison's Farm**

7.29 A site is allocated for new green infrastructure provision at Harrison's Farm, and will incorporate the following uses:

#### **Allotments**

- a) Allotments provide valuable spaces that enable sustainable food growing and reduce the effects of climate change. The Chorley Council Open Space Study Updated Standards Paper (April 2024) confirms that Chorley as a whole has a current allotment provision of 0.07ha per 1,000 population, which is below the National Society of Allotment and Leisure Gardeners (NSALG) recommended amount of 0.25ha per 1,000 population. The Adlington and Anderton ward currently has no allotment provision. An allotment site was allocated at Harrison's Farm in the previous Chorley Local Plan, but it has not yet been developed, it is therefore being rolled forward. The accessibility catchment for an individual allotment site is 15 minutes' drive therefore the proposed allotments would also serve other parts of the borough.

#### **Habitat Bank for Biodiversity Net Gain (BNG)**

- b) In England, BNG became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). If developers cannot achieve BNG on their own sites, they may have to rely on off-site biodiversity units to meet their BNG objective. Land at Harrison's Farm will be considered for biodiversity enhancement (habitat banking) for local off-site provision of Biodiversity Units. The habitat bank will be achieved by management interventions of existing habitats or newly created habitat. Interventions will consider the ecological opportunities and constraints at the site including protected species and/or Priority Habitats.

#### **Cemetery Extension**

- c) Between the last two censuses (held in 2011 and 2021), the population of Chorley increased by 9.9%, from around 107,200 in 2011 to around 117,700 in 2021. The 2021 Census data also indicated that the average age of the population of Chorley is increasing. Existing cemeteries in Chorley are reaching capacity and alongside the evidenced aging population, and further projected population growth in the Borough, provision to meet the Borough's burial needs in the short, medium and long term is necessary.



## Central Park

7.30 The Councils are committed to the creation of a Central Park in South Ribble, the park will run from Bamber Bridge and Lostock Hall in the south, through to the River Ribble and the River Darwen in the north (as shown on the policies map). The Park allocation allows a natural break in the built environment between the areas of Lostock Hall, Walton-le Dale to the north, Bamber Bridge to the east and Penwortham to the northwest.

7.31 The Central Park network is an ambitious scheme which South Ribble Borough Council is delivering in partnership with Lancashire County Council, Lancashire Wildlife Trust and other partner agencies. Whilst the Central Park was allocated in the South Ribble 2015 Local Plan and work has progressed well to deliver parts of the scheme, the area of Lime Kiln Farm and its surrounds is not within the ownership of the Council or its partner agencies. Limekiln Farm is a 13-hectare site owned by Homes England. To enable the Central Park network to be realised and provide links into the wider green networks, limited enabling residential development at Limekiln Farm may be permitted. However, any development should maximise the retention of greenspace and ensure that important wildlife corridors are retained and protected.

### Policy EN6: Biodiversity Net Gain

1. Development proposals shall retain, protect, and enhance biodiversity and ecologically valuable habitat proportionate to their scale and context. Habitat creation and enhancements shall be delivered in a manner of like-for-like, or better, than habitats lost or adversely impacted by development.

2. Developments must deliver the mandatory Biodiversity Net Gain (BNG) requirement of at least 10% unless exempt, as quantified using the latest version of the statutory biodiversity metric. Developments shall demonstrate how the Biodiversity Gain Hierarchy has been followed, and shall target BNG delivery in the following sequential order (alone or in combination, as required):

- On-site
- Off-site, within the LPA boundary
- Off-site, within Central Lancashire
- Off-site, within the National Character Area (NCA)
- Off-site, nationally
- Purchase of statutory biodiversity credits (as a last resort)

3. Applicants are to provide justification for where any deviation from the above hierarchical approach occurs. Where on-site compensation is not possible and opportunities to deliver on-site have been exhausted, or on-site delivery does not generate the most benefits for nature, off-site biodiversity compensation and enhancement shall be considered acceptable. At each stage in the above hierarchy, the delivery of BNG shall also be targeted on land identified within the Local Nature Recovery Strategy (LNRS), consistently and where possible.

4. All applications subject to mandatory BNG shall provide a draft Biodiversity Gain Plan including draft completed statutory metric(s), demonstrating how the BNG objective will

be achieved. All BNG applications shall provide sufficient information to enable the LPA to determine whether the BNG objective can be achieved if granted consent. Applications with existing and proposed on-site habitats of significant biodiversity value are to provide a draft Habitat Management and Monitoring Plan (HMMP) demonstrating how the habitat(s) will be managed and maintained for at least 30 years from the completion of the development, including how long-term management and monitoring will be funded. Developments delivering above 10% net gain on site shall declare whether excess biodiversity units are intended for registration onto the Biodiversity Gain Sites Register for sale and/or allocation to other schemes, and the types and number of biodiversity units to be registered.

5. Developments exempt from mandatory BNG (small-scale self-build applications) and developments for which BNG does not apply (retrospective applications), shall deliver no net loss and shall avoid, minimise, mitigate and compensate for adverse impacts on biodiversity, proportionate to their scale. Where possible, exempt developments shall provide enhancements for biodiversity.

7.32 Biodiversity Net Gain (BNG) is an approach to development, that ensures habitats for wildlife are left in a measurably better state than before the development. BNG will assist the recovery of biodiversity, enhance the natural capital, and promote ecologically sustainable development, while increasing access to quality greenspace. The requirements of mandatory BNG do not override other existing legal protections for important habitats and species, and best practice is to consider BNG delivery alongside other ecological considerations for combined and cumulative benefits for nature.

7.33 To achieve the best for nature, developments should consider BNG alongside other ecological considerations, as early in the planning stage as possible, beginning at the site selection stage, and during site design. An integrated, collaborative and multi-disciplinary approach should be sought during the planning stage of a development to achieve a cohesive design between ecology, BNG and landscaping, for example. It is encouraged to seek pre-application advice on BNG to assist with early consideration of constraints and identify opportunities that align with hierarchies and best practice.

7.34 All qualifying developments are required to deliver at least 10% measurable biodiversity net gain through the application of Natural England's statutory biodiversity metric. Applications should follow the Mitigation and Biodiversity Gain Hierarchies while giving consideration to Lancashire's Local Nature Recovery Strategy and national Nature Recovery Network. Developments must demonstrate this at the application stage so that the LPA can determine whether BNG objectives can be met in accordance with statutory requirements, relevant hierarchies and best practice.

7.35 The Mitigation Hierarchy prioritises on-site, and subsequently, local enhancements and is set out below:

- a) Avoidance of adverse impacts
- b) Minimising adverse impacts
- c) Mitigating impacts
- d) Compensating for adverse impacts

7.36 The Biodiversity Gain Hierarchy is set out below, and must be followed by all qualifying development:

- a) Avoiding adverse effects to very high, high and medium distinctiveness habitats
- b) Mitigating these effects where they cannot be avoided
- c) Compensating for adverse effects on on-site habitats by, in order of priority: enhancing on-site habitat, creating new on-site habitats, securing local off-site BNG provision via the allocation of registered off-site gain and finally, as the last resort, the purchase of statutory credits.

7.37 The Biodiversity Gain Hierarchy does not apply to Irreplaceable Habitat. Irreplaceable Habitat should instead be treated as follows: adverse impacts are to be avoided; then if adverse impacts on Irreplaceable Habitat cannot be avoided, impacts must be minimised and bespoke compensation in the event of adverse impacts, is to be agreed with the LPA.

7.38 On-site biodiversity net gain must be prioritised in all qualifying developments, with a target to enhance existing on-site habitats of medium or higher distinctiveness, and habitats considered to be of significant local value. Off-site biodiversity net gain will only be considered, when the required biodiversity net gain cannot wholly be delivered within the development site and the off-site provision will make a greater contribution to enhancing and connecting habitats in wider ecological network, with a preference for local delivery contributing to the Nature Recovery Network, i.e. within the Lancashire LNRS.

7.39 Applications will only be validated or considered for approval once sufficient information relating to BNG has been provided. If off-site biodiversity gain will be required, applicants must indicate where the required units will be sourced prior to determination. The LPA requires sufficient information regarding the delivery of BNG at the application stage, to be confident that the Biodiversity Gain pre-commencement condition attached to applications on consent can be discharged. Developments that will deliver above 10% net gain on-site shall declare whether the excess biodiversity units above 10% are intended for sale / allocation to other schemes. This would allow the LPA to recognise where excess on-site biodiversity enhancements are being provided as compensation for other schemes, or if they are providing additional local benefit for biodiversity above those statutorily required.

7.40 On-site habitats providing a 'significant' contribution towards meeting the development's BNG objective must be legally secured through planning obligations and/or planning conditions for a minimum of 30 years from the date of completion. Draft HMMPs provided at application stage will enable the LPA to determine how 'significant' on-site habitats will be delivered and secured. The LPA may impose planning conditions and/or legal agreements to secure on-site habitats and the 30-year management and monitoring of such habitats, dependent on their 'significance'. Significant on-site habitats are those that must be delivered and secured for a scheme to achieve its BNG objective. Significant on-site habitats may include:

- habitats of medium or higher distinctiveness,
- and/or ecologically valuable retained, enhanced and created habitats,
- and/or habitats considered to be of local ecological or greenspace value,
- and of a certain scale (area or biodiversity unit value).

7.41 Small-scale self-build and retrospective developments do not qualify for mandatory biodiversity net gain, however, should deliver no net loss in biodiversity, and provide enhancements proportionate to their scale to prevent the further decline of biodiversity in Central Lancashire and assist with nature's recovery.

### **Policy EN7: Designated Sites for Nature Conservation**

1. Developments shall avoid adverse impacts on designated sites and their qualifying features. Designated sites of international, national, and local importance within Central Lancashire, as shown on the policies map, include:

- Ribble and Alt Estuaries Ramsar Site
- Ribble and Alt Estuaries Special Protection Area (SPA)
- Ribble Estuary Marine Conservation Zone (MCZ)
- Ribble Estuary National Nature Reserves (NNR)
- Sites of Special Scientific Interest (SSSI)
- Forest of Bowland Area National Landscape
- Biological Heritage Sites (BHS)
- Local Nature Reserves (LNR)
- Local Geodiversity Sites (LGS)
- Wildlife Corridors

2. Developments shall aim to achieve no net loss of the ecological or conservation value of designated sites and deliver net gain where appropriate. Developments shall protect, conserve and enhance the existing Wildlife Corridors and ecological network (including the emerging LNRS), Priority Habitats and Irreplaceable Habitats.

3. Developments causing significant direct or indirect harm to designated sites or their designation features, or proposes development on opportunity areas identified in the emerging LNRS shall only be permitted where:

- a) There are no suitable alternatives, and the benefits of development clearly outweigh the impact on the qualifying features or conservation value of the site(s); and
- b) The benefits of development clearly outweigh the impacts on the site's contribution to the ecological network; and
- c) Adverse impacts on sites and qualifying features have been minimised, mitigated, and suitably compensated for, in accordance with the NPPF Mitigation Hierarchy, and enhancements have been provided.

4. Development proposals directly or indirectly affecting designated sites, Priority Habitats and / or Irreplaceable Habitats must be supported by an Ecological Assessment which demonstrates how the ecologically important features may be impacted by the proposals, and includes details of avoidance, mitigation, compensation, and enhancement, where appropriate. Developments impacting irreplaceable habitats will not be permitted.

5. A wintering bird survey may be required to support development proposals in order to provide certainty that the loss of functionally linked land will not adversely affect the integrity of the Ramsar sites and Special Protection Areas (SPAs) identified above. The wintering bird survey should determine a site's individual and cumulative importance for relevant bird species and inform mitigation proposals.

7.42 The Central Lancashire Councils recognise the importance of biodiversity and geodiversity, and the Local Plan seeks to protect sites of international, national, and local importance. The table below sets out the hierarchy of the protected sites of nature conservation in Central Lancashire.

Hierarchy	Site
International	Ribble & Alt Estuaries Ramsar Site Ribble & Alt Estuaries Special Protection Area (SPA)
National	Ribble Estuary Marine Conservation Zone (MCZ) Ribble Estuary National Nature Reserve (NNR) Sites of Special Scientific Interest (SSSI) Forest of Bowland Area National Landscape
Local	Biological Heritage Sites (BHS) Geological Heritage Sites (GHS) Local Nature Reserves (LNR) Wildlife Corridors

7.43 At the International level, the Ribble & Alt Estuaries are designated as a Special Protection Area for birds and a Ramsar International Wetland site which is protected by the Conservation of Habitats and Species Regulations 2017 (the Habitat Regulations). The Ribble Estuary is a Marine Conservation Zone, National Nature Reserve and a Site of Special Scientific Interest (SSSI). This site receives the highest level of protection and development within the site will not be normally approved, unless exceptional circumstances can be demonstrated in accordance with the NPPF, and the mitigation hierarchy has been applied. The protections afforded to the international Ribble & Alt Estuaries designated site also extends to habitats outside of the designated site boundaries that support the qualifying species and designation features of the site (such as functionally linked land that supports qualifying waterfowl and wetland bird species).

7.44 The Local Plan also seeks to protect sites of international, national and local importance that fall outside the Central Lancashire boundary. These include the following sites of international importance:

- Morecambe Bay and Duddon Estuary Special Protection Area (SPA)
- Morecambe Bay Ramsar Site
- Martin Mere Special Protection Area (SPA) and Ramsar Site
- Bowland Fells Special Protection Area (SPA)
- Liverpool Bay Special Protection Area (SPA)

7.45 Wintering bird surveys are required for a number of the site allocations as identified in the relevant site allocation policy. This is because these sites fall within the buffer distance for one or more of the qualifying bird species on one or more of the habitat sites as set out in the table below. The survey must include those bird species that the development site falls within the buffer distance of.

7.46 Wintering bird surveys are also required for developments on non-allocated sites that come forward within the buffer distances for the relevant bird species from each habitat site as set out in the table below.

Habitat Site	Qualifying Bird Species	Buffer Distance from Habitat Site Boundary
Ribble and Alt Estuaries Ramsar Site Ribble and Alt Estuaries SPA	<ul style="list-style-type: none"> <li>• Ruff;</li> <li>• Bewick's swan</li> <li>• Whooper swan;</li> <li>• Golden plover;</li> <li>• Lesser black-backed gull;</li> <li>• Pink-footed goose;</li> <li>• Wigeon;</li> <li>• Teal;</li> <li>• Pintail;</li> <li>• Dunlin;</li> <li>• Black-tailed godwit.</li> </ul>	<ul style="list-style-type: none"> <li>• 5km for whooper swan</li> <li>• 15km for golden plover</li> <li>• 20km for pink-footed goose</li> <li>• 2km for all other species</li> </ul>
Morecambe Bay and Duddon Estuary SPA Morecambe Bay Ramsar Site	<ul style="list-style-type: none"> <li>• Golden plover;</li> <li>• Curlew;</li> <li>• Pink-footed goose.</li> </ul>	
Martin Mere SPA and Ramsar Site	<ul style="list-style-type: none"> <li>• Pink-footed goose.</li> </ul>	
Bowland Fells SPA	<ul style="list-style-type: none"> <li>• Hen harrier</li> <li>• Merlin</li> <li>• Lesser black-backed gull</li> </ul>	
Liverpool Bay SPA	<ul style="list-style-type: none"> <li>• Red throated diver</li> <li>• Little gull</li> <li>• Common scoter</li> <li>• Little tern</li> <li>• Common tern</li> </ul>	

7.47 At the National Level, there are 7 SSSIs in Central Lancashire, including:

- Beeston Brook Pasture
- Charnock Richard Pasture
- Darwen River Section
- Red Scar and Tun Brook Woods
- Ribble Estuary
- West Pennine Moors
- Wrightington Bar Pasture

7.48 Planning permission will only be granted if the development proposal can demonstrate the public benefits and needs of the development would significantly outweigh the loss or deterioration of habitats and ecological value and applies the mitigation hierarchy to reduce the disturbance to a minimum, providing appropriate mitigation and compensation as required.

7.49 At the local level, Central Lancashire boasts a total of 214 Biological Heritage Sites, with Chorley including 109, South Ribble comprising 64, and Preston accounting for 41. Additionally,

there are 17 Geological Heritage Sites in the plan area. Lancashire County Council will be soon undertaking a review of all Biological Heritage Sites in the County, the number may be changed across the three boroughs once it completed.

7.50 Central Lancashire supports 10 Local Nature Reserves across the three boroughs, and a series of Wildlife Corridors across Preston and South Ribble. BHSs, LNRs and Wildlife Corridors are locally important sites of the ecological network across Central Lancashire, providing natural and semi-natural environments for flora and fauna, and a refuge from developed areas. The protection and expansion of this network is key for nature conservation in Central Lancashire. Along with BHSs, LNRs and Wildlife Corridors are to be protected from development that will cause loss, deterioration, fragmentation or reduction in ecological connectivity.

7.51 The Councils recognise the importance of biodiversity net gain and nature recovery and their contribution towards strengthening the National Nature Recovery Network to restore and enhance the natural environment. Biodiversity also plays an important role in adaption and mitigation to climate change, as it supports the ecosystem services that green and blue infrastructures provide. Currently, the Central Lancashire Authorities are collaborating with Lancashire County Council on the development of the Local Nature Recovery Strategy (LNRS). This strategy will seek to drive nature's recovery and provide relevant guidance on environmental improvements on a county-wide level under the Environment Act 2021. It will identify the most valuable existing areas for nature, including the ecological sites and networks across Lancashire, and areas of strategic significance for use in Biodiversity Net Gain assessments.

7.52 The Councils will also work with neighbouring authorities, 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 EN8: Trees, Woodlands and Hedgerows**

1. Development proposals shall be prepared based on the overriding principles that:
  - a) The existing tree, woodland, and hedgerow cover is retained, protected, improved; and
  - b) Opportunities for expanding tree, woodland and hedgerow cover are actively considered and implemented; and
  - c) The loss or degradation of existing trees, woodlands and hedgerows where justified, is adequately mitigated; and
  - d) Ancient woodlands, ancient trees and veteran trees will be retained and protected.

### **Existing Trees, Woodlands and Hedgerows**

2. Development proposals which affect existing trees, woodlands, and/or hedgerows shall be accompanied by adequate supporting information, such as an Arboricultural Impact Assessment, in order to demonstrate that the impact of the development has been adequately assessed.

3. Existing trees, woodlands, and hedgerows shall be incorporated into development proposals in a positive manner. Opportunities for expanding tree and hedgerow cover shall also be demonstrated.

4. Where a proposal will result in the loss of a tree(s) protected by a Tree Preservation Order, a tree(s) within a Conservation Area, or hedgerows qualifying as a Priority Habitat, or where the proposals will result in significant degradation of existing trees, woodland and hedgerows, it shall be demonstrated by the applicant that:

- a) There is no loss of amenity value which arises because of the development; and
- b) The removal of one or more trees would be in the interest of good arboricultural practice; and
- c) The need for, and benefits of, the development in that location clearly outweigh the loss; and
- d) There are no suitable alternatives.

### **Mitigating for loss and degradation of Trees, Woodlands, and Hedgerow**

5. Buildings and other structures shall be sited to allow adequate space for natural development of existing and planted trees, considering predicted height and canopy spread to minimise degradation or conflict.

6. Where it has been demonstrated by the applicant that there will be an unavoidable loss of trees and/or hedgerow in order to facilitate the proposal, then appropriate mitigation via compensatory planting will be required. Tree planting shall be provided on-site at a ratio of 2 trees per 1 loss, and loss of hedgerow shall be compensated for by planting of an equal or greater length of hedgerow to the length lost.

7. Where proposals will result in the significant degradation of the quality of trees, woodlands and/or hedgerows, then appropriate mitigation through enhancement of retained habitats and/or compensatory tree and hedgerow planting will be required. Off-site compensation will only be considered in exceptional cases.

### **New Trees and Hedgerow**

8. When planting new trees and/or hedgerow, proposals shall seek to incorporate species of an appropriate mix, scale, indigeneity, and local provenance when planting, as approved by the Council's arborist.

9. Proposals which include new street trees shall:

- a) Site them as to avoid any negative impacts on highway safety or disruption to underground utilities; and
- b) Be sited so that there is space for maturation and growth; and
- c) Provide a mix of species with proven resilience to urban climates when located in town and/or City Centres.



7.53 Trees and hedgerows make a significant contribution to the visual quality of the environment, in both the countryside and in towns. The area of land covered by trees has decreased over time, but there are still areas of coverage which should be protected, maintained, and expanded. Hedgerows and trees, particularly stands of trees and woodlands, provide habitats for wildlife and provide ecosystem services, such as sequestering carbon and mitigating the impacts of climate change. The quality, diversity and maturity of trees, woodlands and hedgerows significantly impacts their value for biodiversity. Therefore, where there is an unavoidable loss or degradation of trees, woodlands and/or hedgerows, replacement trees and hedgerow either on the site or within the vicinity of the site will be required, and/or enhancement of retained trees, woodlands and hedgerows will be required, where appropriate. Where this is not possible, off-site provision will be required.

7.54 When planting new trees and hedgerow, consideration should be given to the conditions of the site and eventual size of the species selected. Indigenous species should be chosen when possible, and amenity contribution and seasonal interest should also be major considerations in species selection. For hedgerows, a mix of native species should be planted to promote biodiversity and increase the ecological value and species richness of the hedgerow, while increasing its climate resilience.

7.55 When considering species selection, resilience to the unique micro-climates produced in urban areas should be a consideration for both tree and hedgerow planting. As such, native species which thrive in non-urban locations may not be appropriate in town and City Centres. When proposing new trees in urban areas, applicants should provide a mix of species and justify their appropriateness for urban conditions.

7.56 Developers will be required to provide appropriate management measures and implementation plans to protect newly planted trees and hedgerows. Where construction works are permitted on sites with existing tree, woodland and/or hedgerow cover, then appropriate management measures will be required to safeguard existing cover and demarcate root protection zones.

7.57 All planning applications will be required to provide an Arboricultural Survey with appropriate information, where trees and/or hedgerows are present and will be impacted. Surveys should assess their ecological, historical, health and amenity value and clearly identify ancient/mature and veteran trees.

7.58 Ancient Woodlands (woodlands which have been continuously wooded since 1600AD) including plantations on Ancient Woodlands are particularly important for their flora, fauna and their undisturbed soil and drainage patterns. It is essential that Ancient Woodlands are protected from the adverse effects of development since they are an irreplaceable habitat. Ancient and veteran trees are also irreplaceable habitats and are to be protected from the adverse effects of development.

## Policy EN9: Species Protection

1. Developments that cause significant harm to and/or compromise the conservation status of legally protected species and/or priority species, shall only be permitted where:

- a) The necessity and benefits of the development significantly outweigh the impacts on the protected and/or priority species and their conservation status; and
- b) It is demonstrated that significant harm cannot be avoided, and the amount of harm is minimised, and appropriate mitigation, compensation and/or enhancement provision is provided, in accordance with the NPPF mitigation hierarchy.

2. Development design must actively protect and enhance habitat connectivity and ecological corridors, including Wildlife Corridors, and incorporate habitat and species enhancement strategies, and protected species strategies, aligning with the surrounding environment and the context of the development, where possible.

3. Developments shall use low level lighting and shall be designed to avoid and minimise light spill onto ecological corridors to maintain their function and habitat connectivity value for protected and priority species.

4. Development proposals that are likely to impact on legally protected and/or, priority species must be supported by an Ecological Appraisal and relevant protected species surveys, that include details of avoidance, minimising harm, mitigation, compensation, and enhancement for species, where appropriate.

7.59 The NPPF stipulates that local plans must promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species protected under Section 41 of the Natural Environment and Rural Communities Act 2006, Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992.

7.60 Many species of plants and animals are protected by law. The PPG provides guidance on the protected species for local planning authorities. It also identifies protected species and the habitats in which they are likely to be present. Furthermore, European Protected Species (EPS) have full protection under the Conservation of Habitats and Species Regulation 2017.

7.61 Priority species and habitats were first identified in the UK Biodiversity Action Plan (BAP) and are known as species and habitats of principal importance in England (Section 41 habitats and species of the Natural Environment and Rural Communities (NERC) Act 2006). The Government has published a list of these priority species and habitats to assist local planning authorities in meeting the 'biodiversity duty' and to integrate species and habitat conservation into the policy considerations.

7.62 Developments are to consider the Lancashire LNRS and protected species strategies, where relevant. Particular attention will be given to protect priority species identified as being the most threatened and requiring conservation action. Developers are required to incorporate habitat enhancement strategies in their designs, such as through the installation of bird boxes, bat boxes and bat access panels/tiles, and/or the creation of semi-natural habitats that will attract and sustain protected and priority species. These enhancements should be carefully considered in conjunction with the surrounding environment and the context of development proposals, with a focus on enhancing connectivity and availability of habitats for protected species. Such enhancements must be accompanied by good site design, including appropriate

lighting strategies, for example, avoiding and minimising light spill onto ecologically valuable habitats and corridors. Low level lighting use will minimise light pollution so that ecologically important resting, foraging and commuting habitat is retained and maintains functionality.

7.63 If a development is likely to adversely affect any protected or priority species, it is the developer's responsibility to conduct all necessary ecological surveys. Ecology surveys need to be provided to assess the quality, quantity, and value of biodiversity on site and/or near the site, to identify the presence of and status of protected and priority species on-site, and how the development may impact such species. Developers are expected to submit robust information, which may involve survey work at seasonally appropriate times of the year. Natural England is the statutory consultee on all the planning applications affecting protected species, and the Councils have a duty to inform applicants of their legal obligations such as the requirement to obtain relevant species licences where appropriate.

7.64 Permission will not be granted for developments that have an adverse impact on protected and priority species unless it can be demonstrated the needs and benefits of the development significantly outweigh the ecological value and the impacts on the protected and priority species and their conservation status. In such cases, all development proposals should demonstrate that the NPPF mitigation hierarchy has been fulfilled, i.e. to avoid and minimise adverse impacts, provide suitable mitigation, compensation, and enhancements to promote the conservation of protected and priority species.

7.65 Priority will be given to the on-site mitigation for protected and priority species, achievable through suitable design, landscaping, timing, and context of mitigation measures, where appropriate. Translocation and off-site enhancements will only be considered when the benefits of the development outweigh the value of in situ conservation, or where there are no suitable, viable alternatives on-site. Planning conditions and, where appropriate, planning agreements will be used to secure suitable safeguards and management to sustain the local population of protected and priority species. If the Councils find that sufficient and satisfactory mitigation measures have not been provided or cannot be achieved, then development will be refused.

## **Policy EN10: Development and Flood Risk**

1. Proposals for development shall avoid areas at higher risk of flooding (as defined in the PPG) from all sources, considering the current and future impacts of climate change – so as to avoid any increased flood risk to people and property during the design flood.
2. Development will be required to demonstrate that it is safe from all types of flooding and that it will not exacerbate flood risk onsite or elsewhere within the plan area, including neighbouring agricultural land. Where appropriate, applications should be supported by a site-specific flood risk assessment and flood risk issues are clearly considered, and flood resilience is addressed, accounting for climate change.
3. 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 and a flood warning and evacuation plan must be provided.

4. 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 significant loss of floodplain storage.

5. Development proposals must have no adverse impact on the capacity and water quality of any receiving surface water bodies or groundwaters, including watercourses and/or the operational functions of existing flood defence infrastructure.

6. Developments must ensure they provide sufficient access for future inspection, operation and maintenance of all watercourses and flood defence infrastructure. Liaison with the regulating authority (Environment Agency and/or Lead Local Flood Authority) is encouraged.

7. All proposals for new development must take account of the Council's most up-to-date Strategic Flood Risk Assessment (or the most up-to-date Council flood risk assessment available) in combination with any other relevant evidence including that of the Lead Local Flood Authority (Lancashire County Council) and the Environment Agency.

7.66 Due to areas at highest risk of flooding across Central Lancashire, the plan seeks to direct development away from these areas. Paragraph 023 of the Flood Risk and Coastal Change section of the PPG defines 'higher risk' when introducing the aim of the Sequential Test. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding.

7.67 Flood resistance measures stop water entering a building up to a safe structural limit, guidance is provided in paras 068 and 069 of the Flood Risk and Coastal Change section of the PPG. 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.

7.68 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. Where this cannot be achieved the Council will expect proposals to include appropriate mitigation measures to effectively deal with flood risk.

7.69 One method of mitigating flood risk is through the use of Sustainable Drainage Systems (SuDS) which are designed to control surface water run off close to where it falls by mimicking natural drainage as closely as possible and accounting for the predicted impacts of climate change. Well-designed high quality multifunctional SuDS support the delivering of the four pillars of SuDS design (water quality, water quantity, biodiversity and amenity) in line with the CIRIA SuDS Manual. SuDS can improve the general aesthetic of a development and create a strong sense of place making.

7.70 Effective flood risk policies should focus on managing flood risk from all sources by applying a sequential, risk-based approach to the location of development in line with national guidance. This seeks to direct development away from areas at highest risk of flooding (paying attention to guidance on flood risk vulnerability classification set out in NPPF Annex 3), and where development is necessary, seeks to make it safe without increasing flooding elsewhere.

7.71 New development must consider the Central Lancashire Strategic Flood Risk Assessment and any updated Environment Agency mapping (NaFRA2) that highlight areas at risk and vulnerable to flooding, either from fluvial (river) sources, coastal flooding or surface water flooding. Developers are encouraged to address any flooding issues with relevant bodies (including but not limited to LCC as the Lead Local Flood Authority, United Utilities and the Environment Agency) before submitting an application and where required, prepare a site-specific flood risk assessment.

7.72 Consideration should also be given to areas identified at risk of sewer flooding. If development is proposed on a site which existing sewers pass through or near to, and modelling data has identified it as being at risk of sewer flooding, this must be considered at the detailed design stage. Applicants are advised to engage with the Water and Sewage Undertaker (United Utilities) and private water companies (NAVs) early in the design process.

7.73 Where flood risk issues are identified by the SFRA, developments are required to demonstrate how they have addressed this within the proposals submitted.

7.74 It is important that new development proposals, particularly those which are located in areas which are at risk from flooding are designed to be resilient in terms of their layout, design and construction to ensure that they are adaptable and can withstand potential future flood events and take into account the impacts of Climate Change.

7.75 Where watercourses exist on site (or close to the site), developments are required to demonstrate how these have been considered and incorporated into the design of the development to maximise their potential in place making and design. Design should take account of any regulatory requirements on watercourses (as set by the Environment Agency and Lead Local Flood Authority). Proposals must demonstrate that development does not reduce any natural flood management (NFM) the area may have provided and is encouraged to consider ways of delivering NFM through the design which could aid in delivery of environmental benefits including Biodiversity Net Gain through development of blue-green infrastructure.

## **Policy EN11: Water Resource Management**

1. Sustainable drainage systems shall be incorporated within development proposals as required to manage surface water run-off on-site, close to where it falls, and should be designed to take account of climate change and urban creep. Multi-functional sustainable drainage systems should provide water quantity, water quality, amenity, and biodiversity benefits.
2. On greenfield sites, the peak run-off rate and the run-off volume must not exceed the existing greenfield runoff rates and volume for the same rainfall event including an allowance for climate change and urban creep.

3. On previously developed land the peak run-off rate and run-off volume should not exceed the greenfield runoff rates and volumes for the same rainfall event, including an allowance for climate change and urban creep. Where this cannot be achieved (with a robust justification) and/or where no operational drainage system exists, a minimum betterment will need establishing and agreeing with the drainage approving body. The SuDS Manual suggests 30% betterment is the starting point, and the agreed betterment for the reduction of the existing peak run-off rates for the site must be achieved, based upon a model of the existing drainage system, where present and operational (30% is stated in the CIRIA SuDS Manual (C753), but the most up to date SuDS manual should be used).

4. Development proposals should not seek to culvert any open watercourse and where possible should restore and enhance any watercourse to its natural state, including daylighting culverted watercourses unless appropriately justified.

5. Applicants shall demonstrate that surface water drainage from new development accords with the following sustainable drainage hierarchy:

- a) Re-use and reduce surface water runoff (source control)
- b) Infiltration
- c) Surface water body
- d) Surface water sewer
- e) Combined sewer

6. All components of a sustainable drainage system shall be managed and maintained to an acceptable standard and offered for adoption where possible. SuDS Management and Maintenance Plans are required to support development proposals.

7. Planning applications for major development shall include a completed Lancashire SuDS pro-forma within the sustainable drainage strategy.

7.76 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.

7.77 Where flood risk issues are identified by the SFRA, developments are required to demonstrate how they have addressed this within the proposals submitted, including how the development promotes the use of sustainable drainage systems to control surface water run off close to where it falls by mimicking natural drainage as closely as possible and accounting for the predicted impacts of climate change. In line with NPPF, developments will only be allowed where it can be demonstrated that the proposal incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate.

7.78 When evaluating landscaping proposals, including proposals for tree-lined streets, these must be integrated with the strategy for sustainable surface water management to ensure design of development is intrinsically linked to making space for water. Landscaping proposals must evaluate and identify opportunities for sustainable surface water management

in line with the requirements set out in NPPF to ensure future resilience of communities and infrastructure to climate change impacts.

### **Policy EN12: Protecting Groundwater Source Protection Zones**

1. Development proposals must accord with the latest national guidance on Groundwater Protection.
2. New developments must:
  - a) Not have a detrimental impact on groundwater quantity and quality caused by water run-off into nearby waterways;
  - b) Consider effective and efficient disposal of wastewater; and
  - c) Seek to increase water availability and protect and improve the quality of rivers or groundwater where possible.
3. Where necessary, applicants will be required to undertake a risk assessment (quantitative and qualitative) of the impact on the groundwater environment and public water supply. Development will only be acceptable where it is demonstrated to the Local Planning Authority that there will be no unacceptable impact on the groundwater environment and public water supply.

7.79 Guidance on development in groundwater source protection zones is provided on gov.uk and within the 'Environment Agency's Approach to Groundwater Protection'.

7.80 A quantitative and qualitative risk assessment and mitigation strategy with respect to groundwater protection may be required to manage the risk of pollution to public water supply and the water environment. The risk assessment should be based on the source-pathway-receptor methodology. It shall identify all possible contaminant sources and pathways for the life of the development and provide details of measures required to mitigate any risks to groundwater and public water supply during all phases of the development. Subject to the outcome of the risk assessment, the mitigation measures may include the highest specification design for the new foul and surface water sewerage systems (pipework, trenches, manholes, pumping stations and attenuation features).

### **Policy EN13: Heritage Assets and Archaeology**

1. Proposals affecting a designated heritage asset and/or its setting shall:
  - a) conserve, enhance or better reveal the significance of the asset (including its setting). Consideration shall be given to:
    - i. siting/location, scale/height, layout and materials;
    - ii. the conservation, re-instatement, repair and/or revealing of features, elements and historic fabric, which contribute to the asset's significance and/or character and appearance;

- iii. the contribution made by the immediate setting (including any landscaping and boundary treatments) to the significance of the asset;
- iv. any impacts on the surrounding historic environment;
- v. whether the proposed use best preserves its significance;
- vi. avoiding/mitigating any conflict with the conservation of the heritage asset or adjacent heritage assets.

- b) be accompanied by a suitably detailed Heritage Statement providing an understanding of the asset's significance and explaining the impact of the proposal on the asset's significance.

2. Where proposals affect a conservation area as shown on the policies map, or its setting, these shall be informed by the assessments of significance contained within any Conservation Area Appraisals and Management Plans.

3. Proposals that seek to repair and/or re-use designated heritage assets registered on Historic England's 'Buildings at Risk Register' in a manner appropriate to their special interest will be supported.

4. Proposals involving the total loss or 'substantial harm' to a designated heritage asset will not be supported, unless it can be demonstrated that the harm/loss will provide substantial 'public benefits', justified by evidence consistent with national policy. This evidence should include documented efforts to find suitable new uses for the asset.

5. Where the loss of the whole or part of a designated heritage asset is accepted, this will be subject to conditions and/or planning obligation, to ensure that the lost asset is fully recorded, archived and a copy of the report(s) deposited with the Lancashire Historic Environment Record (HER).

### **Energy efficiency adaptations**

6. Proposals to install equipment, retrofit measures and other features pursuant to improving energy efficiency, should be sited to minimise any harm to the heritage asset's significance. Evidence regarding the benefits that the adaptations are likely to achieve should also be provided.

### **Non-designated Heritage Assets**

7. The impact on the significance of a Non-Designated Heritage Asset including its setting, identified by the Council as having local heritage significance, will be given weight in any decision. Any harm or loss of significance, including total loss, will be weighed against all other aspects of the scheme, including any positive aspects provided in undertaking the work on the asset itself.

7.81 The evolution of Central Lancashire has resulted in areas of local character and distinctiveness, with a significant contribution made by a valuable legacy of heritage assets. Across the three Council areas, there are many designated and non-designated buildings/structures, conservation areas and archaeological sites. These have architectural or historic interest ranging from local to national significance. Once lost or altered, these features of the historic environment cannot be replaced. It is therefore important that decision making



is based on a full understanding of the significance of heritage assets affected, the impacts arising from those proposals and the wider public benefit arising from the proposed development.

7.82 There are 1125 listed buildings across Central Lancashire, in addition to 17 Scheduled Ancient Monuments, 28 Conservation Areas, 14 Registered Parks and Gardens, and a wealth of non-designated archaeological remains. Details are available on the Councils websites and via the Historic England website. The Councils hold and regularly update Local Lists of Non-designated Heritage Assets, many of which are included in the Lancashire Historic Environment Record (HER). Heritage Statements provide important evidence, demonstrating the asset's significance and necessary work. Statements should include details of:

- the main elements contributing to the asset's significance and character;
- features which have been lost, hidden or damaged and any proposals to reveal or restore them;
- removal of modern additions/modifications harmful to the asset's significance;
- reasons why the loss of any original part of the asset is justified (including why repair is not possible);
- relevant Historic Environment Records (HER) held by Lancashire County Council.

7.83 Where the Lancashire HER identifies the potential for the site to include Non-designated Heritage Assets of archaeological interest, the statement should include a desk based archaeological assessment of the site and, where necessary, the results of professional field evaluation.

7.84 The Councils will usually seek to preserve both internal and external features including chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, fireplaces, plaster cornices, doors, architraves, panelling, internal layout, and any walls in listed buildings. In most instances, removal of modern features such as pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment from heritage assets will be supported.

7.85 Whilst the majority of designated heritage assets across Central Lancashire are in good condition, 5 Listed Buildings and 1 Conservation Area in Preston, and 3 Listed Buildings and 2 Scheduled Monuments within the Chorley area are included in Historic England's Heritage at Risk Register 2023. Woodfold Park which straddles the Council areas of Ribble Valley, Blackburn with Darwen and South Ribble is also listed as a Registered Park and Garden at risk. The Heritage at Risk Register is continuously monitored and updated.

7.86 The NPPF is prescriptive regarding how proposals involving the loss and harm of heritage assets should be determined. The interpretation of terms within the NPPF such as 'substantial harm' and 'public benefits' is set out within national guidance. The evidence necessary to justify loss and harm is also specified within the NPPF and its associated guidance.

7.87 For energy efficiency adaptations, Historic England provides guidance on how these can be applied sensitively. The statutory definition of 'public benefits' is very broad. National

guidance does however advise that 'public benefits' do not need to be visible and should be linked to the NPPF's environmental objective. The Councils will therefore regard energy efficiency as a 'public benefit', to be considered within the context of the NPPF's prescriptive tests associated with 'harm'. To inform this assessment, evidence regarding the energy levels that the adaptations are likely to achieve should be presented within an Energy or Sustainability Statement.

### **Policy EN14: Environmental Quality**

1. Development proposals will be expected to deliver a high-quality environment, and pollution shall be minimised and mitigated in both development's construction and continued operation.

2. Development shall not:

- a) cause deterioration of air quality or introduce uses sensitive to air pollution into areas of existing poor air quality;
- b) build on contaminated land, without satisfactory remediation;
- c) subject occupiers/users to inappropriate noise and vibration, or introduce uses sensitive to noise and vibration into excessively noisy environments;
- d) emit excessive levels of artificial light, odour and / or dust; and
- e) result in significant harm to soil quality.

3. A Construction Environmental Management Plan is required alongside any planning application for development on a strategic site or on a housing, employment or mixed use allocation. It is also required for some developments on non-allocated sites to ensure that they will not have a detrimental impact on the environment through the creation of noise, vibration, dust or lighting disturbance.

7.88 Pollution of all types has harmful effects upon health and wellbeing. Policy EN14 therefore seeks to manage emission and exposure to pollution in respect of air quality, contaminated land, noise, odour and artificial light. In all instances, the impacts of pollution can be both standalone and cumulative.

### **Air Quality**

7.89 There are several Air Quality Management Areas (AQMAs) within the plan area. These predominantly run along congested roads. Major development proposed within AQMAs and certain other developments specified within the Councils' validation checklists should be supported by an Air Quality Assessment. The Assessment should estimate the emissions before and after development (including the construction phase) and be modelled in accordance with national guidance.

### **Contaminated land**

7.90 Contaminated land is land that has been polluted with harmful substances to the point where it now poses a serious risk to health and the environment. The Councils hold records

of known contaminated sites. Consequently, developers are encouraged to engage at an early stage to identify if their land is likely to be contaminated. Where land contamination is suspected, a Contaminated Land Risk Assessment should be provided, consistent with national guidance. Where remediation is necessary, this will be secured through condition.

### **Noise/vibration**

7.91 Generally, the main sources of noise and vibration are road traffic, railways, industrial uses, plant and mechanical equipment, food, drink and entertainment uses and building sites. Both cumulatively and standalone, these uses can create excessively noisy environments. Certain development typologies are particularly sensitive to excessive noise especially residential development. Noise can often be mitigated through the orientation/position of buildings and landscaping, however in some instances other forms of mitigation may be required, such as installation of acoustic fences, acoustic ventilation or operational measures to control noise outbreak. Conditions to ensure provision of noise mitigation including restricting operating hours may be necessary.

7.92 The effects of noise and vibration will be assessed via submission of Acoustic Reports, prepared consistent with national guidance. The circumstances and technical specifications of the report will be specified within the Councils' validation requirements.

### **Artificial Light**

7.93 Light intrusion occurs when light 'spills' beyond the boundary of a development site and can be detrimental to people's sleep and to biodiversity. Development typologies proposing lighting schemes specified within the Council's validation requirements, should include a lighting plan, consistent with national guidance. Any mitigation measures required to prevent light spill will be secured by condition.

### **Odour and dust**

7.94 Odours, fumes and dust can be generated from a variety of sources including restaurants, hot food takeaways, industrial process and construction and demolition which have the potential to cause a range of health problems, including respiratory diseases. Development likely to generate odour and/or dust should install appropriate extraction equipment, which may be secured through condition/obligation. The equipment should be sited sensitively, but ideally incorporated within the building itself. Odour can also be generated through waste. Consequently, development should make sufficient provision for the storage of waste and plan for regular servicing.

### **Construction phase**

7.95 The construction phase of development has the potential to cause numerous different types of pollution, including detrimental air quality, noise, light pollution and dust. The construction phase can also have a detrimental impact on soil quality.

7.96 To provide certainty that noise, vibration and lighting disturbance will not adversely

affect the integrity of the Ribble and Alt Estuaries SPA and Ramsar site, Morecambe Bay and Duddon Estuaries SPA and Morecambe Bay Ramsar site, and Martin Mere SPA and Ramsar site, it is recommended that any site allocation or development proposal on a non-allocated site, plus a 500m buffer around its boundary, that is within the following distance buffers is required to demonstrate the provision of suitable best practice construction measures, including detailed site-specific working methods and sensitive timings of work, as part of a Construction Environmental Management Plan:

- Ribble and Alt Estuaries SPA and Ramsar: within 2km for the wide assemblage of wetland birds and within 5km for whooper swan, 15km for golden plover and 20km for pink footed goose.
- Morecambe Bay & Duddon Estuary SPA and Morecambe Bay Ramsar site: within 2km for the wide assemblage of wetland birds and within 5km for whooper swan, 15km for golden plover and curlew and 20km for pink footed goose.
- Martin Mere SPA and Ramsar site: within 2km for the wide assemblage of wetland birds and within 20km for pink footed goose.
- Bowland Fells SPA: within 2km for hen harrier, merlin and lesser black-backed gull.

7.97 A Construction Environmental Management Plan may also be required for other major developments and will be secured through a condition which may seek to control construction hours and mitigation measures to be delivered to reduce pollution. It may also require the submission of details to identify how soils will be managed during construction.

## Policy EN15: Areas of Green Belt

1. The NPPF (Dec. 2023) para 154, specifies a closed list of development typologies not inappropriate within the Green Belt. To be considered within this list, the following criteria shall be met, informed where relevant by the evidence below:

### **a) Buildings for agriculture and forestry**

A statement should be provided showing how the building will be used for agriculture or forestry, including the design features facilitating these uses. This exception does not include dwellings for rural workers.

### **b) Facilities (i.e. buildings) (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments**

Development of this nature necessitates assessment against both the purposes of the Green Belt and 'Openness'. A Green Belt Assessment should be provided showing how the national policy tests have been met.

### **c) Extensions/alterations to a building provided that it does not result in disproportionate additions over and above the size of the original building**

Subject to satisfactory siting and design, increases of up to 30% (volume) above the size of the original building as built or as existing on 1st July 1948 are not considered disproportionate.

**d) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces**

Subject to satisfactory siting and design, increases of up to 30% (volume) above the size of the original building as built or as existing on 1st July 1948 are not considered to be materially larger.

**e) Limited infilling in villages**

For residential development, the term 'Limited' is considered to be up to 4 dwellings.

The term 'Infilling' is generally considered to be a small gap in an otherwise built-up residential frontage with dwellings either side.

'Villages' are the settlements listed within Tiers 4 and 5 of the settlement hierarchy.

**f) Limited affordable housing for local community needs**

Evidence should be presented consistent with policies HS7 Affordable Housing and where relevant, HS8 Rural Exception Sites.

**g) Limited infilling or the partial or complete redevelopment of previously developed land (brownfield)**

Previously developed land is defined within NPPF Annex 2. For all proposals on land meeting the definition, a Green Belt Assessment should be provided showing how the proposal affects Openness. Proposals for affordable housing on previously developed land, should additionally present evidence consistent with policies HS7 Affordable Housing and where relevant, HS8 Rural Exception Sites.

**Other forms of development**

2. The development typologies listed within NPPF (2023) para 155 necessitates assessment against both the purposes of the Green Belt and 'Openness'. A Green Belt Assessment should be provided showing how the national policy tests have been met.

3. For buildings pursuant to NPPF para 155 d), a structural survey is likely to be required to demonstrate the building is of permanent and substantial construction.

**Major developed sites within the Green Belt**

4. In respect of major industrial/employment sites within the Green Belt, in assessing proposals to expand within the site's curtilage (not otherwise meeting the NPPF's exceptions above), the necessity to maintain the continued operation of the site will carry substantial weight when considering whether Very Special Circumstances exist.

7.98 The Green Belt covers a substantial area of the Central Lancashire region, particularly within the southern area as shown on the policies map. National policy regarding Green Belt is very prescriptive, only specifying a limited number of development typologies considered appropriate. Several can also only be considered appropriate if tests are met regarding the Green Belt's five purposes and 'Openness'. The Government has not defined many of the terms and tests regarding Green Belt. Policy EN15 therefore seeks add local detail to assist with the application of national Green Belt policy.

## What are 'Buildings'?

7.99 The term 'Building' is defined within Section 336 of the Town and Country Planning Act (1990). Case law has subsequently confirmed that the term 'Building' can refer to groupings of buildings. NPPF (2023) para 155 d) sets out that the re-use of buildings can be found not inappropriate, subject them being of permanent and substantial construction. For this test to be met, the buildings must also be lawful. A structural survey is likely to be required, demonstrating that a building is capable of being converted into a dwelling or other use without demolition, re-building or any major structural alteration. Planning permission will therefore not normally be granted where more than 50% of the external wall height from foundations upwards requires rebuilding.

## Green Belt Assessments

7.100 The development typologies national Green Belt policy considers to be not inappropriate, subject to tests associated with the Green Belt's 'Purposes' and/or 'Openness' should be supported by a Green Belt Assessment which clearly seeks to identify the impacts of the proposal. For the 'Purposes' test, each of the five purposes should be addressed. The test for 'Openness' meanwhile is multifaceted and can include matters such as visual and spatial impact, duration and degree of activity. The Green Belt Assessment's level of detail will be proportionate to the type and scale of the proposal.

## Volume calculations

7.101 Exceptions c) and d) within NPPF (2023) para 154 should be evidenced through submission of existing and proposed volume calculations (m<sup>3</sup>). The baseline volume is the size of the original building (including detached outbuildings) as built or as existing on 1st July 1948. Outbuildings included within volume calculations should be of permanent and substantial construction. For exception c) any previous extension or outbuildings on the site will be counted towards the 30% allowance.

7.102 For replacement dwellings ((d)), conceptual extensions to the original building possibly achieved through permitted development are also excluded from the baseline volume calculation, when assessing if the replacement dwelling will be 'materially' larger. National policy also does not link the 'materially larger' test to an 'Openness' test. Consequently, basements proposed as part of replacement dwellings should be included within the proposed volume calculations. For exception g) existing and proposed floorspace and volume calculations shall be submitted.

## Permitted Development Rights

7.103 In the interests of preventing harm to the Green Belt by virtue of future encroachment and harm to openness, for development meeting exceptions c), d), or g), the Council may remove permitted development rights for further extensions and alterations.

## Major developed sites within the Green Belt

7.104 There are several historic industrial/employment sites within the Green Belt, including the InBev Brewery and the Blackburn Wastewater Treatment works at Salmesbury. These

provide employment opportunities for local people, which the Councils wish to maintain.

7.105 For development not otherwise meeting the exceptions set out within NPPF (2023) paras 154 and 155, the Green Belt is harmed. Consequently, unless 'Other Considerations' amounting to 'Very Special Circumstances' exist (which outweigh the harm), the development cannot be approved.

7.106 At these industrial/employment sites, for proposals to develop within the site's curtilage that do not meet the NPPF (2023) paras 154 and 155 exceptions and consequently will be subject to the 'Other Considerations' test, substantial weight will be attributed to the scheme's contribution towards the continued operation of the site.

### **Policy EN16: Protection of Agricultural Land**

1. The Councils will seek to protect the best and most versatile agricultural land.
2. Where proposals would result in the loss of 0.5Ha or larger of best and most versatile agricultural land, the Council will require an Agricultural Land Classification Report, including detailed field assessments in accordance with technical advice or information from Natural England. The report should demonstrate that:
  - a) there is an overriding need for the development, with the benefits of development clearly outweighing the impacts of the economic and other benefits of the land;
  - b) the development cannot be sited on lower grade agricultural land;
  - c) the amount of agricultural land taken for development is the minimum required; and
  - d) the impacts of the proposal upon ongoing agricultural operations have been minimised using appropriate design solutions.
3. The severance/fragmentation of viable farm holdings or uninterrupted farmland shall be avoided wherever possible.

7.107 Policy EN16 sets out a policy approach for agricultural land. The NPPF (2023) defines 'best and most versatile agricultural land' as land in grades 1, 2 and 3a of Natural England's Agricultural Land Classification. Most of the agricultural land in Central Lancashire is Grade 3a or 3b. There are large areas of land that are grade 1 and 2, predominantly towards the west of the Central Lancashire Area. There are some areas of lower grade agricultural land, grade 4 and 5 in eastern areas.

7.108 Where relevant, development proposals should take account of agricultural land and the possible effect on the efficiency of production of surrounding farm holdings. Once best and most versatile agricultural land is built upon, it is difficult to mitigate for its loss. However, other forms of mitigation or improvement may be possible through the planning system, including:

- careful site layout and design;
- reducing flood risk, pollution, and soil erosion;
- soil management measures to increase water uptake and reduce erosion;

- maintaining and improving field drainage; and strategic placement of buffer strips and hedgerows; and
- protecting best and most versatile agricultural land for environmental mitigation.

7.109 In assessing any applications that involve the loss of best and most versatile agricultural land, the Council will be informed by Natural England's 'Guide to assessing development proposals on agricultural land'.

### Policy EN17: Development in the Open Countryside

1. Development proposals in the Open Countryside, outside the settlement boundaries and Areas of Separation as shown on the Policies Map, will be limited to:

- a) rural housing exception initiatives, which accord with Policy HS8 Rural Exception Sites; or rural workers dwellings, in accordance with Policy HS9 Rural Workers Dwellings; or
- b) the replacement, conversion or re-use of an existing building, where it is of a similar size and scale, within the same curtilage and of a design in keeping with the locality or
- c) agriculture and forestry or the sustainable growth and expansion of an existing business where it can be demonstrated that there is a justified need; or
- d) local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure; or
- e) appropriate facilities for outdoor sport, outdoor recreation and cemeteries.

2. In all of the above circumstances, development proposals, will only be acceptable where they do not have a harmful effect on the character of the countryside, or the amenities of the surrounding area.

3. The replacement of residential caravans or mobile homes, which do not benefit from a permanent planning permission, with permanent buildings will only be acceptable where allowed for under Policy HS9 Rural Workers Dwellings.

7.110 The Open Countryside surrounding the Preston main urban area and the West Pennine Moors and associated land to the east of the M61 in Chorley Borough, is highly valued by residents, visitors and businesses alike for its scenic, recreational, aesthetic and productive qualities. It also provides important Areas of Separation between defined settlements and the main urban area of Preston. Much of the land is fertile agricultural land and plays a key part in supporting local food production.

7.111 The Open Countryside comprises parts of the Local Plan area outside of identified settlements and Green Belt, with some parts also being covered by the Areas of Separation Policy. Development in the Open Countryside will normally be unacceptable unless it can be shown to be essential to local needs and the rural economy and cannot be accommodated within existing settlements.

7.112 In line with national policy, the following type of proposals for development in the Open



Countryside are considered acceptable in principle where the application demonstrates:

- an essential need for a rural location; or
- the location is necessary for the provision of public utilities and infrastructure; or
- it helps to sustain an existing business; or
- it is necessary for and designed to support agricultural or forestry use; or
- an appropriate extension, or reuse of an existing building.

7.113 The reuse of buildings for business or residential purposes may also be acceptable where the proposal accords with other Plan polices and the building:

- contributes to the landscape character or historic environment, and
- is structurally sound and capable of conversion, and
- the development would not result in an unacceptable change to its character, and
- is large enough to accommodate the use proposed without the necessity of major alteration, extension or reconstruction, and
- is easily accessible to the existing road network and suitable access arrangements can be secured.

7.114 Developments will be expected to demonstrate how the redevelopment of an existing building would result in a significant enhancement of the landscape character or historic environment and would enhance its immediate setting.

7.115 In addition, the retention of gaps between settlements is important, in order to maintain the definition and separation of existing communities and the individual characters of such settlements as such Policy EN18 Areas of Separation is also relevant to applications in the areas of the open countryside covered by this designation as shown on the policies map.

### **Policy EN18: Areas of Separation**

1. Areas of Separation will be maintained to protect areas where there is a risk of coalescence.

2. Development proposed within the defined Areas of Separation as shown on the policies map will be permitted provided that it accords with the spatial strategy for growth set out in Policy SS1 Development Patterns, and:

- a) it would not undermine the physical extent and/or visual separation of settlements; and
- b) it would not have an urbanising effect detrimental to:
  - i. the character of the open countryside; or
  - ii. the separate identity of the adjoining settlements

7.116 An Area of Separation is designed to continue to preserve the identity, character and distinctiveness of identified settlements by resisting development that would result in the coalescence of two distinct and separate settlements. These areas are defined on the policies map and this policy protects these areas and sets out requirements for development within these areas.

7.117 A landscape assessment has been provided on behalf of the Central Lancashire Councils to assess and set out the importance and role of continuing to maintain gaps, identified as Areas of Separation, between the settlements and the main urban area of Preston. The study identifies that the open countryside areas across Central Lancashire perform an important role in separating and providing a setting for the area's rural settlements. Maintaining the individual identities of our communities is an important priority for the Local Plan. To support this, the extent, amount and location of our Areas of Separation have been reviewed and revised, taking into consideration recent developments and planning commitments within these areas, where significant development has taken place outside of the settlement boundary.

7.118 The local plan seeks to manage development within these areas in order to keep them physically separate from each other. Development over recent years on the periphery of the urban area has impacted some settlements and put areas at risk of merging, particularly those settlements of Broughton and Grimsargh closer to the edge of the urban area.

7.119 The Council considers that designating areas between settlements as settlement gaps to be kept free of urbanising development is the best way of preventing further loss of local identity. Following a review of the boundaries of settlement gaps and consideration of the extent of land required to prevent coalescence of settlements, the Council has defined a number of such gaps as shown on the policies map.

7.120 Any new development within a settlement gap should not physically and/or visually undermine the gap between settlements. Any new development including the intensification or redevelopment of existing activities within gaps should seek opportunities to enhance the function of the gap. Consideration will be given to how the proposed siting, design, colours, materials and any storage of materials, lighting, boundary treatment, landscape features, landscape improvements and/or appropriate long term management arrangements serves to ensure the proposed development meets the criteria in policy EN2 Design Criteria for New Development and supports the growth strategy as set out under SS1 Development Patterns.

### **Policy EN19: Landscape Character**

1. Development should be sensitive to its landscape setting, retaining and enhancing the distinctive qualities of the landscape in which it is situated.

2. Proposals will be required to:

- a) Protect and enhance the character and qualities of the local landscape through appropriate design and management; and
- b) Make provision for the retention and enhancement of features of landscape importance; and
- c) Protect key public views and vistas; and
- d) Where appropriate provide appropriate landscape mitigation.

7.121 The landscape of Central Lancashire is extremely varied. Some areas are nationally significant, and others are locally distinct and highly valued. In the North there are the moorland hills and fringes of Beacon fell and to the southeast, the West Pennine Moors. The Ribble Valley runs from the east of Central Lancashire out to the valley estuary and coast. Along the Ribble Valley to the east and to the north and west are areas of undulating farmland. Coastal plains run close towards Preston and there are mosslands to the west of Leyland and from Bretherton to Mawdesley.

7.122 Central Lancashire includes the following Natural England landscape character areas:

- Bowland Fringe and Pendle Hills
- Lancashire Valleys
- Southern Pennines
- Lancashire and Amounderness Plain
- Lancashire Coal Measures

7.123 As set out in Policy EN19, it is important the development protects and enhances the distinctive landscapes of Central Lancashire and, where relevant, the intrinsic landscape character of an area is understood and used to guide the appearance of built form.

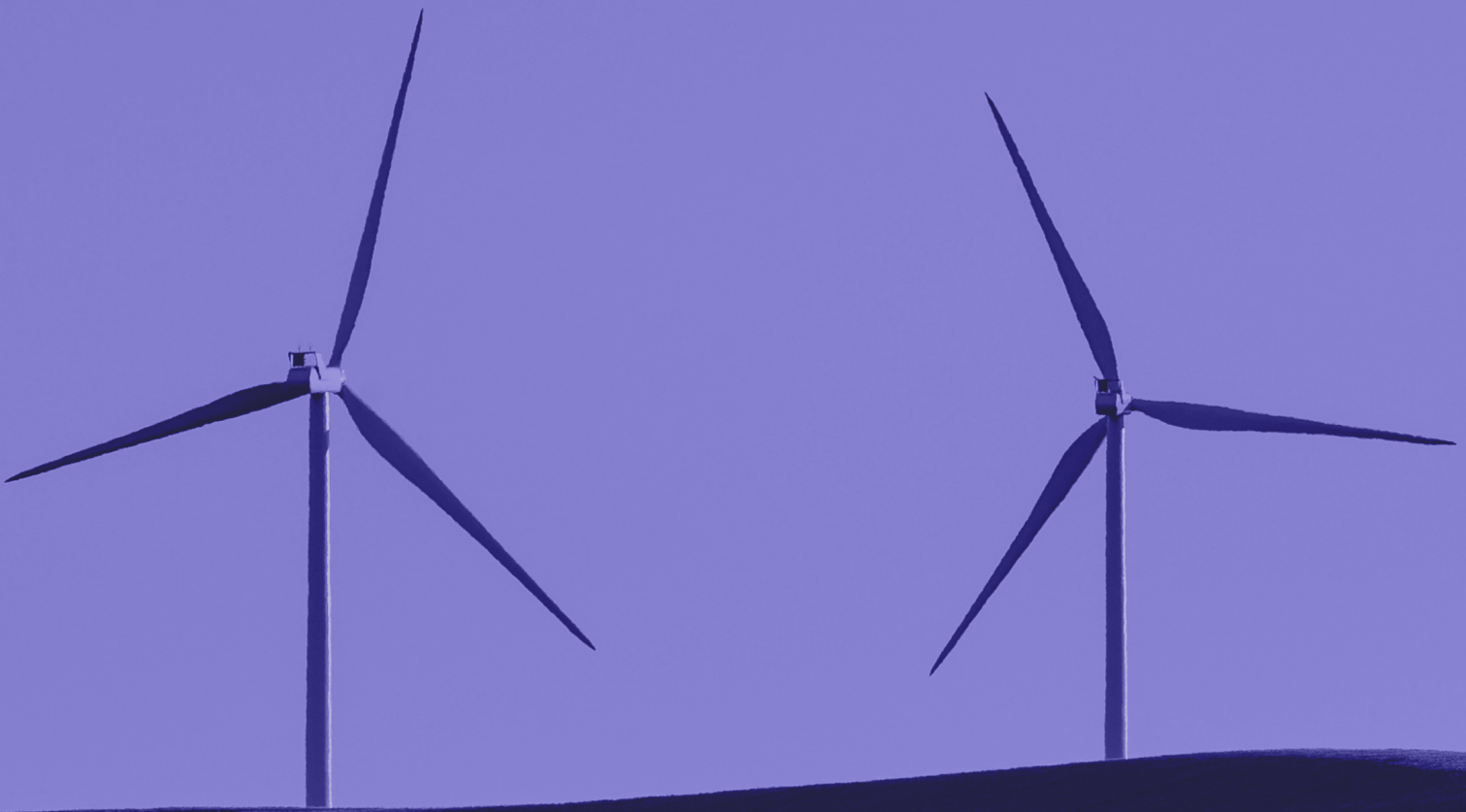
7.124 For some forms of development, as identified in the Councils' Validation Requirements, a landscape and visual impact assessment will be required which should identify the key characteristics of the landscape and enable the impact of the proposed development on the existing character and landscape of an area to be understood.

7.125 The Councils may seek to independently verify any evidence submitted to demonstrate compliance with Policy EN19 and the applicant will be required to bear the costs of independent verification.



08

Climate  
Change and  
Sustainable  
Energy



## Introduction

8.1 The planet is facing huge environmental challenges caused by human interventions which are increasing carbon dioxide and other greenhouse gas emissions. In recognition of this, all three Councils have declared a climate emergency, aiming to be carbon neutral and to adapt to the changing climate. Radical and creative solutions are required at the global, national and local level. Rising temperatures require the re-design of places and buildings so that our communities are safe, resilient and liveable for future generations. Climate change also has a major impact on economic growth and the climate and nature crises are intrinsically linked.

8.2 Many parts of Central Lancashire will continue to be extremely vulnerable to the effects of climate change, as we have seen dried landscapes and water shortages over recent years along significant flood events and storms. Climate change is a cross cutting theme throughout the CLLP. At a local level, planning policies can help ensure that new developments and infrastructure are designed to produce fewer greenhouse gas emissions and to improve sustainability and effectively tackle the causes of climate change.

8.3 Tackling climate change is a key Government priority in the NPPF for the planning system. A sustainable pattern of development should mitigate climate change and adapt to its effects. National planning priorities aim to support the transition to a low carbon future, taking full account of flood risk. Places should be shaped by the planning system to contribute to radical reductions in greenhouse gas emissions. Improving resilience, minimising vulnerability and increasing the use and supply of renewable and low carbon energy and heat are all highlighted as important priorities.

8.4 Plans should take a proactive approach to mitigating and adapting to climate change. The long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures should all be taken into account.

8.5 The first policy in this chapter is an overarching policy. It aims to ensure that the impacts of climate change are fully considered throughout the development process and addressed by a range of mitigation and adaptation measures. The second policy seeks to support the increased generation and use of renewable energy and promotes the role of district heating networks. The third policy focuses on energy consumption, setting out planning policy requirements for reducing energy use and increasing energy efficiency.

8.6 Many other policies in this plan will help address climate change. The spatial strategy plays a key role in ensuring that development happens in the right locations and other policies such as for sustainable travel, green infrastructure and flood risk set out important requirements.

### **Policy CC1 (Strategic Policy): Climate Change**

1. Development proposals, public realm and infrastructure improvements should maximise opportunities to contribute to the delivery of net zero greenhouse gas emissions and be designed, constructed and operated to:

- a) Address the mitigation of climate change, including where appropriate, measures to:
  - i. Reduce greenhouse gas emissions,
  - ii. Minimise the need to travel and car dependency,
  - iii. Promote active travel and the use of public transport,
  - iv. Provide infrastructure to support the transition to zero and low carbon vehicles,
  - v. Minimise energy and water use and whole life carbon impacts
  - vi. Encourage waste minimisation and prevention
  - vii. Maximise energy and resource efficiency and promote a circular economy
  - viii. Provide carbon storage and sequestration through nature-based solutions
  - ix. Maximise renewable and low carbon energy generation.
  
- b) Address and reduce climate related risks through adaption measures where appropriate in order to:
  - i. Improve the resilience of communities, businesses, infrastructure, and the natural environment to climate change impacts,
  - ii. Integrate green and blue infrastructure to fulfil a range of functions including for flood risk management, sustainable drainage, urban cooling, and biodiversity,
  - iii. Prioritise the use of nature-based solutions, helping to protect and restore natural environmental assets.

2. Applications for major development proposals should include an Energy Statement to demonstrate how the net zero greenhouse gas emissions targets will be met, and carbon emissions should be calculated through a nationally recognised Whole Life-Cycle Carbon Assessment, demonstrating actions taken to reduce life-cycle carbon emissions.

8.7 UK local authority greenhouse gas emissions estimates (National Statistics, 2022) indicate that 35% of end-user greenhouse gas emissions assigned to Central Lancashire were attributed to transport, 24% to the domestic sector and 15% to industry in 2020 (the respective figures for the UK were 28%, 25% and 19%). This highlights the importance of achieving a shift towards more sustainable travel modes and electric vehicles, improving the energy efficiency, insulation, and heating methods of existing homes and businesses and ensuring that new developments are designed, constructed and operated to reduce greenhouse gas emissions. In 2025, compliance with the Future Homes and Buildings Standard will become mandatory, aiming to decarbonise new homes and buildings. It will require new homes built from 2025 to produce 75-80% less carbon emissions than homes delivered prior to June 2022.

8.8 Policy CC1 sets out an overarching approach, identifying a range of key measures that planning can and should influence. Opportunities to mitigate against and adapt to climate change will be more limited for some development proposals such as household extensions. Similarly, change of use applications may not provide design and construction opportunities to mitigate against climate change.

8.9 Good design and place making (along with building construction) is critical to achieving net zero. Green and blue infrastructure, promoting walking, cycling and public transport and providing a positive strategy for the supply of renewable and low carbon energy are all important components and help to deliver multiple social, economic, and environmental benefits. Nature based solutions have a fundamental and cost-effective role to play and

importantly also contribute to nature recovery and biodiversity net gain. A circular economy approach is supported so that materials are retained in use at their highest value for as long as possible and are then re-used or recycled, leaving a minimum of residual waste. This approach will save resources and increase resource efficiency, helping to support businesses and reduce emissions.

8.10 The production of Energy Statements requires major development proposals to demonstrate how energy reduction targets will be achieved and how the following energy hierarchy has been followed:

- i. minimise energy demand
- ii. maximise energy efficiency
- iii. use renewable energy,
- iv. use low carbon technology, and
- v. utilise other energy sources.

8.11 Assessments and energy statements should be proportionate to the scale of the development proposal. The calculation of carbon emissions through 'a whole life carbon approach' fully captures a development's carbon impact – its unregulated emissions, embodied emissions (associated with raw material extraction, manufacture and transport of building materials and construction) and emissions associated with maintenance, repair, demolition, and eventual material disposal.

## **Policy CC2: Renewable Energy Generation and District Heating Networks**

1. Proposals for renewable and low carbon energy generating development, and related enabling infrastructure and storage facilities will be supported where (individually, or cumulatively) the following criteria are met:

- a) it avoids or can satisfactorily mitigate unacceptable impacts arising from the construction and operation of the development on local communities and the natural, built and historic environment, in accordance with other Local Plan policies.
- b) direct local community benefits are provided over the period of the development
- c) appropriate plans and mechanisms are in place for the removal of infrastructure and restoration of the site, should the facilities cease to be operational.
- d) necessary connections to the existing national grid infrastructure are demonstrated, unless the energy generation would be used on-site to meet the needs of a specific end user.

2. Subject to the criteria set out above the following types of proposals will be supported and encouraged:

- a) the co-location of energy production with energy users.
- b) proposals for decentralised renewable and low carbon energy production and distribution, including district and combined heating and energy local networks.
- c) community led renewable energy initiatives.
- d) small scale on-site renewable energy generation including for domestic residential and commercial development proposals.

3. Depending on the scale of the proposals, applicants may be required to engage with the community, local authority, and other relevant authorities at an early stage prior to the formal submission of any proposals.

8.12 Policy CC2 encourages increased levels of renewable energy generation, helping to achieve wider environmental and economic benefits from green industries and a zero carbon economy. A radical increase in the proportion of energy generated from renewable and low carbon sources is needed to achieve net zero and help address energy costs. Energy generation contributes to emissions and air pollution, which impacts negatively on health and our natural environment.

8.13 Powering Up Britain (2023) sets out the Government's blueprint for the future of energy, bringing together the British Energy Security Strategy (2022) and the Net Zero Strategy (2021). It aims to diversify, decarbonise, and domesticate energy production. The Government's ambition is to fully decarbonise the power system by 2030 with the UK powered by clean electricity and relying on low carbon technologies. Energy security remains a key overall priority.

8.14 A 'Technical Report on Renewable Energy Deployment Opportunities Across Lancashire to 2030' was prepared in 2021. Renewable energy generation only accounted for 13% of power and 8% of heat demand for Lancashire in 2021. This generation is dominated by offshore wind turbines (80% in 2019), with lesser contributions made by onshore wind (12%) and solar photovoltaics (4%). Contributions from solar and anaerobic digestion have increased significantly but remain relatively small.

8.15 There is significant opportunity to increase the amount of energy that is generated from renewable and low carbon sources in Central Lancashire. This will include micro schemes and renewable energy installations on new and existing properties, and from development of larger scale schemes.

8.16 Wind energy presents a key opportunity, with ongoing technology innovations and enhancements allowing for larger capacity turbines. Surplus electricity generation could also help facilitate the shift towards a hydrogen economy in the future, as an alternative to natural gas. Technological advancements and cost reductions are enabling solar and anaerobic digestion to play an increased role. The use of heat pumps is also expected to increase, as is the contribution of energy from waste. Heat and energy networks can achieve significant reductions in emissions and provide decentralised energy infrastructure. Renewable energy generation can have varying impacts on the natural, built and historic environment and the setting of heritage assets - their siting and implementation requires careful consideration. New proposals need to be considered in combination with existing, approved or other new proposals.

8.17 The outputs from renewable energy sources can vary with weather conditions. Energy storage has a vital role to play in enabling a zero carbon electricity system. Renewable energy storage provides reserves for use when demand is high, when supply is low, or to address grid capacity constraints. Decentralised energy is energy produced locally and close to where it will be used with less power lost in transmission. Local networks can distribute energy and heat to buildings more efficiently. With Combined Heat and Power (CHP) both electricity and heat



(or cooling) is generated from a single source of energy and is located locally to where the electricity and heat is consumed.

8.18 The NPPF requires plans to positively promote energy from renewable and low carbon sources, whilst ensuring adverse impacts are addressed satisfactorily. Community initiatives are likely to play an increased role in the uptake of renewable energy, providing local and wider benefits. Other policies in this plan provide a framework for considering adverse impacts from energy proposals, individually and cumulatively, which could be on residential amenity, infrastructure, landscape, townscape, heritage, and ecological assets. High quality design has an important role to play. These impacts should be identified and assessed and where appropriate, addressed by effective mitigation measures.

8.19 Community engagement, pre-application consultation with relevant bodies and agencies along with the production of an Environmental Statement where required should inform this process. Where applicable cross-boundary impacts and their mitigation and site restoration at the end of a project's lifecycle should be addressed. New technologies and innovative solutions can help to address potential impacts and achieve high quality design.

Policy

### **Policy CC3: Reducing Energy Consumption**

1. Major development proposals should produce an Energy Statement to show how they will minimise whole life-cycle emissions and maximise on site carbon reductions.
2. Development design, layout, orientation, building materials and the provision of green and blue infrastructure, including tree planting, should support the use of low carbon energy, increase resource efficiency, prevent buildings overheating and support a reduction of urban heat temperatures.
3. New buildings and development proposals should minimise the consumption of energy, water and other resources and maximise energy and water efficiency, in accordance with other Local Plan policies.
4. Energy efficiency improvements and reductions in carbon emissions for existing buildings will be supported and encouraged, in accordance with other Local Plan policies.
5. Development proposals that involve substantial demolition should demonstrate that it is not possible to retain, adapt and re-use the existing building.
6. Natural 'passive' and 'fabric-first' measures should be prioritised to reduce energy use.
7. A network of public and private electric vehicle charging facilities across Central Lancashire will be supported.

8.20 Building Regulations were updated in 2022 so that newly built dwellings should have lower (31% less) carbon emissions than under the previous standard. The Future Homes and Buildings Standards (FHS) is expected to be introduced in 2025 to further drive reductions and deliver zero-carbon ready homes. New requirements for installing electric vehicle charging points have also been introduced through Building Regulations to ensure that adequate provision is made.

8.21 Policy CC3 relates to the first two stages of the energy hierarchy - minimising energy demand and maximising energy efficiency. Policy CC1 sets out requirements for major development proposals to include an Energy Statement demonstrating how the zero-carbon target will be met and to provide a Whole Life-Cycle Carbon Assessment, identifying how life-cycle carbon emissions have been reduced. The concept of whole life cycle carbon includes emissions associated with materials and construction, with usage and operation and ultimately with demolition. New development should aim to achieve net zero carbon through the maximisation of on-site measures first.

8.22 Good urban design and placemaking should use landform, building orientation, massing and landscape as part of a development layout to help reduce energy consumption, utilise solar gain and provide resilience to temperature increases. Pedestrian and cycle friendly street design and public transport orientated layouts are also important to help minimise the use of the private car.

8.23 Energy and resource efficient design requires an integrated approach including solar gain, access to daylight, insulation, thermal materials, ventilation, heating and control systems. This is important in addressing issues of fuel poverty and cold homes, which has a direct impact on health and mortality. Increased energy efficiency in new and existing buildings will be required to reduce the demand for energy. Equally, measures will be needed to minimise carbon emissions from new buildings throughout their lifetime.

8.24 There are a range of measures that can be incorporated into new buildings and developments to reduce energy and resource use and increase energy efficiency at both the development scale and the building scale. Developments should lower the demand for resources, provide efficient structures and deploy innovative technology - reducing the demand for materials, energy, water, and other resources. Working at the development scale can ensure that materials and systems are used responsibly and efficiently.

8.25 Energy reduction and efficiency measures need to be carefully managed so that the historic environment and heritage assets are sustained as cultural heritage for present and future generations. Historic England's 'whole building approach' for energy use and efficiency in historic buildings set out how context, construction, condition, and significance should be considered.

8.26 Designing and constructing new buildings which are ultra-low carbon, energy, water, and climate resilient is much more cost effective than later retrofitting. The achievement of recognised standards such as PassivHaus and BREEAM Excellent or Outstanding will be strongly supported to deliver highly efficient, zero carbon developments and improved

energy performance. Utilising passive measures in new development such as natural heating, lighting, ventilation, and external shading can ensure energy demand is low from the outset. All development should achieve the highest possible energy (EPC) efficiency rating post construction.

8.27 A high-quality network of electric vehicle charge points at home and places where people regularly park is essential to unlocking electric vehicle (EV) uptake. Part S of the Building Regulations require that buildings are equipped with facilities for charging electric vehicles - for newly constructed properties and major renovations of residential properties and non-dwellings.





# Sustainable Travel

09

## Introduction

9.1 The way we travel will be central to achieving net zero carbon, growing prosperity, healthy lifestyles and making improvements to our natural and historic environment. Minimising the need to travel remains a vital part of creating attractive places. Access and ease of movement, especially by active travel, are important considerations in good place-making. Transport infrastructure and services are fundamental to supporting economic growth, creating jobs and connecting people to essential services such as healthcare or education. The movement of freight is important for many businesses and the wider economy. The integration of land use and transport planning is essential for achieving sustainable development.

9.2 The NPPF requires that transport is considered early in both plan making and for development proposals and should support high quality places. The overall emphasis is on promoting sustainable transport. The capacity of existing transport infrastructure and the provision of new transport infrastructure both can both contribute to effective transport provision. Opportunities to promote walking, cycling and public transport use should be promoted. Environmental impacts should be assessed with a view to avoiding and mitigating any adverse effects and high quality places should be supported.

## Policy Overview

9.3 The first policy in this chapter supports the delivery of strategic transport priorities across Central Lancashire as an overarching approach. Support for sustainable and active travel is set out in the second policy with parking standards addressed in the third policy.

### Policy ST1 (Strategic Policy): Strategic Transport Priorities

1. The Councils will support the provision of transport infrastructure. This includes projects identified within (but not limited to):

- a) Central Lancashire Infrastructure Delivery Plan (IDP);
- b) Local Transport Plan
- c) Central Lancashire Highways and Transport Masterplan
- d) Local Cycling and Walking Infrastructure Plans.
- e) Bus Service Improvement Plan
- f) Public Rights of Way Improvement Plan

2. Development proposals should not compromise the delivery of identified transport infrastructure.

3. Land beyond the highway may be safeguarded from development and contributions may be sought from major development to support the implementation these projects.

9.4 Policy ST1 sets out an overarching approach to support the delivery of transport infrastructure. The Central Lancashire Infrastructure Delivery Plan (IDP) sets out the transport and infrastructure needs necessary to ensure Central Lancashire's growth and includes details regarding funding and delivery partners. Throughout the plan period, it is expected that

Lancashire County Council will continue to plan and deliver projects to support a sustainable transport system.

9.5 Responsibility for much of the new transport infrastructure will not be delivered by the Council. Nonetheless, the Council has a key role in ensuring its smooth delivery through safeguarding land and securing contributions through S106 towards infrastructure where appropriate.

## **Policy ST2: Sustainable and Active Travel**

1. Development should contribute towards delivery of a sustainable transport network, prioritising Active Travel and reducing reliance upon private motor vehicles.

### **Active travel**

2. Subject to compliance with other Plan policies, proposals creating opportunities for active travel will be supported. Where appropriate, development should:

- a) Retain existing footpaths, public rights of way, permissive paths and cycleways, unless a suitable diversion can be agreed;
- b) Provide safe walking, wheeling and cycling access to nearby commercial, retail, educational and leisure facilities;
- c) Ensure that additional footpaths, bridleways and cycleway routes link the countryside to urban areas;
- d) Deliver walking, wheeling and cycling routes that seamlessly integrate with public transport;
- e) Maximise opportunities for new active travel schemes that connect with existing and /or proposed active travel routes; and
- f) Ensure all new footways and cycle paths are designed and built to best practice guidance and standards, with appropriate surfacing, wayfinding and lighting (where applicable), and meet the needs of people with disabilities.

3. Proposals which seek to improve cycle parking provision within Preston City Centre and all Town, District and Local Centres or exceed the cycle parking standards set out within Policy ST3 Parking Standards will be supported.

4. Contributions may be sought towards projects identified within the Central Lancashire Local Cycling and Walking Infrastructure Plan.

### **Highways**

5. Proposals should facilitate the safe and efficient movement of vehicles. Development shall ensure:

- a) Provision of safe access to/from the site for all highway users, incorporating safe internal movement and appropriate facilities for servicing, refuse collection, and emergency vehicles;

- b) Any detrimental impacts (in terms of capacity and congestion) upon the highway network are mitigated to the satisfaction of the relevant Highway Authority;
- c) that access by public transport is catered for either by providing for bus access into the site (including contributions towards new bus stop infrastructure) where appropriate and/or by ensuring that safe and convenient access exists to the nearest public transport facility.
- d) motorised traffic generated by development is appropriate to the type and nature of the routes available and that there is no adverse impact on the local community; and
- e) The needs of disabled people are fully provided for, including those reliant on community transport services.

6. All transport features shall be designed in accordance with the latest relevant national guidance.

### **Transport Assessments, Travel Plans and Construction Management Plans**

7. Major development proposals that are likely to generate significant additional journeys shall be accompanied by a Transport Assessment and Travel Plan. Where significant impacts are identified within a Transport Assessment, contributions may be sought towards mitigation projects.

8. Development proposals may also be required to be supported by a Construction Management Plan to address how adverse impacts associated with development and cumulative impacts of any other nearby construction sites will be managed.

9.6 Promoting active travel encourages healthy lifestyles, reduces carbon emissions and improves air quality. Consequently, the Councils seek to encourage cycling, walking, wheeling, scootering and horse riding.

9.7 Lancashire County Council has recently prepared the Central Lancashire Walking and Infrastructure Plan (LCWIP) which provides a strategic approach to identifying improvements required to the walking and cycling network. The LCWIP aims to:

- Double the number of people cycling.
- increase in the number of people walking by 10%.
- Bring levels of inactivity below the national average.

9.8 A key project identified within the Plan is delivery of a Central Lancashire Cycle Network. The Plan also identifies Core Walking Zones which will focus investment into strategic pedestrian routes.

9.9 A Transport Assessment should demonstrate that the capacity and efficiency of the highway network and/or public transport will not be severely affected by the development. It should also demonstrate how the proposed development will link into and enhance existing walking, cycling or public transport infrastructure. This should be undertaken in accordance with the latest guidance, and good practice (e.g. the 'Decide and Provide' principle, including

consultation with Lancashire County Council where necessary. Transport Statements are a 'lighter touch' evaluation to be used where this would be more proportionate to the potential impact of the development, as identified in the Councils' validation checklists.

9.10 Travel Plans should propose measures that will mitigate the impact of increased trips generated on the highway network, including delivering increased opportunities for walking, cycling or using public transport. They can be origin-based (Residential Travel Plans) or destination-based (Workplace / Business Travel Plans).

### **Policy ST3: Parking Standards**

1. Development proposals should make provision for parking in accordance with the standards set out in Appendix 1.
2. Proposed provision deviating from these standards should be supported by evidence.
3. When applying parking standards, local circumstances will be considered. These include (but are not limited to):
  - a) The quality of provision for pedestrians and cyclists – such as width of footways, quality of surfaces, access points to the site, provision of street furniture and lighting, cycle parking, dedicated cycling facilities and any restrictions on cycle movement.
  - b) The distance to bus stops, the frequency of services, quality of footways, streetlighting, and the distance to the nearest interchange;
  - c) The number of train stations within 800m walking distance and frequency of services;
  - d) Evidence of local parking congestion and/or proximity to public car parks;
  - e) Road safety and traffic management.
4. For sites within the Preston Urban Area and Key Service Centres well served by public transport, the Councils will consider lower levels of parking provision.
5. Provision of coach and lorry parking (including drop off areas) will be considered on a case-by-case basis, taking into account the proposed development's use, volume of users/visitors and location. B8 uses should accommodate all lorry parking within the site. Overnight lorry parking facilities will be supported, subject to evidence demonstrating a local need for such facilities and subject to compliance with other plan policies.

9.11 Development proposals should take into account the Parking Standards in Appendix 1. These standards should be applied in combination with the policies set out in the CLLP including the design principles set out in the Central Lancashire Design Code.





An aerial photograph of a city, likely London, with a red color overlay. The image shows a dense urban landscape with various buildings, streets, and a prominent church spire in the distance. A white box is superimposed on the left side of the image, containing the number '70'.

70

# Infrastructure Delivery

## Introduction

10.1 Infrastructure is important for the sustainable growth and resilience of Central Lancashire. It has a key influence on the supply and delivery of new homes, business investment and expansion, healthy and inclusive communities, sustainable transport, communications, and planning for climate change and resilience.

10.2 As a key component in delivering sustainable development, infrastructure runs as an important thread throughout the National Planning Policy Framework (NPPF), for both plan making and determining planning applications. It is an important component in meeting the economic, social and environmental objectives of sustainable development and reflecting the character, needs and opportunities of an area. The NPPF requires that strategic policies in plans should make sufficient provision for infrastructure and infrastructure providers are identified as relevant bodies to engage in plan making. The provision of infrastructure and community facilities at a local level should also be addressed by non-strategic policies.

10.3 All of the policies of this Local Plan need to be read as a whole. It is particularly important that new infrastructure considers its resilience and longevity in terms of climate change, exposure to flood risk and extreme heat, and opportunities to minimise or mitigate existing and future issues through high quality design, provision of flood defences and the use or provision of low carbon energy and transport. Other policies in this plan directly support the delivery and provision of community, green and transport infrastructure and local community facilities.

10.4 An infrastructure delivery plan (IDP) has been prepared for Central Lancashire which identifies the area's infrastructure requirements. Eight types of infrastructure are considered – transport, utilities, education, health & social care, green and blue infrastructure, waste & recycling, social & community facilities and emergency services. For each of these types of infrastructure, and their component sub types, geographic areas, timeframes, costs, risks and lead agencies are identified (subject to the availability of this information). This is set out in an infrastructure delivery schedule. The IDP and the associated schedule therefore sets out what infrastructure is needed, where it is needed and when it is needed in Central Lancashire.

10.5 The first policy in this chapter aims to provide the right infrastructure to support local communities, the environment and the economy. New development will need to provide sufficient community facilities, services and infrastructure to meet the needs of new development, to ensure thriving healthy communities and not create additional burden. New development will also need to be mindful of existing deficits and consider whether there are opportunities for existing communities to benefit from any new provision. It is though not the role of new development to resolve existing deficiencies.

10.6 The second policy addresses how new development will be expected to contribute to mitigating its impact on infrastructure, services and the environment and to contribute to the requirements of the community through different types of developer contributions. The third policy focuses specifically on digital and communications infrastructure.

## Policy ID1 (Strategic Policy): Infrastructure Planning Principles

1. The development of new infrastructure, or improvements to existing infrastructure, will be supported where it can be demonstrated that there is an identified need to support the delivery of the Local Plan or national priorities, in accordance with other Local Plan policies.
2. The Councils will work with infrastructure providers and developers to ensure that additional infrastructure capacity is effectively delivered by:
  - a) Using the Infrastructure Delivery Plan to identify requirements and guide delivery.
  - b) Making the best use of existing infrastructure capacity where possible.
  - c) Phasing development, where appropriate, to ensure the timely and coordinated delivery of infrastructure.
  - d) Requiring any new development that is likely to create an identified shortfall in infrastructure capacity or exacerbate existing deficiencies to adequately mitigate or compensate for those shortfalls and deficiencies.
3. 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.

10.7 Policy ID1 requires the provision of the infrastructure needed to support new development so that it is delivered as an integral part of the development at the appropriate stage and, where necessary improves any deficiencies in existing provision. Much of the infrastructure needed to support development is not provided directly by the Councils. As part of the IDP different infrastructure providers have been contacted to establish infrastructure availability and capacity issues that the providers felt would be key considerations for the new CLLP, and to highlight key planned investments and improvements. Looking forward the IDP will continue to be updated to reflect the latest available inputs and data. The Councils will continue to work in partnership with infrastructure service providers, funding providers and developers to ensure that the new development proposals will be supported by the delivery of associated infrastructure at the earliest practical opportunity and phased appropriately.

10.8 The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development, or suitable necessary mitigation arrangements for the infrastructure needed to support development is provided in a timely manner. Wherever possible, new or improved infrastructure and services should come forward alongside new development; to meet increased demand and minimise impacts on existing services and communities. In some cases, it will be necessary for the infrastructure to be provided before development commences. Where there is a need for extra capacity, this will need to be provided in time to serve the development or the relevant phase of the development. Where there is a capacity constraint, the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.

10.9 The cumulative impacts of any development on current and existing infrastructure should be considered. Developments should not divide up large sites into smaller pieces to avoid requirements to provide new infrastructure. It will also be necessary to understand from key infrastructure providers the timing and delivery of any key new upgrades that may be necessary and the level of development that can come forward prior to the completion of these upgrades, as this may impact on the speed at which the new development can come forward.

### **Policy ID2: Developer Contributions and Planning Obligations**

1. New development will be expected to contribute to mitigating its impact on infrastructure, services and the environment and to contribute to the requirements of the community. This may be secured via planning condition, or by a planning obligation where development would otherwise be unacceptable, and/or through the Community Infrastructure Levy (CIL) to enable the cumulative impacts of developments to be managed.

2. Developments may be required to provide contributions to ensure delivery and maintenance of:

- a) Highway (including Public Right of Way), Sustainable Travel, and transport improvements and infrastructure
- b) Provision of public transport services
- c) Public realm improvements
- d) Open space and green infrastructure
- e) Outdoor and indoor sports pitches and facilities
- f) Education provision
- g) Health facilities
- h) Affordable housing
- i) Community infrastructure
- j) Biodiversity off-setting
- k) Other site-specific contributions

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

4. Where viability is contested as a consequence of developer contributions, an independent viability assessment should demonstrate that the development will be unviable. The costs of this assessment will be borne by the applicant.

5. The Council will charge a monitoring fee to cover the cost of monitoring and delivery of a S106 obligation.

10.10 Development places additional demand on service and facilities, impacting on the ability of those services to meet the needs of the community. To address these demands new infrastructure or improvements to existing facilities will need to be provided.

10.11 Developer contributions will be secured through a variety of means, including by planning conditions and legal agreements under S106 of the Town and Country Planning Act (1990), where developments require local mitigation based on direct impact. Such provision will normally be expected to be provided by the developer through on-site works or the design of the development, but on occasion it may be necessary for developers to contribute to off-site works either directly or in the form of a financial contribution. Section 106 agreements will also be used to secure affordable housing.

10.12 The Councils are CIL charging authorities therefore contributions will also be secured via Community Infrastructure Levy (CIL). The CIL allows local authorities to apply a standard charge which will contribute to the costs of infrastructure arising from new development. The levy is intended to provide infrastructure to support development of an area, which differs to the role of planning obligations (S.106s) which are used to ensure that individual developments are acceptable in planning terms.

10.13 It is acknowledged that developer contributions can affect the financial viability of certain developments and will therefore not always be appropriate or reasonable to apply. Based on an independent viability assessment, developer contributions may be reduced or discounted where this would not make the development unacceptable in planning terms. Where deemed appropriate, a review and clawback mechanism will be incorporated into legal agreements to ensure that additional contributions are provided over time if viability improves.

10.14 The Councils will charge a monitoring fee through section 106 planning obligations, to cover the cost of monitoring and reporting on delivery of that section 106 obligation. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation.

10.15 Information on how contributions through S106 obligations and CIL receipts have been spent over a 12-month period and the priorities for the spend of receipts in the future is set out annually through the Infrastructure Funding Statement. New or improved infrastructure can be provided directly by an infrastructure provider through their capital schemes or can be funded through Section 106 legal obligations and receipts raised through the Community Infrastructure Levy (CIL). Planning obligations must comply with paragraph 56 of the National Planning Policy Framework and Regulation 122(2) of the Community Infrastructure Levy Regulations 2010, including being: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development

### **Policy ID3: Digital and Communications Infrastructure**

1. Applications for telecommunications equipment (including masts) which require planning permission will be supported where the following criteria are met:

- a) Evidence should be submitted to demonstrate why co-siting the equipment with existing equipment is not a viable option; and
- b) The impact of the development on landscape or townscape should be minimised through appropriate siting, design, materials, and colour; and

- c) Developments should not have an unacceptable impact on ecology, areas of landscape importance or the historic environment, unless it can be demonstrated that no technically acceptable alternative site is available, and the public benefits of the proposal outweigh the harm caused.

2. Proposals for the following types of major development should demonstrate within a Broadband Statement how they will provide future occupiers with potential for full fibre broadband connectivity:

- Residential;
- Community facilities;
- Schools;
- Hospitals;
- Employment (Class B2, B8 and E(g));

The statement should include:

- a) details of engagement with broadband providers; and
- b) the current internet connectivity of the site and the potential for the site to be provided with full fibre broadband, including details of how the broadband will be delivered.

10.16 The NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Much of the new infrastructure required is installed under telecommunications providers' powers as statutory undertakers, or as permitted development. However, some forms of telecommunications equipment require planning permission. Policy ID3 identifies the criteria the Council will apply in assessing applications of this type.

10.17 The Council must determine applications for telecommunications development on planning grounds. Health guidelines are not a consideration if the proposal meets the guidelines for exposure.

10.18 Access to full fibre broadband is vital to delivering a sustainable local economy, supporting education and home working, and increasing community cohesion through digital communication. Planning policies should support the expansion of electronic communications networks, including full fibre broadband connections. The Councils seek to enable Central Lancashire to be a digital place with thriving digital skills and access, and high-speed connectivity.

# Appendix 1

## Parking Standards





Class	Broad Land Use	Specific Land Use	Car/van parking space per Gross Floor Area (unless otherwise indicated)			Disabled Parking		Bicycle Spaces	Motorcycle Spaces
			Preston City Centre + SR Town Centres	Chorley Town Centre + Preston & South Ribble District and Local Centres	All other areas	Up to 200 Bays	Over 200 Bays		
<b>B2</b>	General industry	General industry	1 per 60sqm	1 per 48sqm	1 per 45sqm	5% of the total	6 plus 2% of total	1 per 450sqm (min.2)	1 per 1000sqm (min.2)
<b>B8</b>	Storage & distribution	Storage and distribution	1 per 100sqm	1 per 100sqm	1 per 100sqm	5% of the total	6 plus 2% of the total	1 per 850sqm (min.2)	1 per 2000sqm (min.2)
<b>C1</b>	Visitor accommodation	Hotels, boarding & guest houses	1 per bedroom	1 per bedroom	1 per bedroom	3 bays or 6% of total	4 bays plus 4% of total	1 per 10 guest rooms (min.2)	1 per 25 guest rooms (min.2)
<b>C2</b>	Residential institutions	Residential care homes/ Nursing homes	1 per 6 beds	1 per 5 beds	1 per 5 beds	3 bays or 6% of total	4 bays plus 4% of total	1 per 40 beds (min.2)	1 per 100 beds (min. 2)
<b>C3</b>	Flat	Sheltered acc.	1 per 4 beds	1 per 3 beds	1 per 3 beds	3 bays or 6% of total	4 bays plus 4% of total	1 per 20 beds (min.2)	1 per 50 beds (min. 2)
<b>C2</b>	Residential institutions	Purpose built student housing	1 per resident staff and 1 per 10 beds	1 per resident staff and 1 per 5 beds	1 per resident staff and 1 per 5 beds	3 bays or 6% of total	2 bays or 4% of total	1 per 3 beds	1 per 100 beds (min. 2)
<b>C3</b>	Residential institutions	Children's homes	4 spaces (based on 2x children)	4 spaces (based on 2x children)	4 spaces (based on 2x children)	-	-	Case by case	Case by case

Class	Broad Land Use	Specific Land Use	Car/van parking space per Gross Floor Area (unless otherwise indicated)				Disabled Parking		Bicycle Spaces	Motorcycle Spaces
			Preston City Centre + SR Town Centres	Chorley Town Centre + Preston & South Ribble District and Local Centres	All other areas	Up to 200 Bays	Over 200 Bays			
<b>C3</b>	House	1 bedroom	1 space	1 space	1 space	Case by case	Case by case	1x (unless 6m x 3m garage is already provided)	-	
<b>C3</b>	Flat	1 bedroom	1 space	1 space	1 space	Case by case	Case by case	1x allocated to flat + 1x in communal area	-	
<b>C3</b>	House	2/3 bedrooms	2 spaces	2 spaces	2 spaces	Case by case	Case by case	2x (unless 6m x 3m garage is already provided)	-	
<b>C3</b>	Flat	2/3 bedrooms	2 spaces	2 spaces	2 spaces	Case by case	Case by case	2x allocated to flat + 1x in communal area	-	
<b>C3</b>	House	4+ bedrooms	3 spaces	3 spaces	3 spaces	Case by case	Case by case	4x (unless 6m x 3m garage is already provided)	-	
<b>C3</b>	Flat	4+ bedrooms	3 spaces	3 spaces	3 spaces	Case by case	Case by case	4x allocated to flat + 2x in communal area	-	

Class	Broad Land Use	Specific Land Use	Car/van parking space per Gross Floor Area (unless otherwise indicated)			Disabled Parking		Bicycle Spaces	Motorcycle Spaces
			Preston City Centre + SR Town Centres	Chorley Town Centre + Preston & South Ribble District and Local Centres	All other areas	Up to 200 Bays	Over 200 Bays		
<b>E</b>	Commercial, Business and Service	Food Retail (other than hot food)	1 per 16sqm	1 per 15sqm	1 per 14sqm	3 bays or 6% of total	4 bays plus 4% of total	1 per 140sqm (min. 2)	1 per 350sqm (min. 2)
			1 per 22sqm	1 per 21 sqm	1 per 20sqm	3 bays or 6% of total	4 bays plus 4% of total	1 per 200sqm (min.2)	1 per 500sqm (min.2)
<b>E</b>	Commercial, Business and Service	Retail Warehouse (e.g. large store selling household comparison goods and/or DIY)	1 per 60sqm	1 per 45 sqm	1 per 40sqm	3 bays or 6% of total	4 bays plus 4% of total	1 per 200sqm (min.2)	1 per 500sqm (min.2)
			1 per 35sqm	1 per 32sqm	1 per 30sqm	3 bays or 6% of total	4 bays plus 4% of total	1 per 200sqm (min.2)	1 per 500sqm (min.2)
<b>E</b>	Commercial, Business and Service	Banks/building societies, betting offices, estate and employment agencies, professional and financial services	1 per 8sqm of public floor space	1 per 6sqm of public floor space	1 per 5sqm of public floor space	3 bays or 6% of total	4 bays plus 4% of total	1 space per 50sqm (min.2)	1 per 125sqm (min.2)

Class	Broad Land Use	Specific Land Use	Car/van parking space per Gross Floor Area (unless otherwise indicated)			Disabled Parking		Bicycle Spaces	Motorcycle Spaces
			Preston City Centre + SR Town Centres	Chorley Town Centre + Preston & South Ribble District and Local Centres	All other areas	Up to 200 Bays	Over 200 Bays		
<b>E</b>	Commercial, Business and Service	Office, business parks, research & development, industry which can be carried out in residential areas.	1 per 40sqm	1 per 32sqm	1 per 30sqm	5% of the total	6 plus 2% of the total capacity	1 per 300sqm (min.2)	1 per 750sqm (min.2)
			1 per 2 staff plus 4 per consulting room	1 per 2 staff plus 4 per consulting room	1 per 2 staff plus 4 per consulting room	3 bays or 6% of total	4 bays plus 4% of total	2 per consulting room (min)	1 per 2 consulting rooms (min)
			1 per member of staff plus 1 drop off space per 10 children	1 per member of staff plus 1 drop off space per 10 children	1 per member of staff plus 1 drop off space per 10 children	3 bays or 6% of total	4 bays plus 4% of total	1 per 4 staff plus 1 per 200sqm (min.2)	1 per 10 staff (min.2)
<b>E</b>	Commercial, Business and Service	Gymnasiums, indoor recreations not involving motorised vehicles or firearms	1 per 25sqm	1 per 23sqm	1 per 22sqm	3 bays or 6% of total	4 bays plus 4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)
			2 per classroom	2 per classroom	2 per classroom	Case by case	Case by case	1 per 5 staff plus 1 per 3 students	1 per 10 staff
<b>F1</b>	Non- residential institutions	Schools (primary & secondary)	2 per classroom	2 per classroom	2 per classroom	Case by case	Case by case	1 per 5 staff plus 1 per 3 students	1 per 10 staff

Class	Broad Land Use	Specific Land Use	Car/van parking space per Gross Floor Area (unless otherwise indicated)			Disabled Parking		Bicycle Spaces	Motorcycle Spaces
			Preston City Centre + SR Town Centres	Chorley Town Centre + Preston & South Ribble District and Local Centres	All other areas	Up to 200 Bays	Over 200 Bays		
<b>F1</b>	Non- residential institutions	Art galleries museums, libraries	1 per 40sqm	1 per 25sqm	1 per 20sqm	3 bays or 6% of total	4 bays plus 4% of total	1 per 200sqm (min.2)	1 per 500sqm (min.2)
		Public halls, places of worship, law courts	1 per 10sqm	1 per 6sqm	1 per 5sqm	3 bays or 6% of total	4 bays plus 4% of total	1 per 50sqm (min.2)	1 per 125sqm (min.2)
		Higher & further education	1 per 2 staff	1 per 2 staff plus 1 per 15 students	1 per 2 staff plus 1 per 10 students	Case by Case	Case by Case	1 per 5 staff plus 1 per 3 students	1 per 10 staff plus 1 per 10 students
<b>F2</b>	Assembly and Leisure	Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	1 per 25sqm	1 per 23sqm	1 per 22sqm	3 bays or 6% of total	4 bays plus 4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)
		Betting offices	1 per 35sqm	1 per 32sqm	1 per 30sqm	3 bays or 6% of total	4 bays plus 4% of total	1 per 200sqm (min.2)	1 per 500sqm (min. 2)
<b>SG</b>	Drinking establishments	Public houses/ wine bars/ other drinking establishments	1 per 8sqm of public floor space	1 per 6sqm of public floor space	1 per 5sqm of public floor space	3 bays or 6% of total	4 bays plus 4% of total	1 space per 50sqm (min.2)	1 per 125sqm (min.2)

Class	Broad Land Use	Specific Land Use	Car/van parking space per Gross Floor Area (unless otherwise indicated)			Disabled Parking		Bicycle Spaces	Motorcycle Spaces
			Preston City Centre + SR Town Centres	Chorley Town Centre + Preston & South Ribble District and Local Centres	All other areas	Up to 200 Bays	Over 200 Bays		
<b>SG</b>	Hot food takeaways	Hot food takeaways	1 per 8sqm of public floor space	1 per 6sqm of public floor space	1 per 5sqm of public floor space	3 bays or 6% of total	4 bays plus 4% of total	1 space per 50sqm (min.2)	1 per 125sqm (min.2)
<b>SG</b>	Assembly and Leisure	Cinemas, bingo and casinos, conference centres, music and concert halls	1 per 10 seats	1 per 6 seats	1 per 5 seats	3 bays or 6% of total	4 bays plus 4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)
<b>SG</b>	Assembly and Leisure	General leisure, dance halls, night clubs	1 per 25sqm	1 per 23sqm	1 per 22sqm	3 bays or 6% of total	4 bays plus 4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)
<b>SG</b>	Theatres	Theatres	1 per 10 seats	1 per 6 seats	1 per 5 seats	3 bays or 6% of total	4 bays plus 4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)
<b>SG</b>	Motor car showrooms	Motor car showrooms	1 per 60sqm internal showroom	1 per 52sqm internal showroom	1 per 50sqm internal showroom	3 bays or 6% of total	4 bays plus 4% of total	1 per 5 staff	Minimum of 2 spaces
<b>SG</b>	Petrol filling stations	Petrol filling stations	1 space per pump	1 space per pump	1 space per pump	1 space minimum	-	1 per 5 staff	Minimum of 2 spaces



An aerial photograph of a large estate, likely a park or university campus, with a prominent maze in the foreground, a large lake in the middle ground, and a clock tower on the left. The entire image is overlaid with a semi-transparent pink filter. The text 'Appendix 2' is in a large, bold, white font, and 'The Monitoring Framework' is in a smaller, white font below it.

# Appendix 2

## The Monitoring Framework



The Planning & Compulsory Purchase Act 2004 (as amended) and The Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended), the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), require local authorities to monitor local plans and their policies on a regular (at least annual) basis. Furthermore, local authorities are legally required to formally review their local plans and spatial development plans at least once every five years to assess whether policies need updating, taking account of changing local circumstances or conformity with national planning policy.

The framework is split into two sections. The first section lists the strategic objectives of the Local Plan, and which policies contribute to the achievability of each objective. The second section considers the indicators that measure the impacts of specific policies.

### **i. Monitoring the Strategic Objectives**

Below is a list of the strategic objectives of the Local Plan and the policies which will support their achievability. The indicators for each policy are within the section two.

<b>Strategic Objective</b>	<b>Local Plan Policy</b>
Climate Change	CC1-CC3, EN5-EN11, EN14, ST2
Sustainable Patterns of Development	SSI-SS6, HSI- HS4, HS8, EC1-EC6, EC11-EC13
Sustainable Communities	ALL
Economic Prosperity	EC1- EC14
Sustainable Transport	ST1- ST3
Place Making	EN1, EN2, HC3
High Quality Development	EN1, EN2, ID1-ID3, ST1-ST3
Historic Environment	EN13
Natural Environment	EN5- EN12
Education & Skills	EC9, EC10, HC3
Healthy Lifestyles	HC1- HC3, HC5, HC6, ST2

## ii. Monitoring the Local Plan Policies

Housing		
Relevant policies: SS3-SS6, HS1-HS4, HS7, EC5, EC6		
Indicator	Source	Target
<p>No. of dwellings permitted and completed (market and affordable for rent and for home ownership) (total/on allocated sites).</p> <p>Net additional housing completions (market and affordable for rent and for home ownership).</p>	<p>Monitoring of housing permissions and completions.</p>	<p>Local Housing Need (minimum net additional dwellings per annum):</p> <ul style="list-style-type: none"> <li>• Chorley – 287</li> <li>• South Ribble – 450</li> <li>• Preston – 500</li> </ul> <p>Delivery of sites in line with housing trajectory.</p>

Houses in Multiple Occupation		
Relevant policy: HS10		
Indicator	Source	Target
<p>No. of applications permitted for HMOs.</p>	<p>Monitoring of HMO permissions.</p>	<p>To control the development of HMOs.</p>

Retail	
Relevant policies: EC11, HC2	
Indicator	Source
<p>No. of applications permitted for 'major' retail development in edge-of-centre, out-of-centre and out-of-town locations.</p> <p>No. of hot food takeaways permitted.</p>	<p>Monitoring of planning permissions.</p>

## Employment

### Relevant policy: EC2- EC7

Indicator	Source	Target
Total employment land take-up by location and type (E(g), E(c), B2, B8).	Monitoring of employment permissions and completions.	Chorley – 41.45ha
Permitted employment land (allocated and net additional) by location and type (B2, B8, E(g), E(c)).		South Ribble – 56.99 ha
Loss of allocated employment land to other uses.		Preston - 74.43ha

## Developer Contributions

### Relevant policies: EN6

Indicator	Source	Target
% sites requiring mandatory BNG where delivery successfully secured (onsite and offsite in Central Lancashire/outside Central Lancashire including statutory credits).	BNG monitoring systems.	Developments must deliver the mandatory Biodiversity Net Gain (BNG) requirement of at least 10% unless exempt.

## Green Belt, Open Countryside & Areas of Separation

### Relevant policies: EN15, EN17, EN18

Indicator	Source	Target
No. of dwellings and/or employment land in hectares approved/completed on sites within the Green Belt (including previously developed land)/Open Countryside/ Areas of Separation.	Monitoring of planning permissions and completions.	No applications granted permission which are contrary to policy (national and local) in relation to these designations.

# Appendix 3

## Housing Trajectories





	Pre-adoption				Years 1-5						Years 6-10						Years 11-15					Total			
	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	2029 / 2030	2030 / 2031	2031 / 2032	2032 / 2033	2033 / 2034	2034 / 2035	2035 / 2036	2036 / 2037	2037 / 2038	2038 / 2039	2039 / 2040	2040 / 2041							
Actual completions	291																								291
Projected completions on allocated sites		57	162	204	257	325	339	279	500	572	354	199	77	60	58	0	0	0	0	0	0	0	0	0	3,443
Projected completions on non-allocated existing commitments at 1st April 2024		239	163	300	120	69	137	67	55	30	18	0	0	0	0	0	0	0	0	0	0	0	0	0	1,198
Windfall allowance		0	0	0	63	63	99	99	99	99	99	99	99	134	134	134	134	134	134	134	134	134	134	134	1,489
<b>TOTAL PROJECTED COMPLETIONS</b>	<b>291</b>	<b>296</b>	<b>325</b>	<b>504</b>	<b>440</b>	<b>457</b>	<b>575</b>	<b>445</b>	<b>654</b>	<b>701</b>	<b>471</b>	<b>298</b>	<b>176</b>	<b>194</b>	<b>192</b>	<b>134</b>	<b>134</b>	<b>134</b>	<b>134</b>	<b>134</b>	<b>134</b>	<b>134</b>	<b>134</b>	<b>134</b>	<b>6,421</b>
Annual Requirement	280	280	280	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	6,015
Difference	11	16	45	159	95	112	230	100	309	356	126	-47	-169	-151	-153	-211	-211	-211	-211	-211	-211	-211	-211	-211	406

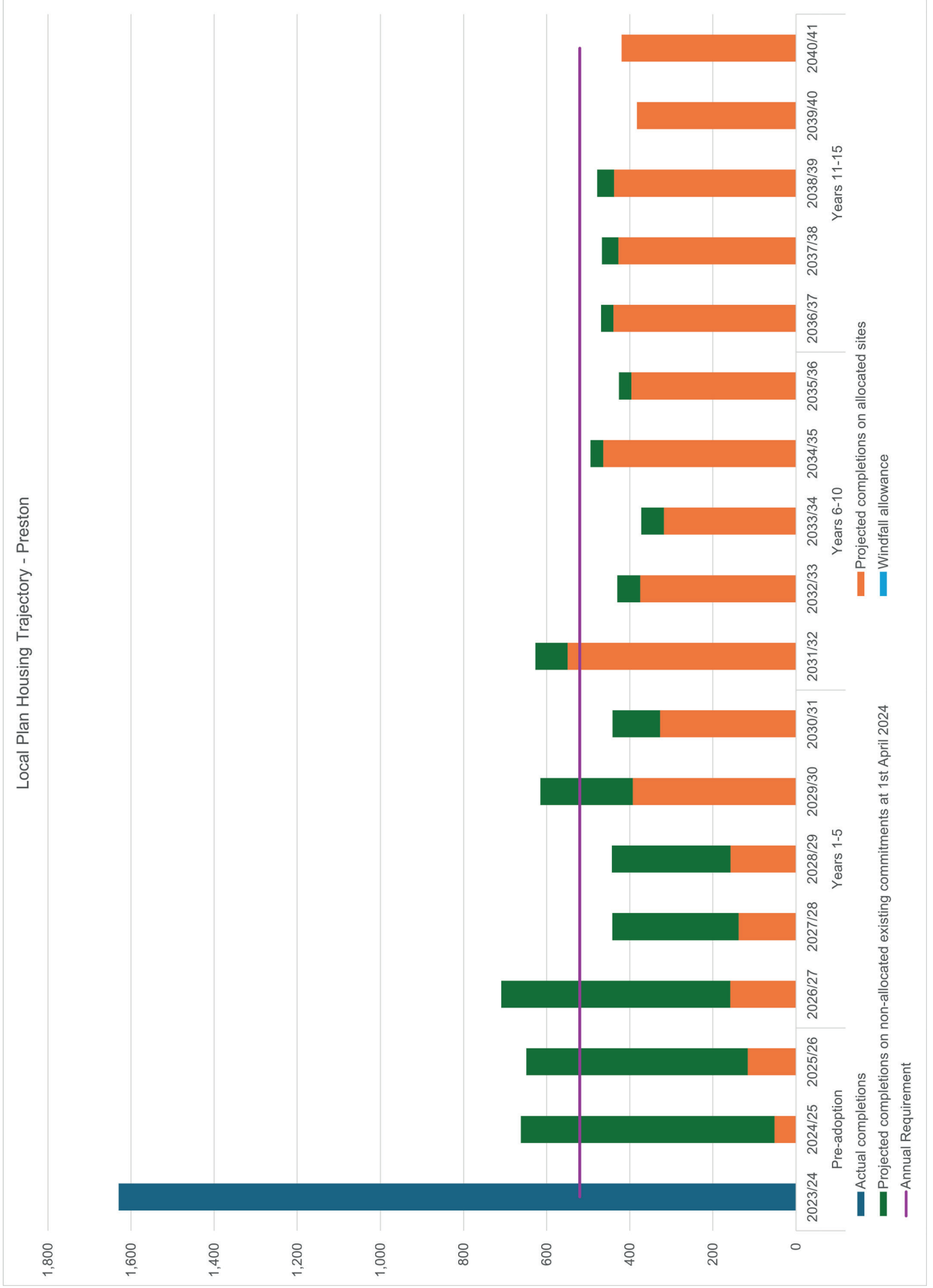
# Chorley Trajectory



	Pre-adoption			Years 1-5						Years 6-10						Years 11-15					Total
	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	2029 / 2030	2030 / 2031	2031 / 2032	2032 / 2033	2033 / 2034	2034 / 2035	2035 / 2036	2036 / 2037	2037 / 2038	2038 / 2039	2039 / 2040	2040 / 2041			
Actual completions	1,630																		1,630		
Projected completions on allocated sites		52	116	158	138	157	393	327	549	375	318	464	396	439	427	438	383	419	5,549		
Projected completions on non-allocated existing commitments at 1st April 2024		610	533	551	304	286	222	114	78	55	54	30	30	30	40	40	0	0	2,977		
Windfall allowance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
<b>TOTAL PROJECTED COMPLETIONS</b>	<b>1,630</b>	<b>662</b>	<b>649</b>	<b>709</b>	<b>442</b>	<b>443</b>	<b>615</b>	<b>441</b>	<b>627</b>	<b>430</b>	<b>372</b>	<b>494</b>	<b>426</b>	<b>469</b>	<b>467</b>	<b>478</b>	<b>383</b>	<b>419</b>	<b>10,156</b>		
Annual Requirement	520	520	520	520	520	520	520	520	520	520	520	520	520	520	520	520	520	520	9,360		
Difference	1,110	142	129	189	-78	-77	95	-79	107	-90	-148	-26	-94	-51	-53	-42	-137	-101	796		



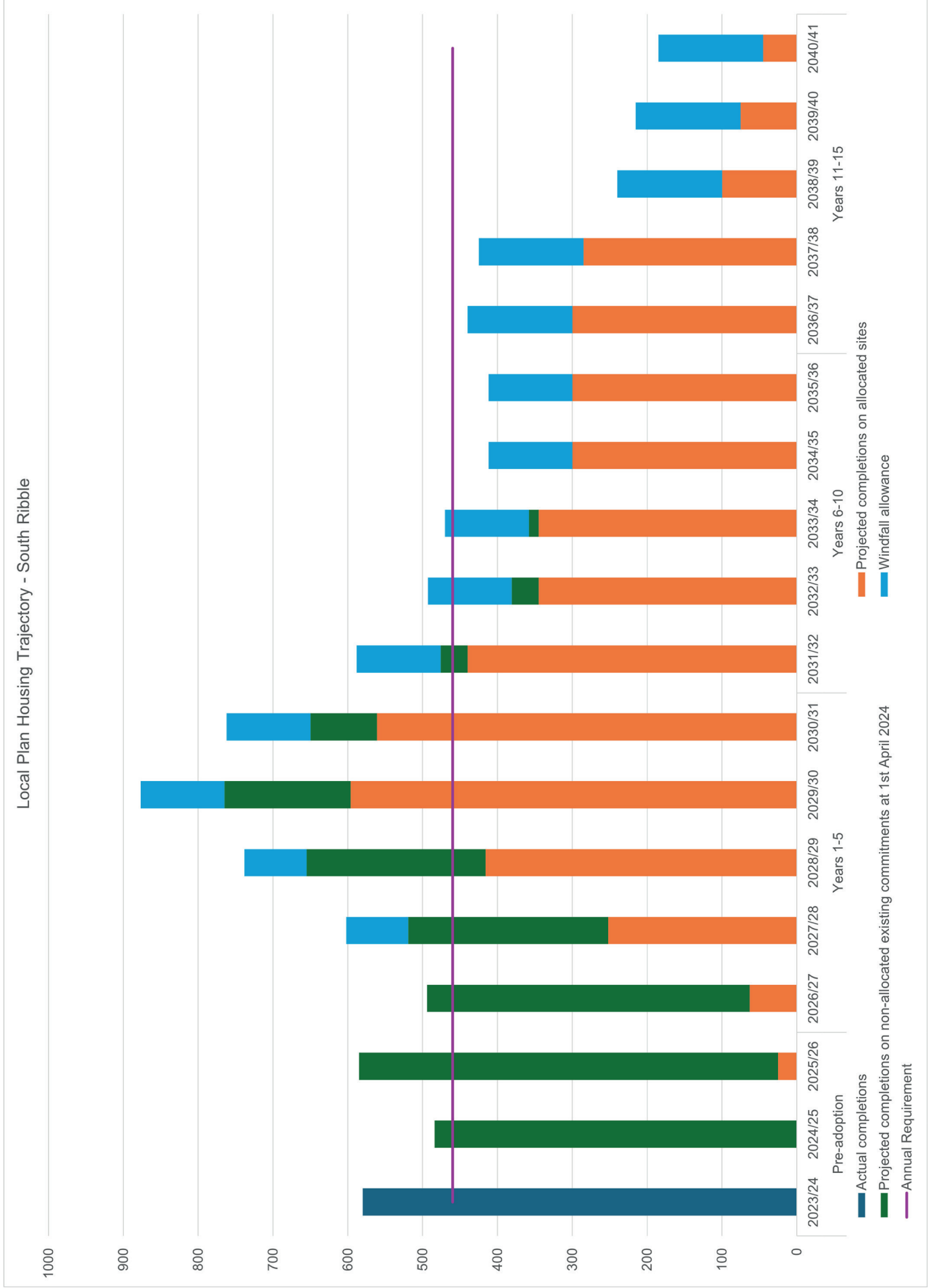
# Preston Trajectory



# South Ribble

	Pre-adoption			Years 1-5						Years 6-10						Years 11-15					Total
	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	2029 / 2030	2030 / 2031	2031 / 2032	2032 / 2033	2033 / 2034	2034 / 2035	2035 / 2036	2036 / 2037	2037 / 2038	2038 / 2039	2039 / 2040	2040 / 2041			
Actual completions	580																		580		
Projected completions on allocated sites	0	25	63	252	416	596	561	440	345	345	300	300	300	285	100	75	45	4,448			
Projected completions on non-allocated existing commitments at 1st April 2024	484	560	431	267	239	169	89	36	36	13	0	0	0	0	0	0	0	2,324			
Windfall allowance	0	0	0	83	83	112	112	112	112	112	112	112	112	140	140	140	140	1,650			
<b>TOTAL PROJECTED COMPLETIONS</b>	<b>580</b>	<b>484</b>	<b>585</b>	<b>494</b>	<b>602</b>	<b>877</b>	<b>762</b>	<b>588</b>	<b>493</b>	<b>470</b>	<b>412</b>	<b>412</b>	<b>412</b>	<b>425</b>	<b>240</b>	<b>215</b>	<b>185</b>	<b>9,002</b>			
Annual Requirement	460	460	460	460	460	460	460	460	460	460	460	460	460	460	460	460	460	8,280			
Difference	120	24	125	34	142	417	302	128	33	10	-48	-48	-48	-35	-220	-245	-275	722			

# South Ribble Trajectory



# Central Lancashire

	Pre-adoption				Years 1-5						Years 6-10						Years 11-15					Total					
	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	2029 / 2030	2030 / 2031	2031 / 2032	2032 / 2033	2033 / 2034	2034 / 2035	2035 / 2036	2036 / 2037	2037 / 2038	2038 / 2039	2039 / 2040	2040 / 2041									
Actual completions	2,501																									2,501	
Projected completions on allocated sites		109	303	425	647	898	1,328	1,167	1,489	1,292	1,017	963	773	799	770	538	458	464									13,440
Projected completions on non-allocated existing commitments at 1st April 2024		1,333	1,256	1,282	691	594	528	270	169	121	85	30	30	30	40	40	0	0									6,499
Windfall allowance		0	0	0	146	146	211	211	211	211	211	211	211	274	274	274	274	274									3,139
<b>TOTAL PROJECTED COMPLETIONS</b>	<b>2,501</b>	<b>1,442</b>	<b>1,559</b>	<b>494</b>	<b>602</b>	<b>738</b>	<b>877</b>	<b>762</b>	<b>588</b>	<b>493</b>	<b>470</b>	<b>412</b>	<b>412</b>	<b>440</b>	<b>425</b>	<b>240</b>	<b>215</b>	<b>185</b>									<b>9,002</b>
Annual Requirement	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314									23,652
Difference	1,187	128	245	393	170	324	753	334	555	310	-1	-110	-300	-211	-230	-462	-582	-576									1,927

# Central Lancashire Trajectory

Local Plan Housing Trajectory - Central Lancashire



# Appendix 4

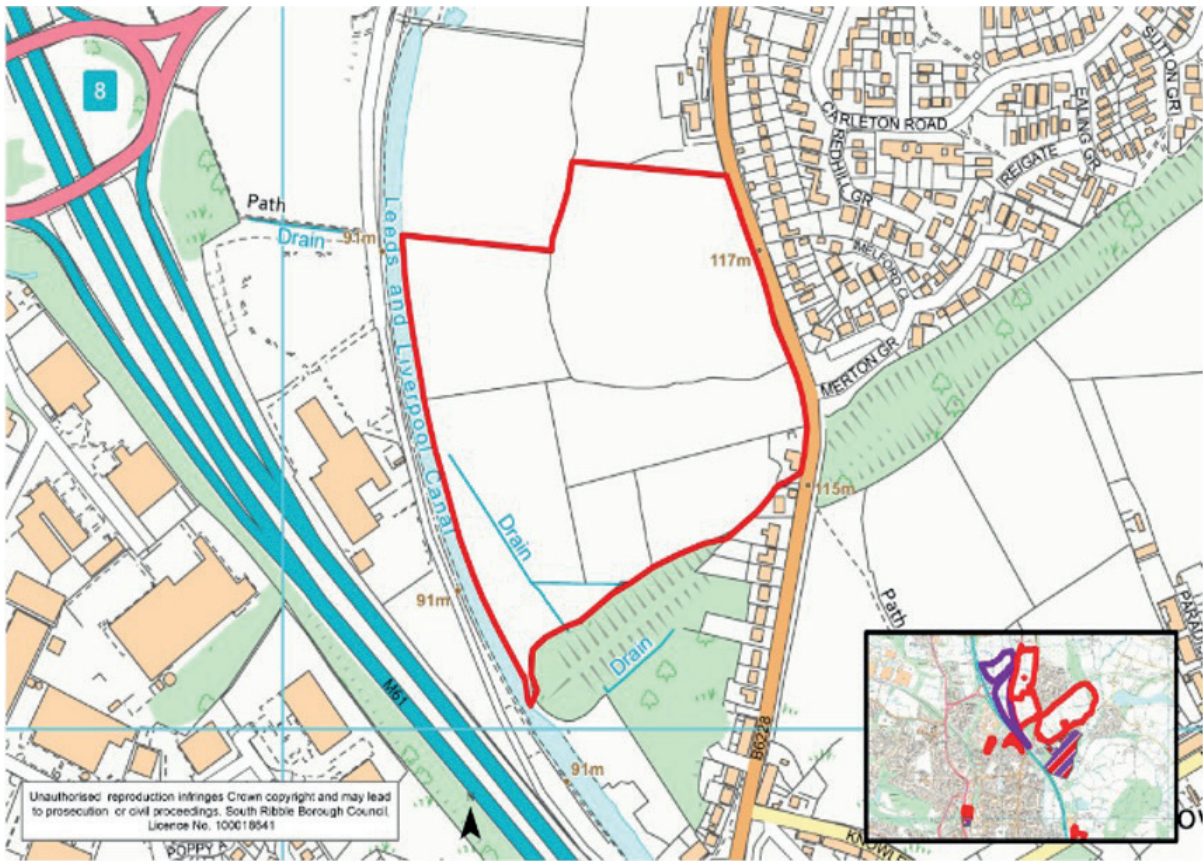
## Housing Allocations - Key Development Considerations



# Chorley

## Great Knowley, Chorley

Site Ref	HS2.11
Site Area (Ha)	9.12
Settlement	Chorley
Ward	Chorley North & Astley
Amount/type of development (indicative)	246 dwellings



### Key Development Considerations

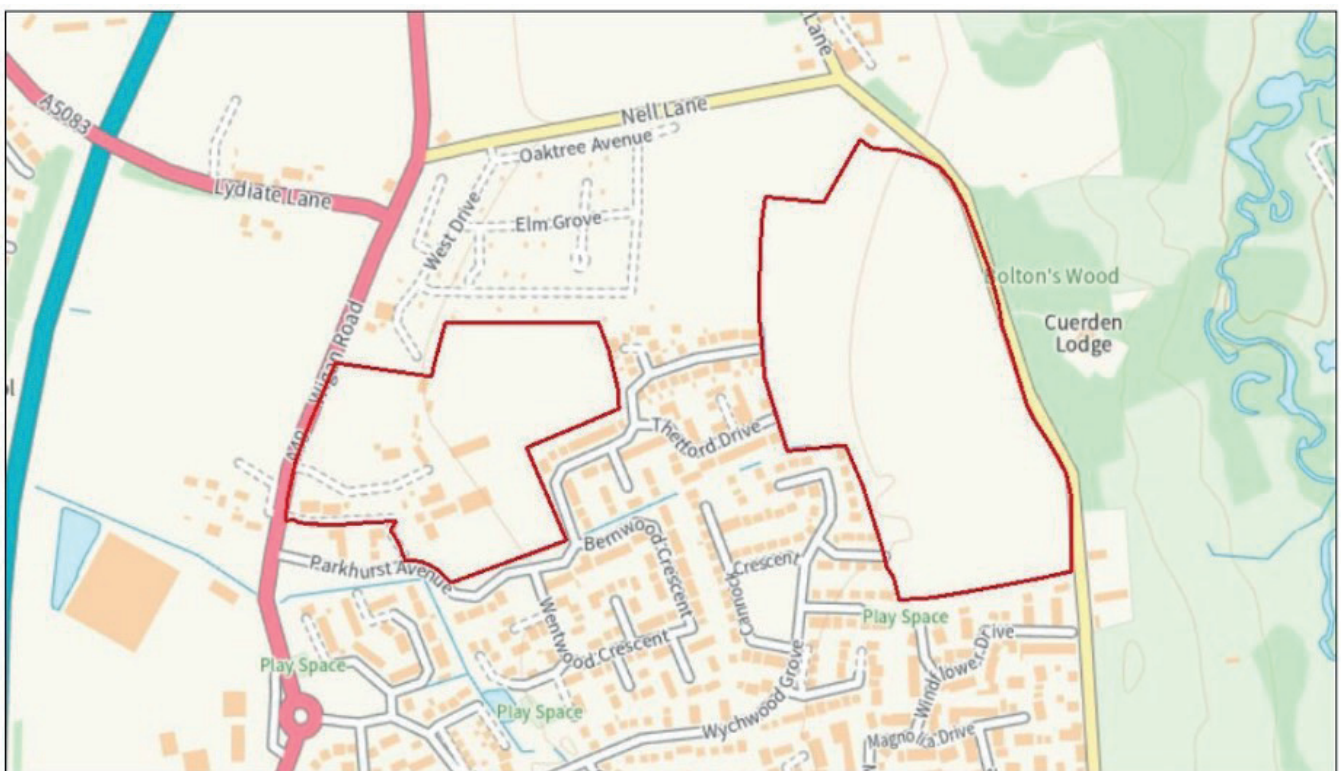
Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development and deliver affordable housing in line with policy ID2.
Flood Risk (EN10)	The site is at risk from surface water flooding, a Level 2 SFRA has been prepared. Any development must address the requirements of the Level 2 SFRA.
Drainage (EN11) and Utilities	The site has access to all utilities. United Utilities advise the site at risk from reservoir flooding. A detailed assessment will be required alongside any planning application.



<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>The site is adjacent to a Grade II listed building (Botany Bay Mill) and a non-designated heritage asset (Knowle Farm). The site is also adjacent to the Leeds Liverpool Canal, which is of historic significance. A Heritage Impact Assessment (HIA) has been prepared which identifies that development of the site would have a significant impact on the setting of the heritage asset and the non-designated heritage asset. This can be mitigated by protecting and retaining TPO trees on the site boundary and hedgerows as well as providing buffer planting to the site edges, railway line and canal.</p> <p>A buffer should be retained to the canal side for biodiversity and amenity and new development should be set back from the assets. It is advised that any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation. Harm may be removed or reduced by ensuring that the development is sympathetically designed for a semi-rural location and the site boundaries are well landscaped.</p>
<p><b>Highways (ST2)</b></p>	<p>Suitable vehicular access should be achievable from Blackburn Brow. Development of the site will contribute to congestion on the B6228, A674, M61 and A6. It will require improvements to public transport. A Transport Assessment and Travel Plan will be required alongside any planning application. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<p><b>Designated Sites for Nature Conservation (EN7)</b></p>	<p>To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7, delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Agricultural land (EN16)</b></p>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

## Land to the East of Wigan Road, Clayton-le-Woods

Site Ref	HS2.16
Site Area (Ha)	13.87
Settlement	Clayton-le-Woods
Ward	Clayton West & Cuerden
Amount/type of development (indicative)	332 dwellings



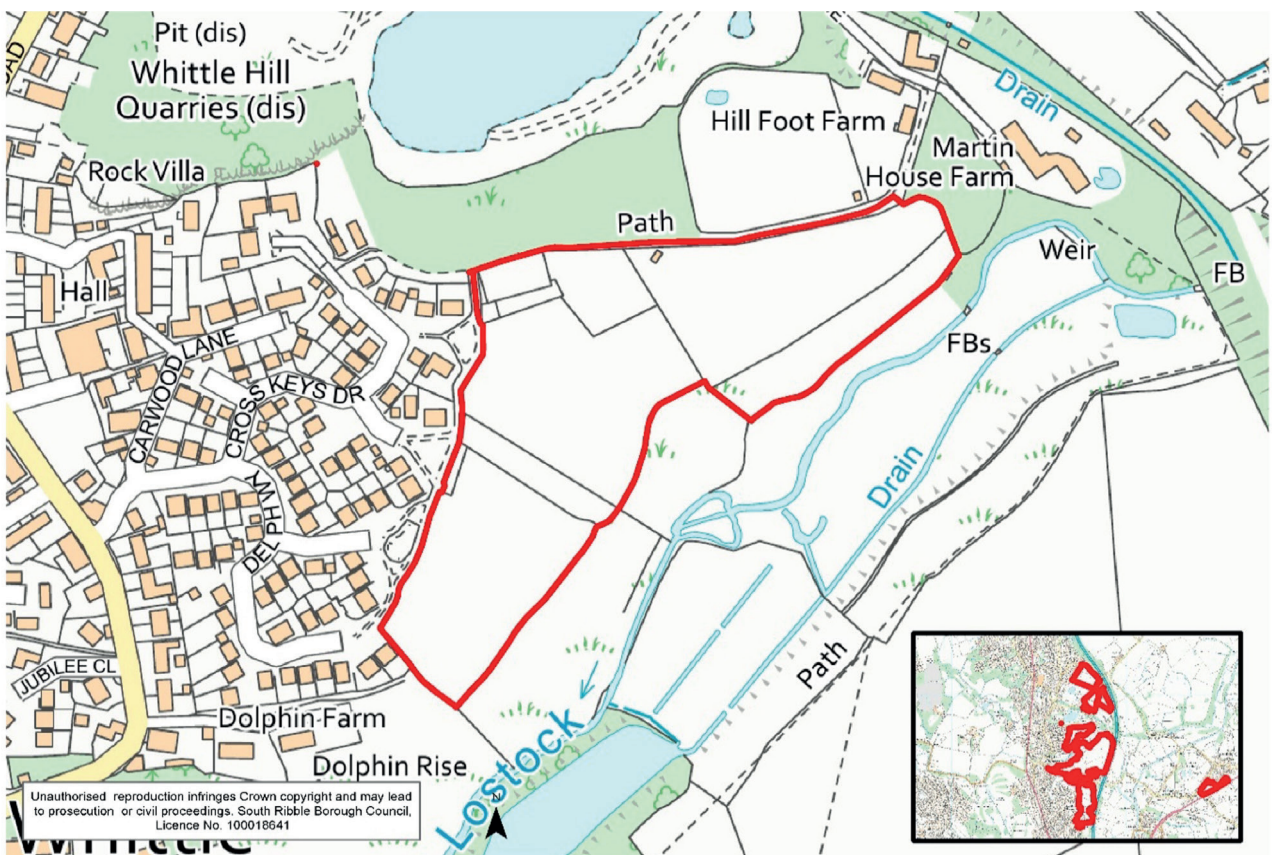
### Key Development Considerations

Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development and deliver affordable housing in line with policy ID2.
Flood Risk (EN10)	The site is at risk from surface water flooding, a Level 2 SFRA has been prepared. Any development must address the requirements of the Level 2 SFRA.

<b>Drainage (EN11) and Utilities</b>	<p>The site has access to all utilities. United Utilities advise there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.</p>
<b>Heritage assets and archaeology (EN13)</b>	<p>A Heritage Impact Assessment (HIA) has been prepared which identifies that any planning application should be accompanied by a Heritage Statement dealing with the surviving 19th century buildings on the west of the site. The site design should reflect the existing landscape heritage and retain and protect existing ponds, hedgerows, trees and important historical aspects of the landscape character within the new design. The landscape character/heritage needs to be surveyed, retained and enhanced where possible in line with BNG regulations. The development will likely require a level of archaeological and ecological mitigation.</p>
<b>Highways (ST2)</b>	<p>Access to Shady Lane should be restricted to pedestrians and cyclists. New direct access to the A49 should be avoided. A Transport Assessment and Travel Plan would be required alongside any planning application. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<b>Ecology (EN9)</b>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<b>Trees, Woodland and Hedgerows (EN8)</b>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<b>Housing mix and density (HS6) and affordable housing (HS7)</b>	<p>Development of the site will be expected to accord with policies HS6 and HS7, delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<b>Open Space and Playing Pitch requirements (HS5)</b>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<b>Agricultural land (EN16)</b>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

## West of M61 – Land adjacent to Delph Way, Whittle-le-Woods

Site Ref	HS2.36
Site Area (Ha)	3.80
Settlement	Whittle-le-Woods
Ward	Buckshaw & Whittle
Amount/type of development (indicative)	102 dwellings



### Key Development Considerations

Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development and deliver affordable housing in line with policy ID2.
Flood Risk (EN10)	The Level 1 SFRA indicates there are no significant flood risk issues as such a Level 2 SFRA was not required. A Flood Risk Assessment will be required alongside any planning application.

<b>Heritage assets and archaeology (EN13)</b>	<p>There are Grade II Listed Buildings in close proximity to the site – Carrwood House Farmhouse, Carrwood House, Dolphin Farmhouse and Whittle Hill Tunnels. A Heritage Impact Assessment (HIA) has been prepared which identifies that the site makes no contribution to the significance of Carrwood House and Carrwood House Farmhouse as there is already housing development around them. There may be some contribution to the significance of Dolphin Farmhouse due to its rural nature but again there is already some housing development adjacent to it. The site makes some contribution to the significance of Whittle Hill Tunnels but it is not considered significant. The HIA identifies that screening on the northern boundary will minimise any impact on Whittle Hill Tunnels. With the mitigation measures in place for Whittle Hill Tunnels this impact will be negligible.</p>
<b>Highways (ST2)</b>	<p>Suitable vehicular access should be achievable from Delph Way/Cross Keys Drive. A Transport Assessment and Travel Plan will be required alongside any planning application. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<b>Ecology (EN9)</b>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<b>Trees, Woodland and Hedgerows (EN8)</b>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<b>Amenity (EN4) and Environmental Quality (EN14)</b>	<p>Concerns have been raised from local residents regarding potential contamination of the land. The Environment Agency advise there is the possibility that contamination from the adjacent landfill has migrated via groundwater but at this time there is no evidence to say that the site is unsuitable for housing. However, any future planning application will need to be supported by a comprehensive desk study, site investigation and (if necessary) remediation strategy to demonstrate that any contamination arising from off-site sources can be satisfactorily managed to avoid impacts on controlled waters (and human health). The potential number of residential units on site might have to be reduced should mitigation measures necessary to protect controlled waters (and human health) require so.</p>
<b>Housing mix and density (HS6) and affordable housing (HS7)</b>	<p>Development of the site will be expected to accord with policies HS6 and HS7, delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<b>Open Space and Playing Pitch requirements (HS5)</b>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<b>Agricultural land (EN16)</b>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

# Preston

## Land at Eastway

Site Ref	HS4.3
Developable Area (Ha)	4.3
Site Location (and Ward)	Preston main urban area, Sharoe Green Ward
Amount/type of development (indicative)	c. 56 dwellings



### Key Development Considerations

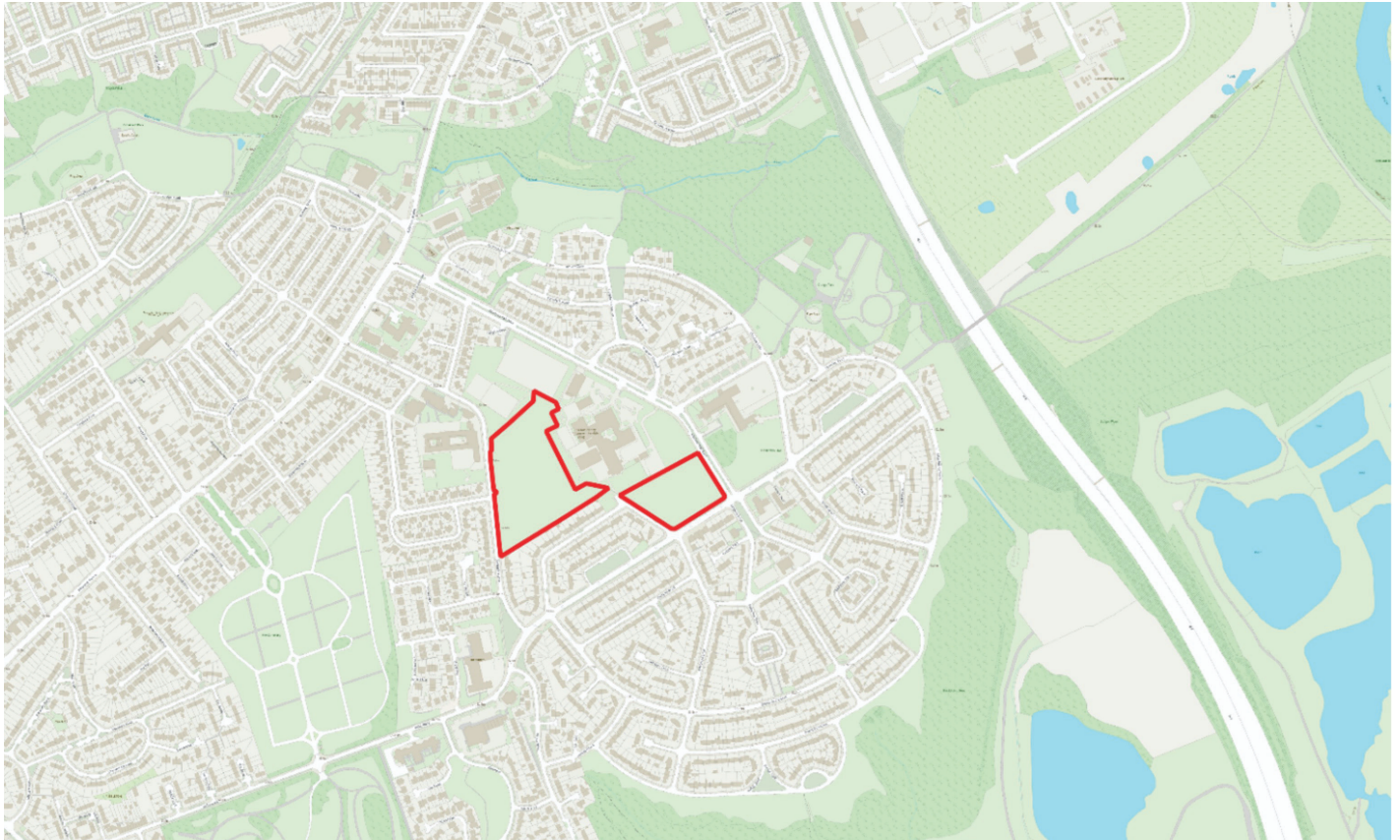
#### Planning Obligations (ID2)

The site is suitable for a residential led development and could accommodate affordable housing or extra care along with open space/sports pitch provision commensurate with the scale of residential development proposed. A planning contribution may be required to help mitigate the impacts of development.

<b>Flood Risk (EN10)</b>	Site lies 100% in flood zone 1 with no water courses on site. 1.05% of the site is at high risk of surface water flooding. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.
<b>Drainage (EN11) and Utilities</b>	There are no utilities passing directly through the site and therefore no associated easements. However multiple services are located outside the perimeter of the site within D'Urton Lane. A new substation and sewerage may be required, depending on take up of capacity from surrounding schemes. United Utilities identifies there is a pressurised water main within the boundary.
<b>Highways (ST2)</b>	Multiple options for access into the site. Good standard of footways along newly formed link road, Mericourt Road. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.
<b>Ecology (EN9)</b>	Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.
<b>Trees, Woodland and Hedgerows (EN8)</b>	Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.
<b>Amenity (EN4) and Environmental Quality (EN14)</b>	Mitigation measures will be required to address noise and pollution issues arising from the adjacent motorway.
<b>Housing mix and density (HS6) and affordable housing (HS7)</b>	Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.
<b>Open Space and Playing Pitch requirements (HS5)</b>	Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.
<b>Heritage assets and archaeology (EN13)</b>	On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

## Land at Ribbleton Hall Drive

Site Ref	HS4.5
Developable Area (Ha)	3.6
Site Location (and Ward)	Ribbleton Ward
Amount/type of development (indicative)	c. 97 dwellings



## Key Development Considerations

Planning Obligations (ID2)	A planning contribution may be required to help mitigate the impacts of development and provide affordable housing in line with policy ID2.
Flood Risk (EN10)	Site lies 100% in flood zone 1 with no water courses on site. 0.01% of the site is at high risk of surface water flooding. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.
Drainage (EN11) and Utilities	The site has access to all utilities.



<p><b>Highways (ST2)</b></p>	<p>Access could be gained from Pope Lane, Farringdon Lane, and Ribbleton Hall Lane. No congestion issues of significance at access. Wider network suffers from moderate-heavy congestion. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p>

## 115 Church Street

Site Ref	HS4.8
Developable Area (Ha)	0.1
Site Location (and Ward)	Preston main urban area, City Centre ward
Amount/type of development (indicative)	c. 57 dwellings



### Key Development Considerations

Planning Obligations (ID2)	A planning contribution may be required to help mitigate the impacts of development and provide affordable housing in line with policy ID2.
Flood Risk (EN10)	Site lies 100% in flood zone 1 with no water courses on site. Development of the site will require a site specific FRA addressing the required information detailed in the Level 2 SFRA due to surface water flooding issues.
Drainage (EN11) and Utilities	The site has access to all utilities.

<p><b>Highways (ST2)</b></p>	<p>No access issues. The site would benefit being a car free development due congestion issues on A59 / Church Street and large number of developments within City Centre. Good accessibility and within 400m of the bus station.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>Three Grade II Listed buildings (18 Grimshaw Street, 16 Grimshaw Street and Olde Blue Bell Public House) are close to the site. A Heritage Impact Assessment (HIA) has been prepared which identifies that the impact of development of the site on heritage assets is negligible however any planning application will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p>
<p><b>Amenity (EN4) and Environmental Quality (EN14)</b></p>	<p>Mitigation measures will be required to address noise and pollution issues arising from neighbouring City Centre uses.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p>

## Heather Moor, Cumeragh Lane

Site Ref	HS4.13
Developable Area (Ha)	1.97
Site Location (and Ward)	Longridge, Preston Rural East ward
Amount/type of development (indicative)	c. 41 dwellings



### Key Development Considerations

Planning Obligations (ID2)	The site is considered suitable for the delivery of specialist older person housing. A planning contribution may be required to help mitigate the impacts of development.
Flood Risk (EN10)	Site lies 100% in flood zone 1 with no water courses on site. Development of the site will require a site specific FRA addressing the required information detailed in the Level 2 SFRA due to surface water flooding issues.
Drainage (EN11) and Utilities	The site has access to mains water, electricity, gas and broadband.

<p><b>Highways (ST2)</b></p>	<p>Would require a staggered junction near Half Penny Lane, which may result in safety concerns that would need to be overcome. May contribute to known strategic pinch points. Existing footways are narrow, and slight bend in road will negatively impact on junction visibility.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p>
<p><b>Agricultural land (EN16)</b></p>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

## Gorlands, Whittingham Road

Site Ref	HS4.14
Developable Area (Ha)	1.52
Site Location (and Ward)	Longridge, Preston Rural East ward
Amount/type of development (indicative)	c. 32 dwellings



### Key Development Considerations

Planning Obligations (ID2)	The site is considered suitable for the delivery of specialist older person housing. A planning contribution may be required to help mitigate the impacts of development.
Flood Risk (EN10)	Site lies 100% in flood zone 1 with no water courses on site. Development of the site will require a site specific FRA addressing the required information detailed in the Level 2 SFRA due to surface water flooding issues.
Drainage (EN11) and Utilities	The site has access to water mains, electricity, gas and broadband.

<p><b>Highways (ST2)</b></p>	<p>No visibility to the east of site onto Whittingham Lane, and possible ransom issue. Junction requirements are difficult to satisfy. Congestion at known strategic pinch points may be contributed to. Good accessibility and frequently public transport. Footways narrow and absent on some sections along Cumeragh Lane.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p>
<p><b>Agricultural land (EN16)</b></p>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

## Former Perrys Car Showroom, 63-83 Blackpool Road

Site Ref	HS4.23
Developable Area (Ha)	1.22
Site Location (and Ward)	Preston main urban area, St Matthews ward
Amount/type of development (indicative)	c. 55 dwellings



### Key Development Considerations

Planning Obligations (ID2)	A planning contribution may be required to help mitigate the impacts of development and provide affordable housing in line with policy ID2.
Flood Risk (EN10)	Site lies 100% in flood zone 1 with no water courses on site. Development of the site will require a site specific FRA addressing the required information detailed in the Level 2 SFRA due to surface water flooding issues.
Drainage (EN11) and Utilities	Site has access to all utilities.



<p><b>Highways (ST2)</b></p>	<p>Access onto Blackpool Road is considered to be acceptable in principle although the design may require the installation of traffic management islands</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p>
<p><b>Amenity (EN4) and Environmental Quality (EN14)</b></p>	<p>Noise mitigation measures are recommended given location on Blackpool Road, an arterial route to the City Centre and adjacent retail park. Phase 2 intrusive geo-environmental ground investigation should be carried out to determine the underlying ground conditions.</p>

## Former Gasworks, Ribbleton Lane

Site Ref	HS4.26
Developable Area (Ha)	1.48
Site Location (and Ward)	Preston main urban area, St Matthews ward
Amount/type of development (indicative)	c. 59 dwellings



### Key Development Considerations

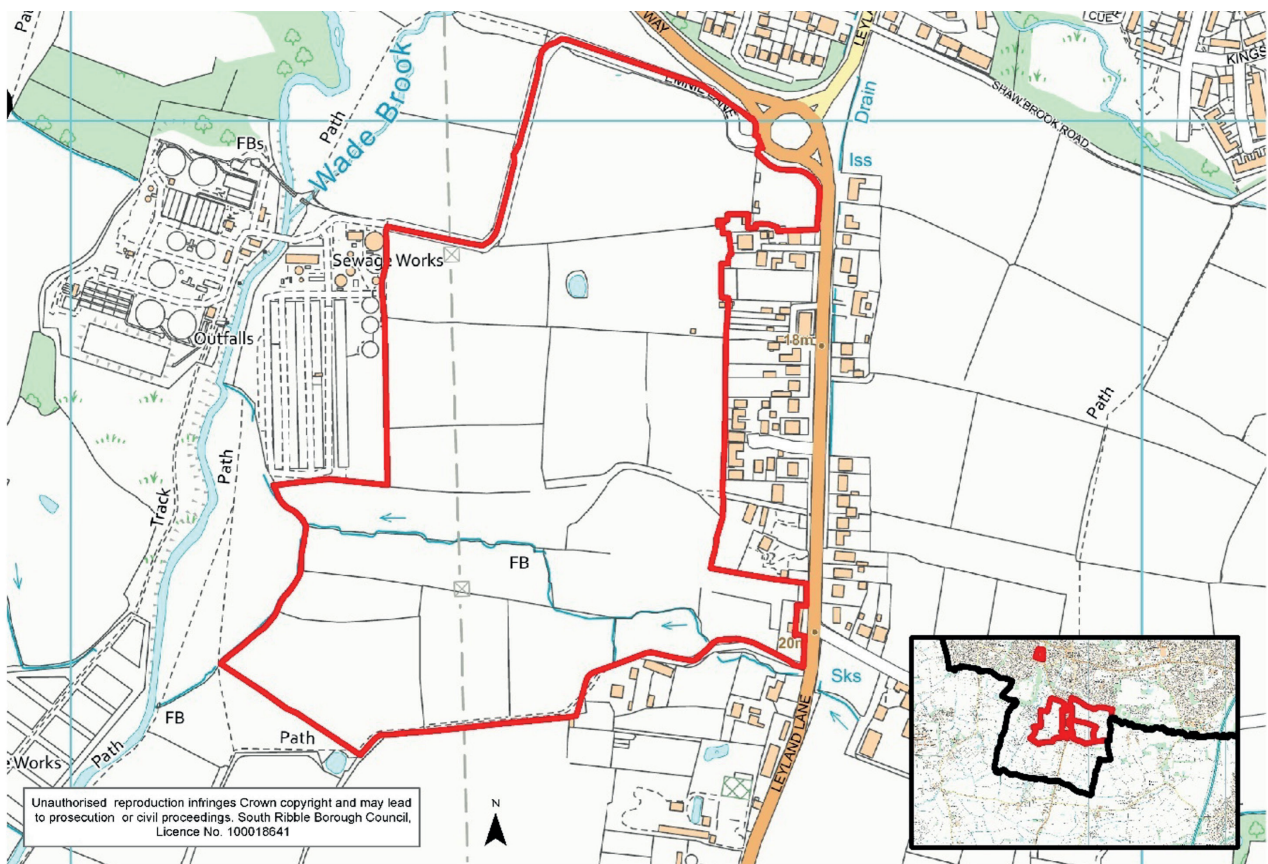
Planning Obligations (ID2)	A planning contribution may be required to help mitigate the impacts of development and provide affordable housing in line with policy ID2.
Flood Risk (EN10)	Site lies 100% in flood zone 1 with no water courses on site. Development of the site will require a site specific FRA addressing the required information detailed in the Level 2 SFRA due to surface water flooding issues.
Drainage (EN11) and Utilities	The site has access to all utilities.

<p><b>Highways (ST2)</b></p>	<p>Access could be off Geoffrey Street, but consideration could be given to Ribbleton Lane/ Terrace Street. Site could add to already present congestion on A59, Blackpool Road, A6063, and B6243. Frequent bus services (every 10-30 minutes) and footways of a good standard.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p>
<p><b>Amenity (EN4) and Environmental Quality (EN14)</b></p>	<p>Potential contamination from former use as a gas works. Anticipated likelihood of significant contamination issues is medium - high. Phase 1 &amp; 2 investigation required as a minimum and possible remediation required.</p>

# South Ribble

## Emmie Lane, Leyland

Site Ref	HS3.1
Developable Area (Ha)	20.2
Site Location (and Ward)	Leyland, Seven Stars ward
Amount/type of development (indicative)	c. 500 dwellings



### Key Development Considerations

Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development and deliver affordable housing in line with policy ID2.
Designated Sites for Nature Conservation (EN7)	To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.

**Flood Risk (EN10)**

The level 2 SFRA indicates that there are limited areas of land in flood zones 2 and 3b, along the western boundary of the site to the south of the Wastewater Treatment Works. Functional floodplain is present in the southwest of the site adjacent to the short, unnamed tributary to the River Lostock. There are pockets of surface water risk within the site, a waterbody and watercourses.

The site boundary could be drawn to eliminate high flood zone areas, or it may be possible to incorporate functional floodplain into the site layout as open greenspace. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.

**Drainage (EN11) and Utilities**

The site lies adjacent to the Leyland Wastewater Treatment Works and a buffer zone will be required. Early dialogue with United Utilities is recommended prior to the submission of a planning application. Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses.

There are HV electricity pylons running north to south through the site which may require an easement corridor.

**Heritage assets and archaeology (EN13)**

There is a Grade II Listed Building adjacent to the site, Cliff's Farmhouse. Grade II stone fence posts at Ambry Meadows are also located near the site to the northwest. Applicants should assess the impact on the significance of the Listed Building and the Listed line of fence posts, and any contribution made by their setting.

An Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation will be necessary. The development may require a level of archaeological mitigation, in the form of preservation in situ, or by record, depending on the significance of any features encountered.

<p><b>Highways (ST2)</b></p>	<p>Suitable vehicular access should be achievable from a spur off the existing roundabout at the northeast corner of the site. Secondary access could potentially be achieved on the southern site frontage onto Leyland Lane.</p> <p>Development layout and scheme detailing should provide good connectivity to the established Public Rights of Way network including mitigation of any adverse impacts.</p> <p>Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<p><b>Amenity (EN4) and Environmental Quality (EN14)</b></p>	<p>Due to the site's location adjacent to the Leyland Wastewater Treatment Works, Odour and Noise Impact Assessments are likely to be required to ensure the proposed development can secure an acceptable level of amenity.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7, delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Agricultural land (EN16)</b></p>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

## Apsley House, Farington

Site Ref	HS3.2
Developable Area (Ha)	16.06
Site Location (and Ward)	Farington, Farington West ward
Amount/type of development (indicative)	c. 435 dwellings



### Key Development Considerations

Well-designed places (EN1)	The site is in multiple land ownership. To ensure good placemaking, where possible, landowners should work collaboratively across the site allocation to bring forward and demonstrate a comprehensive and integrated development proposal.
Planning Obligations (ID2)	A planning obligation and developer contributions are likely to be required to secure affordable housing and help mitigate the impacts of development in line with policy ID2.

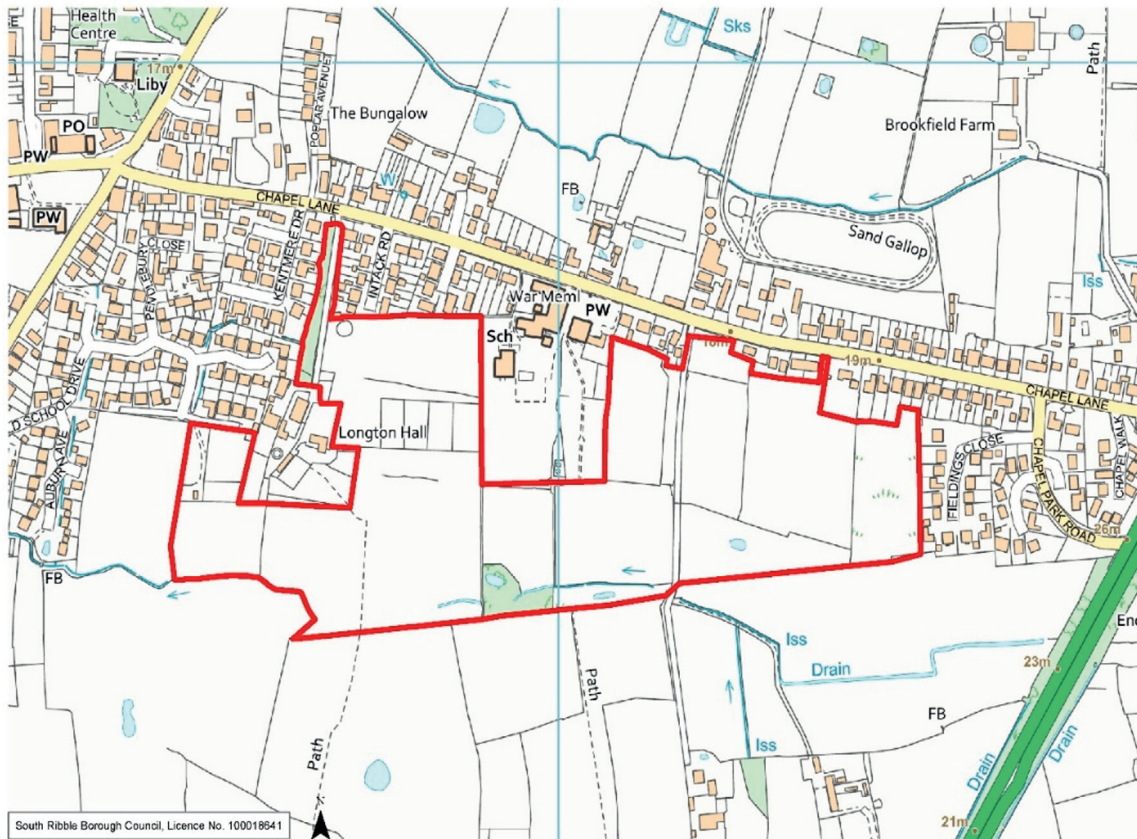
<p><b>Designated Sites for Nature Conservation (EN7)</b></p>	<p>To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.</p>
<p><b>Flood Risk (EN10)</b></p>	<p>The site lies in flood zone 1. There are waterbodies and watercourses within the site. There is a medium percentage coverage of all surface water risk vulnerabilities on the site. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.</p>
<p><b>Drainage (EN11) and Utilities</b></p>	<p>United Utilities indicate there is a pressurised water main and gravity sewer within the site boundary. New utilities connections may be required. Early dialogue with United Utilities is recommended prior to the submission of a planning application. Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>Applications should be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development may require a level of archaeological mitigation, in the form of preservation in situ, or by record, depending on the significance of any features encountered.</p>
<p><b>Highways (ST2)</b></p>	<p>There are constraints in relation to the highways which surround this site. Brook Lane is a narrow single-track road with poor visibility. Church Lane is relatively narrow, and visibility is impacted by the railway bridge. However, there are options to secure suitable site access, potentially from Chain House Lane or Coote Lane. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate access points and local highway network mitigation.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>



<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development on the site will need to ensure a suitable relationship with the trees within the site and along the site boundaries. A Tree Survey will be required. Historic agricultural use has embedded a field pattern often bounded by mature hedgerows and/or water courses. Development should seek to protect and adapt to these features.</p>
<p><b>Amenity (EN4) and Environmental Quality (EN14)</b></p>	<p>Due to the site's location adjacent to railway corridor and A582 a noise impact assessment is likely to be required to ensure the proposed development can secure an acceptable level of amenity.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Agricultural land (EN16)</b></p>	<p>An Agricultural Land Classification report will be required as part of a planning application if the land is best and most versatile.</p>

## Chapel Lane, Longton

Site Ref	HS3.3
Developable Area (Ha)	15.19
Site Location (and Ward)	Longton, Longton and Hutton East Ward
Amount/type of development (indicative)	c. 270 units



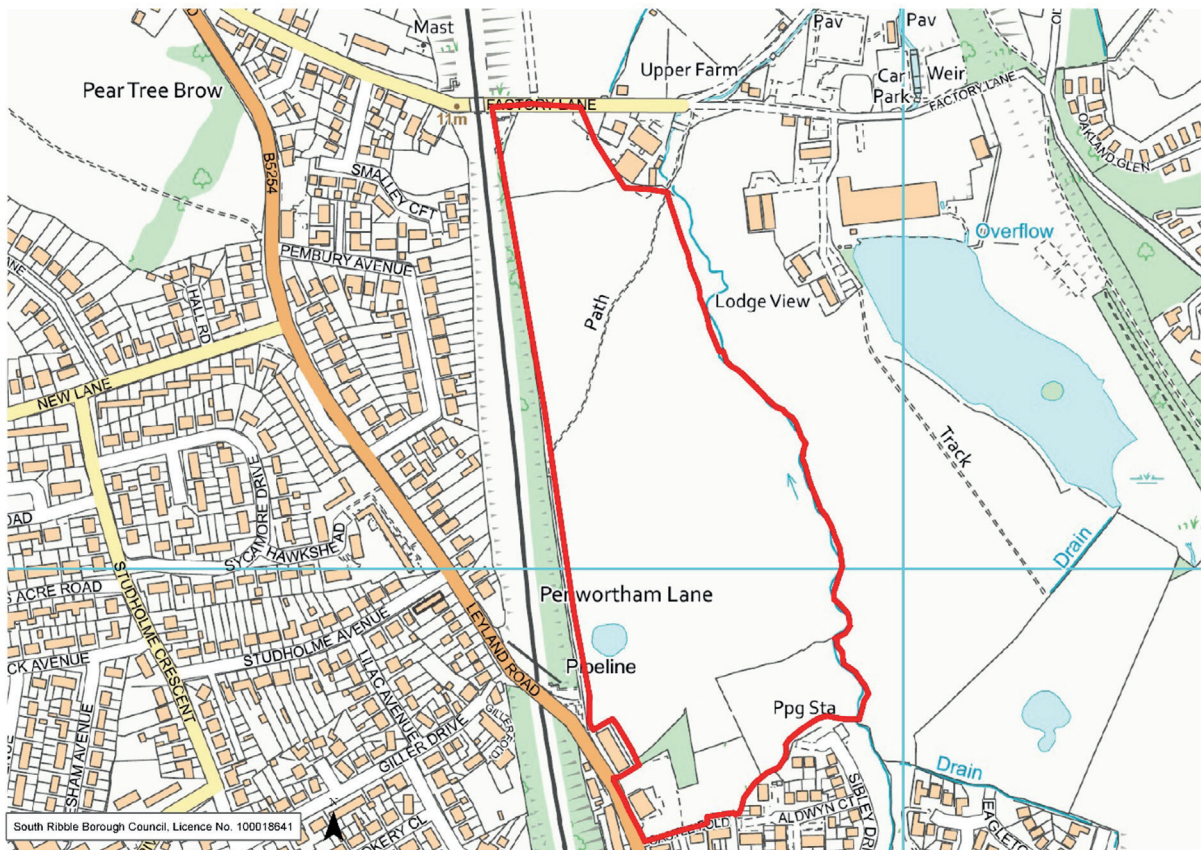
### Key Development Considerations

Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development and secure affordable housing in line with policy ID2.
Well-designed places (EN1)	The site is in multiple land ownership. To ensure good placemaking, where possible, landowners should work collaboratively across the site allocation to bring forward and demonstrate a comprehensive and integrated development proposal.
Designated Sites for Nature Conservation (EN7)	To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.

<b>Flood Risk (EN10)</b>	<p>The site is within flood zone 1. A watercourse runs through the south of the site, contributing to patches of high surface water flood risk. This should be assessed and managed through careful layout and design and detailed consideration of flood risk early in the planning process.</p>
<b>Drainage (EN11) and Utilities</b>	<p>The site has access to all utilities but has a record of sewer flooding which should be considered as part of the development's design. Early dialogue with United Utilities is recommended prior to the submission of a planning application. Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses.</p>
<b>Heritage assets and archaeology (EN13)</b>	<p>Longton Hall Farmhouse is a non-designated heritage asset which lies adjacent to the site. Applications should be accompanied by supporting information identifying the effect of the development proposal on the significance of this asset.</p>
<b>Highways (ST2)</b>	<p>Access should be achieved from Chapel Lane to the North. The nearby A59 is known to become congested. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<b>Ecology (EN9)</b>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<b>Trees, Woodland and Hedgerows (EN8)</b>	<p>There are TPOs to the northwest of the site and trees and hedgerows along field boundaries. A Tree Survey will be required. Historic agricultural use has embedded a field pattern often bounded by mature hedgerow and/or water courses. Development should, consequently, seek to protect and adapt to these features.</p>
<b>Housing mix and density (HS6) and affordable housing (HS7)</b>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<b>Open Space and Playing Pitch requirements (HS5)</b>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<b>Agricultural land (EN16)</b>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

## South of Factory Lane and East of the West Coast Main Line

Site Ref	HS3.4
Developable Area (Ha)	10.2
Site Location (and Ward)	Lower Penwortham, Middleforth and Charnock ward
Amount/type of development (indicative)	c. 250 dwellings



### Key Development Considerations

Planning Obligations (ID2)	A planning obligation is likely to be required to secure affordable housing and help mitigate the impacts of development in line with policy ID2.
Designated Sites for Nature Conservation (EN7)	To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.
Flood Risk (EN10)	The level 2 SFRA indicates that there are limited areas in flood zones 2 and 3b, along the northern and eastern site boundaries, particularly along the Penwortham Brook watercourse. The site boundary is indicative, and any application could be drawn to eliminate these areas, or it may be possible to incorporate functional floodplain into the site layout as open greenspace. Flood risk should be manageable through careful consideration of site layout and design.

<b>Drainage (EN11) and Utilities</b>	<p>United Utilities indicate that there is a record of sewer flooding in the vicinity of the site. Early dialogue with United Utilities is recommended prior to the submission of a planning application. Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses. It is understood there is a gas main which runs along the eastern boundary and cuts across the northern boundary which may impact on the developable area.</p>
<b>Heritage assets and archaeology (EN13)</b>	<p>There is a Grade II Listed Building to north of the site, Middleforth Hall. Applicants should assess the impact on the significance of the Listed Building and mitigate any adverse effects. Applications should be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p>
<b>Highways (ST2)</b>	<p>Suitable vehicular access is available from Leyland Road but is likely to require a ghost island. The use of Factory Lane will only be suitable for limited levels of development. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<b>Ecology (EN9)</b>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<b>Trees, Woodland and Hedgerows (EN8)</b>	<p>Development on the site will need to ensure a suitable relationship with the trees which surround the site, particularly to the western boundary. A Tree Survey will be required.</p>
<b>Amenity (EN4) and Environmental Quality (EN14)</b>	<p>Due to the site's location adjacent to the West Coast main line railway corridor, a noise impact assessment is likely to be required to ensure the proposed development can secure an acceptable level of amenity. Development should protect the stability of operational railway land. The site lies close to an Air Quality Management Area and an Air Quality Assessment may be required.</p>
<b>Housing mix and density (HS6) and affordable housing (HS7)</b>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<b>Open Space and Playing Pitch requirements (HS5)</b>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<b>Agricultural land (EN16)</b>	<p>An Agricultural Land Classification report will be required as part of a planning application if the land is best and most versatile.</p>

## Church Lane, Farington

Site Ref	HS3.5
Developable Area (Ha)	8.3
Site Location (and Ward)	Farington, Farington West ward
Amount/type of development (indicative)	c.200 dwellings



## Key Development Considerations

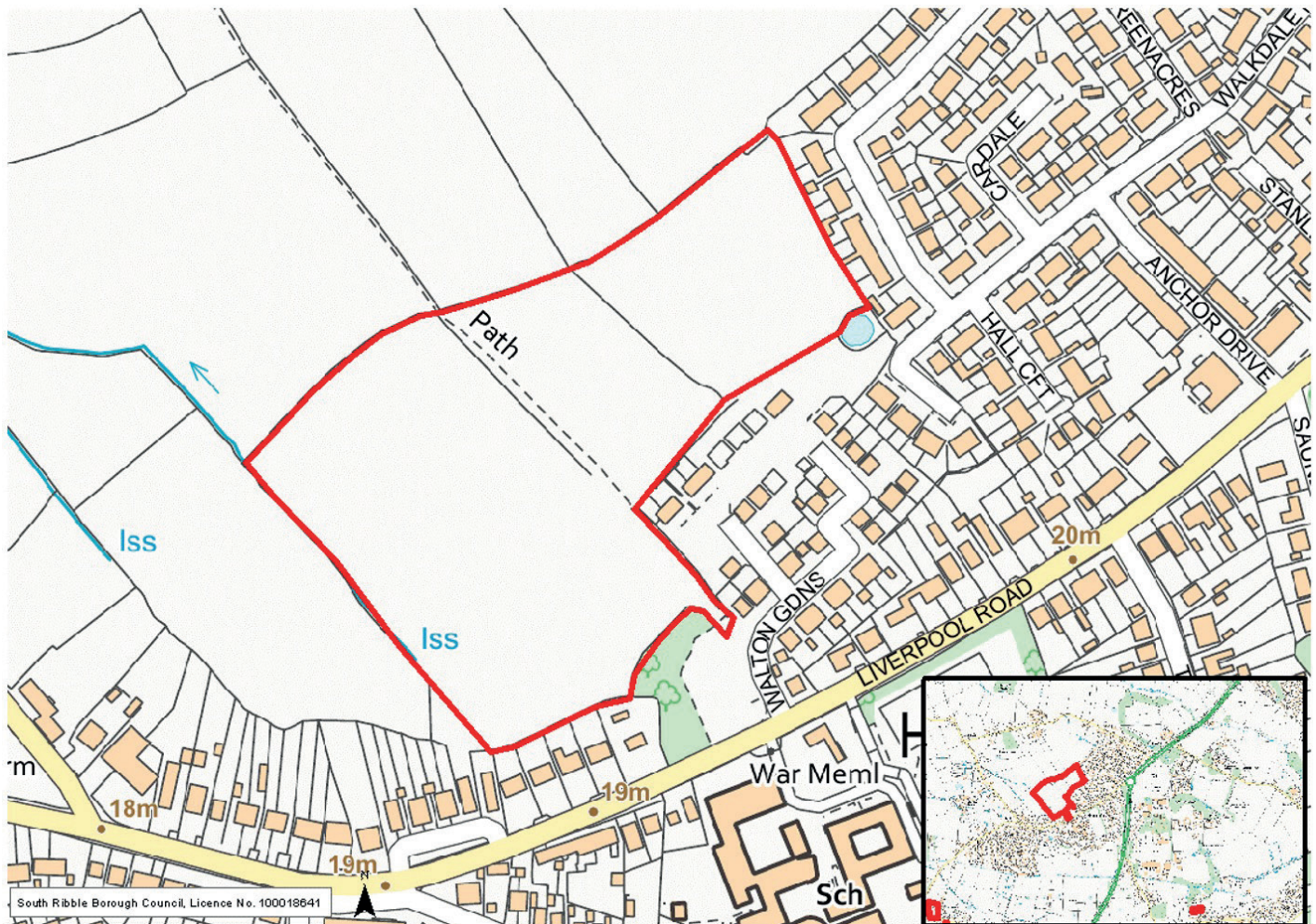
Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development and deliver affordable housing in line with policy ID2.
Flood Risk (EN10)	The site lies in Flood Zone 1. There is a watercourse on the southern boundary and a waterbody within the site. There are pockets of surface water flood risk within the site. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.

## Key Development Considerations

<p><b>Drainage (EN11) and Utilities</b></p>	<p>It is understood that there are no utilities passing directly through the site and therefore no associated easements. The site has good access to utilities.</p> <p>Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses.</p>
<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>An Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation will be necessary. The development may require a level of archaeological mitigation, in the form of preservation in situ, or by record, depending on the significance of any features encountered.</p>
<p><b>Highways (ST2)</b></p>	<p>Suitable vehicular access should be achievable from Church Lane. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain the existing trees and hedgerows which are located along the site boundaries, where possible. A Tree Survey will be required.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain the existing trees and hedgerows which are located along the site boundaries, where possible. A Tree Survey will be required.</p>
<p><b>Amenity (EN4) and Environmental Quality (EN14)</b></p>	<p>Due to the site's location adjacent to industrial development to the southwest and the northwest, a Noise Impact Assessment and Dust Mitigation measures are likely to be required to ensure the proposed development can secure an acceptable level of amenity. A buffer zone to the timber yard to the northwest may be necessary.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7, delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>

## Liverpool Road, Hutton

Site Ref	HS3.6
Developable Area (Ha)	5.74
Site Location (and Ward)	Hutton, Longton and Hutton East Ward.
Amount/type of development (indicative)	C.120 dwellings



### Key Development Considerations

Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development and secure affordable housing in line with policy ID2.
Designated Sites for Nature Conservation (EN7)	To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.

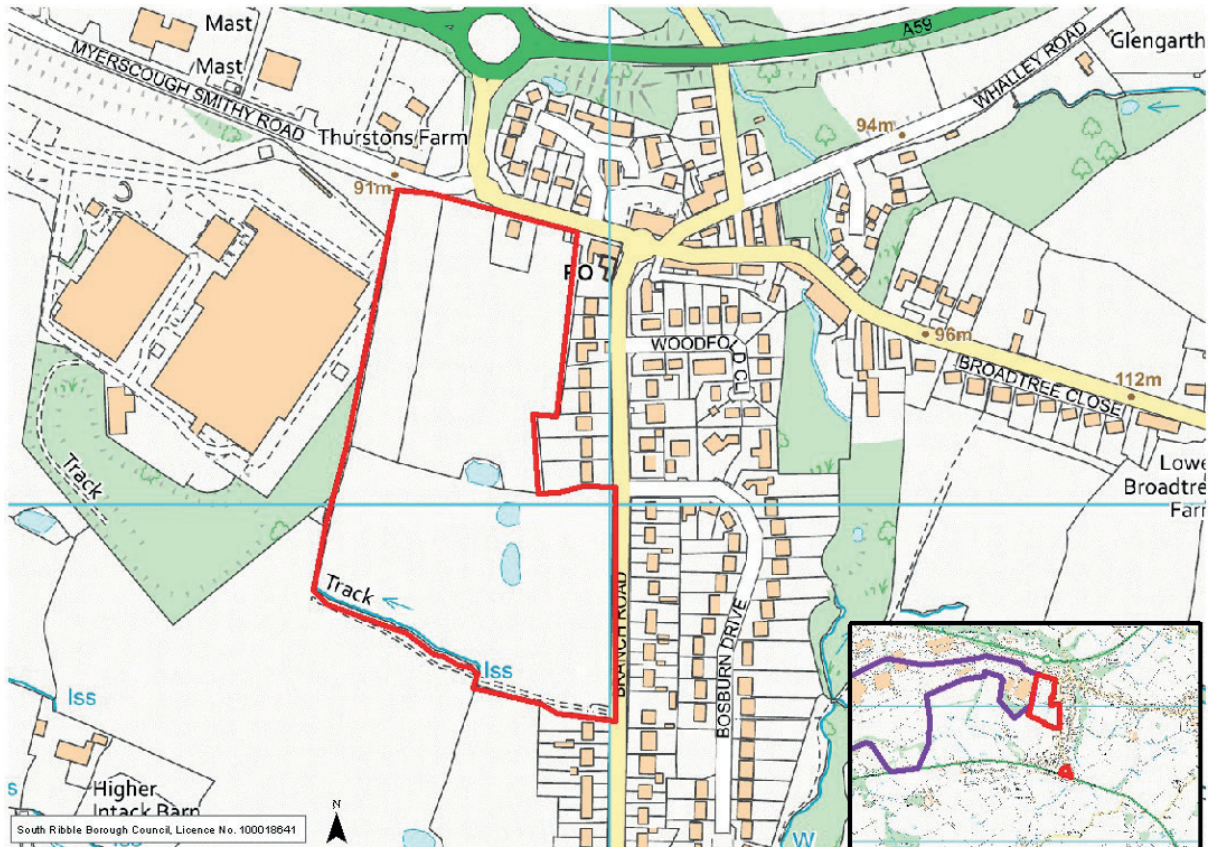


## Key Development Considerations

<p><b>Flood Risk (EN10)</b></p>	<p>The site lies in flood zone 1. There is an ordinary watercourse to the western site boundary. There are some areas of surface water risk to the northern boundary, and the site has a medium percentage coverage of high surface water risk. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.</p>
<p><b>Drainage (EN11) and Utilities</b></p>	<p>The site has access to utilities. Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses.</p>
<p><b>Highways (ST1/ ST2)</b></p>	<p>Access to the site is available from Walton Gardens but may require some modification. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate access and local highway network mitigation.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature. There is priority habitat to the south of the site surrounding the car park. A buffer should be incorporated between the priority habitat and the development's-built form to ensure existing habitat is protected.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development on the site will need to ensure a suitable relationship with the trees and hedgerows which demarcate the field boundaries. A Tree Survey will be required.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Agricultural land (EN16)</b></p>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

## Branch Road, Mellor Brook

Site Ref	HS3.7
Developable Area (Ha)	5.87
Site Location (and Ward)	Mellor Brook, Samlesbury and Walton
Amount/type of development (indicative)	c.120 dwellings



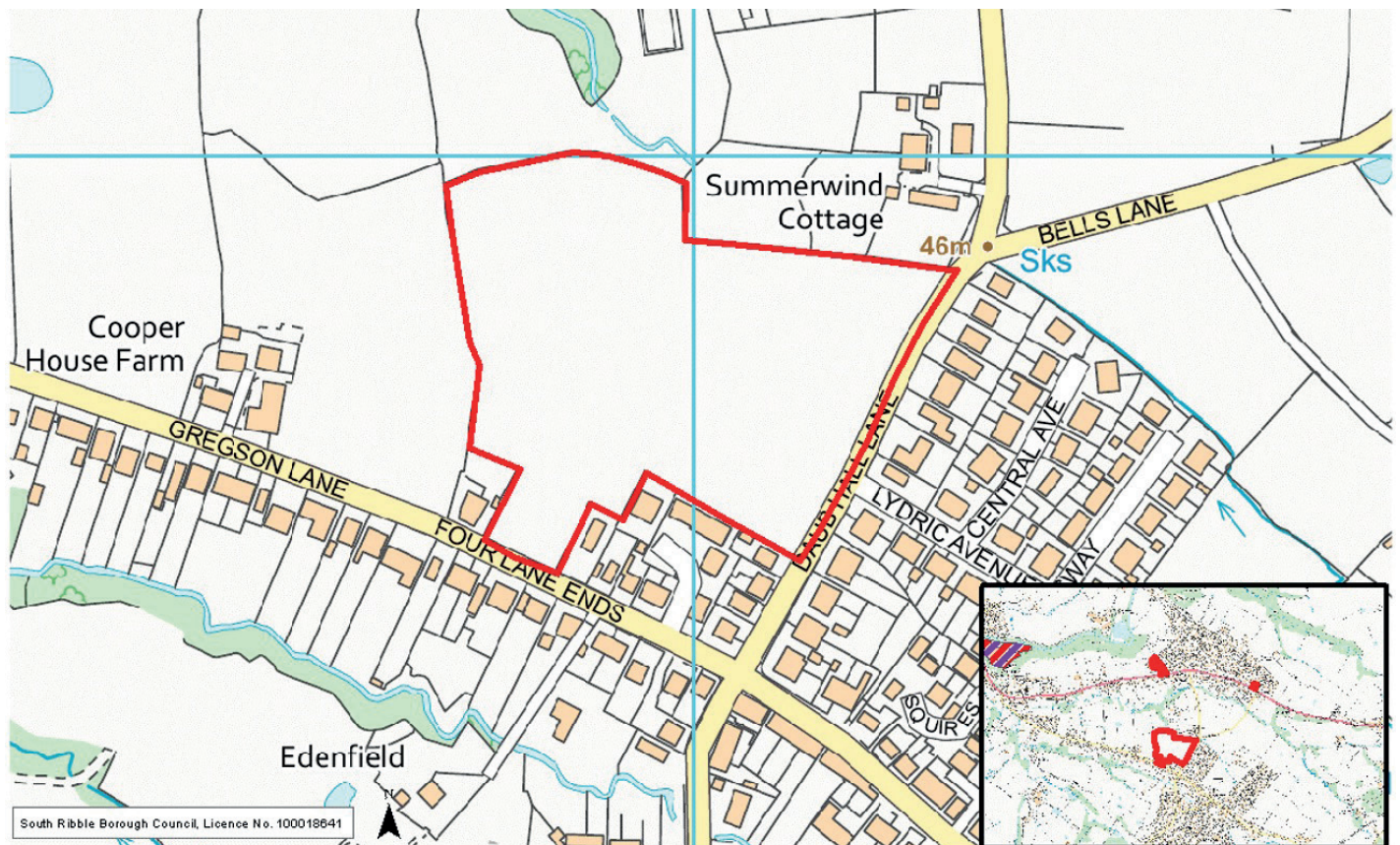
### Key Development Considerations

<p><b>Planning Obligations (ID2)</b></p>	<p>A planning contribution may be required to help mitigate the impacts of development and provide affordable housing in line with policy ID2.</p>
<p><b>Designated Sites for Nature Conservation (EN7)</b></p>	<p>To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.</p>

<b>Flood Risk (EN10)</b>	The site lies within flood zone 1. There are waterbodies within the site and a watercourse to the southern boundary. There is a medium percentage coverage of high and medium surface water risk and low coverage of low and very low surface water risk. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.
<b>Drainage (EN11) and Utilities</b>	United Utilities indicate that there is a gravity sewer within the site boundary which may require an easement. Early dialogue with UU is recommended prior to the submission of a planning application. Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses.
<b>Highways (ST2)</b>	The site does not have a vehicular access. The preferred access location would be off Branch Road. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.
<b>Trees, Woodland and Hedgerows (EN8)</b>	Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.
<b>Housing mix and density (HS6) and affordable housing (HS7)</b>	Development of the site will be expected to accord with policies HS6 and HS7 delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.
<b>Open Space and Playing Pitch requirements (HS5)</b>	Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.
<b>Heritage assets and archaeology (EN13)</b>	The Lancashire Historic Environment record contains three entries for this site, one indicating that the site was probably part of a deer park and there are two records of finds of medieval artefacts. Any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development may require a level of archaeological mitigation, in the form of preservation in situ, or by record, depending on the significance of any features encountered.
<b>Amenity (EN4) and Environmental Quality (EN14)</b>	Due to the site's location adjacent to commercial development at BAE, a Noise Impact Assessment may be required to ensure the proposed development can secure an acceptable level of amenity.
<b>Agricultural land (EN16)</b>	An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.

## Daub Hall Lane

Site Ref	HS3.8
Developable Area (Ha)	4.78
Site Location (and Ward)	Coupe Green and Gregson Lane
Amount/type of development (indicative)	c.80 Dwellings



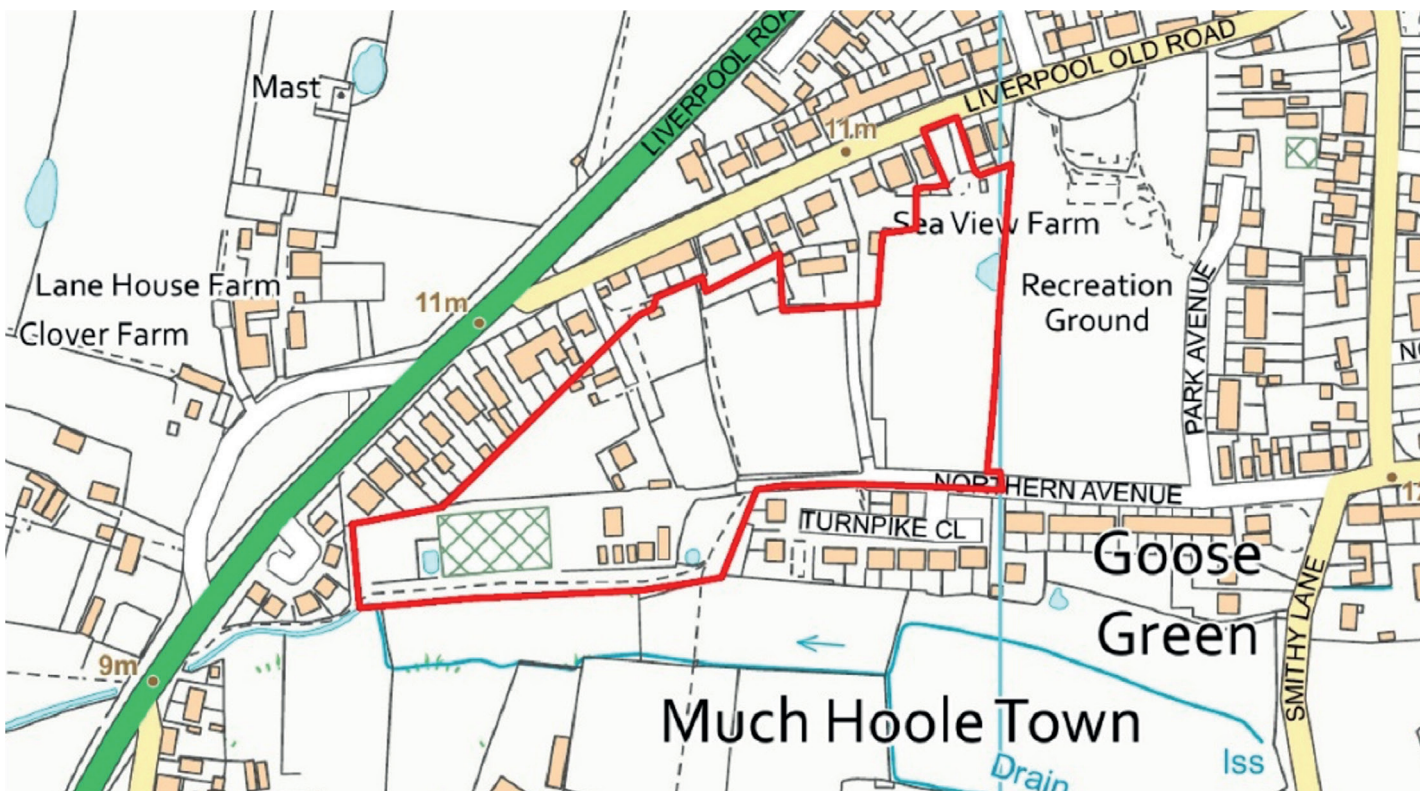
### Key Development Considerations

Planning Obligations (ID2)	A planning contribution may be required to help secure affordable housing and mitigate the impacts of development in line with policy ID2.
Flood Risk (EN10)	There are no known watercourses on site. There is a low percentage coverage of high surface water risk, with a medium coverage of low surface water risk. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.

<p><b>Drainage (EN11) and Utilities</b></p>	<p>The site has access to utilities. There is a gravity sewer within the site boundary. Early dialogue with United Utilities is recommended prior to the submission of a planning application. Attention will be required to drainage within and from the site to ensure that there is no impact on nearby watercourses.</p>
<p><b>Highways (ST2)</b></p>	<p>A potential access is available from both Four Lane Ends and Daub Hall Lane. A new footpath must be delivered on Daub Hall Lane to provide an acceptable pedestrian access to and around the site. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain existing trees and hedgerows which line the site boundaries where possible. A Tree Survey will be required.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7, delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development</p>
<p><b>Agricultural Land (EN16)</b></p>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile</p>

## South of Liverpool Road, Much Hoole

Site Ref	HS3.9
Developable Area (Ha)	3.40
Site Location (and Ward)	Much Hoole, Hoole ward
Amount/type of development (indicative)	c.60 dwellings



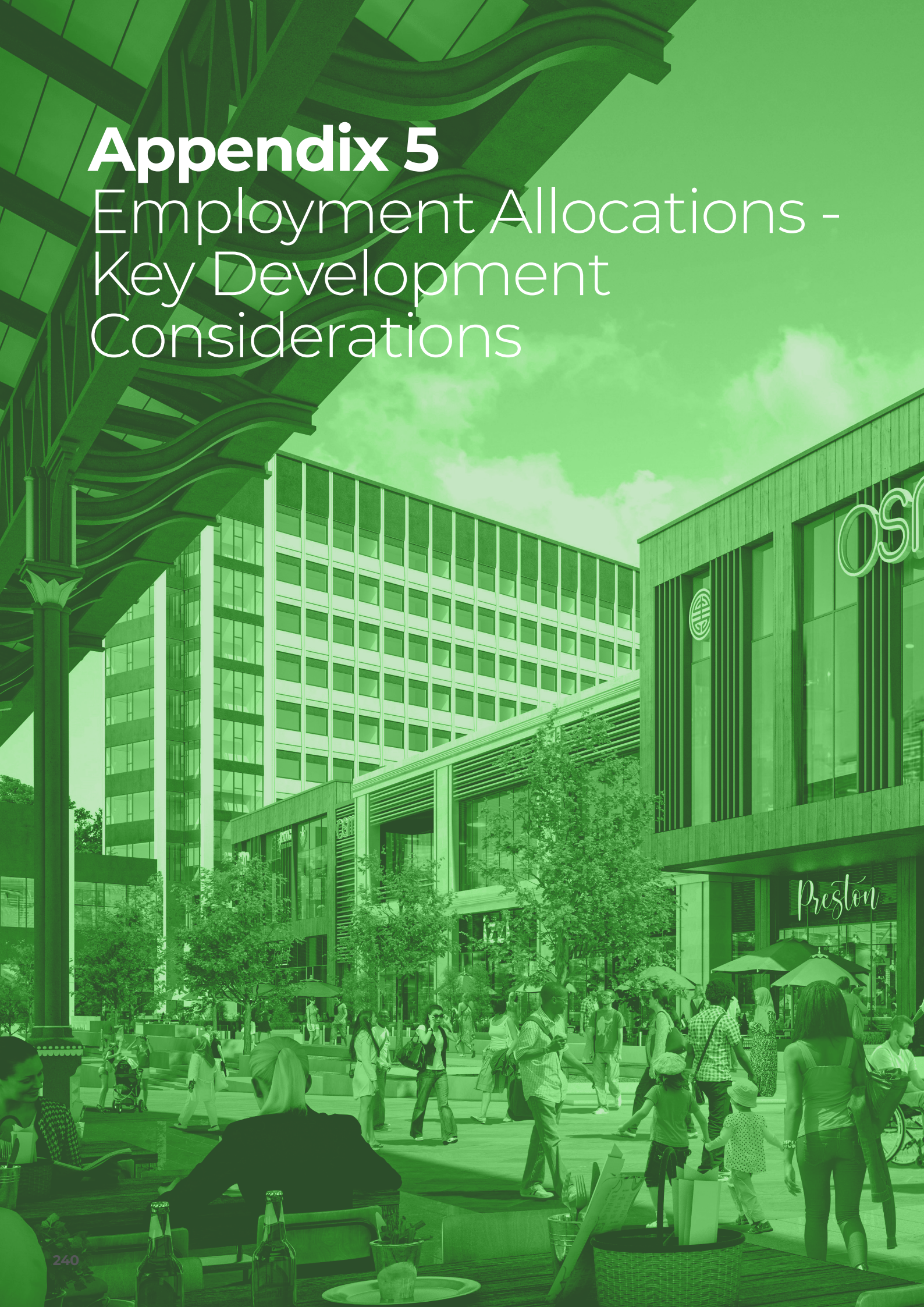
### Key Development Considerations

Planning Obligations (ID2)	A planning obligation may be required to secure affordable housing and help mitigate the impacts of development in line with policy ID2.
Flood Risk (EN10)	The site lies in flood zone 1 but includes a waterbody and ordinary watercourses. There is a medium to low percentage coverage of surface water flood risk. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.

<b>Drainage (EN11) and Utilities</b>	<p>The site has access to utilities.</p> <p>There is a record of sewer flooding in the vicinity of the site. A gravity sewer and a pressurised water main lie within the site boundary and the water main may require an easement. Early dialogue with United Utilities will be required prior to the submission of a planning application. Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses.</p>
<b>Highways (ST2)</b>	<p>Suitable vehicular access may be achievable from Liverpool Road, subject to demonstration of adequate visibility splays. Access may be available from Northern Avenue although it would need to be demonstrated that it is possible to deliver a continuous road of a suitable width with footway, whilst ensuring that existing accesses achieve visibility requirements. Development layout and scheme detailing should provide good connectivity to the established Public Rights of Way network including mitigation of any adverse impacts. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<b>Ecology (EN9)</b>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its partly greenfield nature.</p>
<b>Trees, Woodland and Hedgerows (EN8)</b>	<p>Development should seek to retain existing trees within the site where possible. A Tree Survey will be required.</p>
<b>Amenity (EN4) and Environmental Quality (EN14)</b>	<p>Due to the site's location adjacent to a playing field a Noise Impact Assessment may be required to ensure the proposed development can secure an acceptable level of amenity.</p>
<b>Housing mix and density (HS6) and affordable housing (HS7)</b>	<p>Development of the site will be expected to accord with policies HS6 and HS7, delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<b>Open Space and Playing Pitch requirements (HS5)</b>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<b>Agricultural land (EN16)</b>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

# Appendix 5

## Employment Allocations - Key Development Considerations





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# THE ARC CINEMA

FOR THE LOVE OF FILM

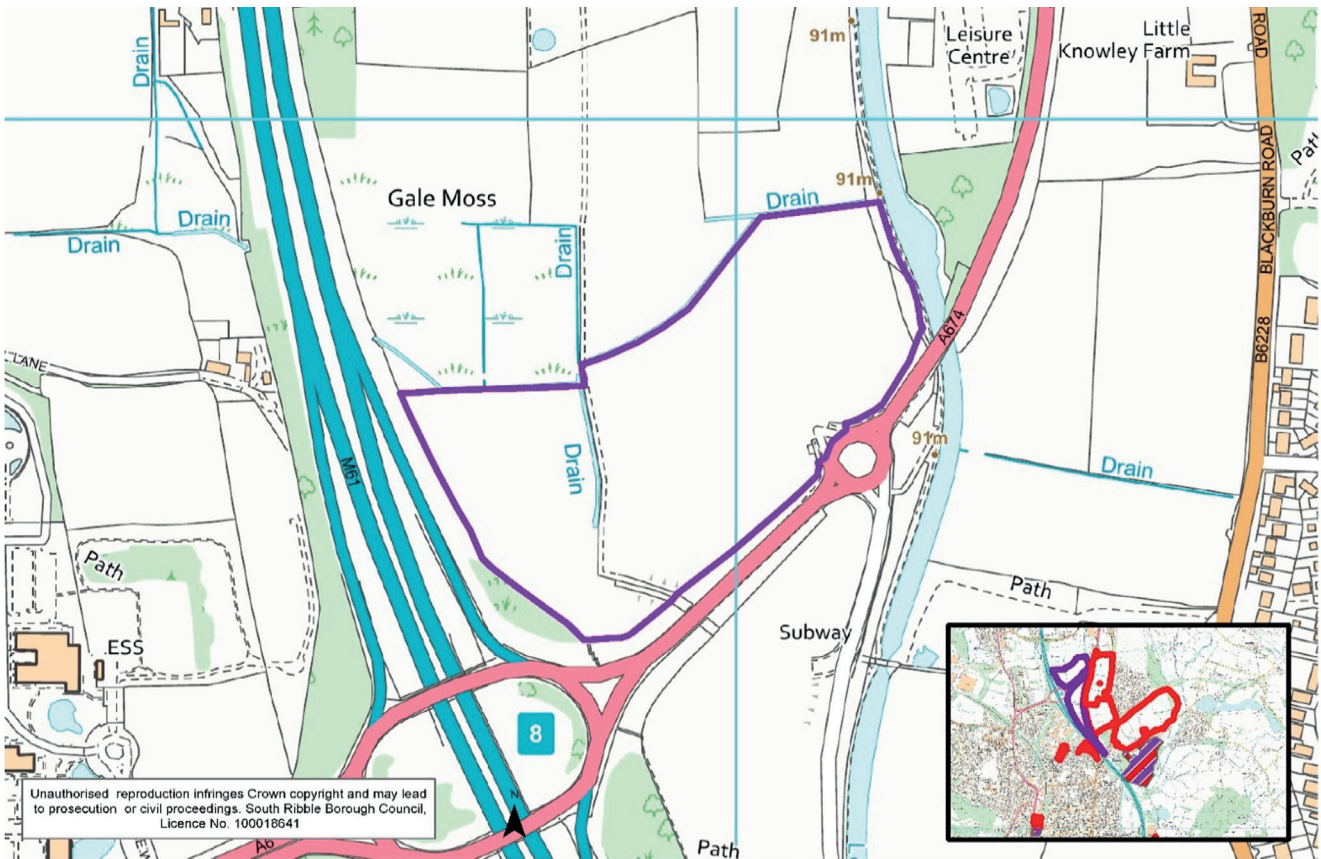
STREET FOOD  
HUB



# Chorley

## Land East of M61, Chorley

Site Ref	EC2.1
Site Area (Ha)	6.92
Settlement	Chorley
Ward	Chorley North & Astley
Amount/type of development (indicative)	6.92ha of employment



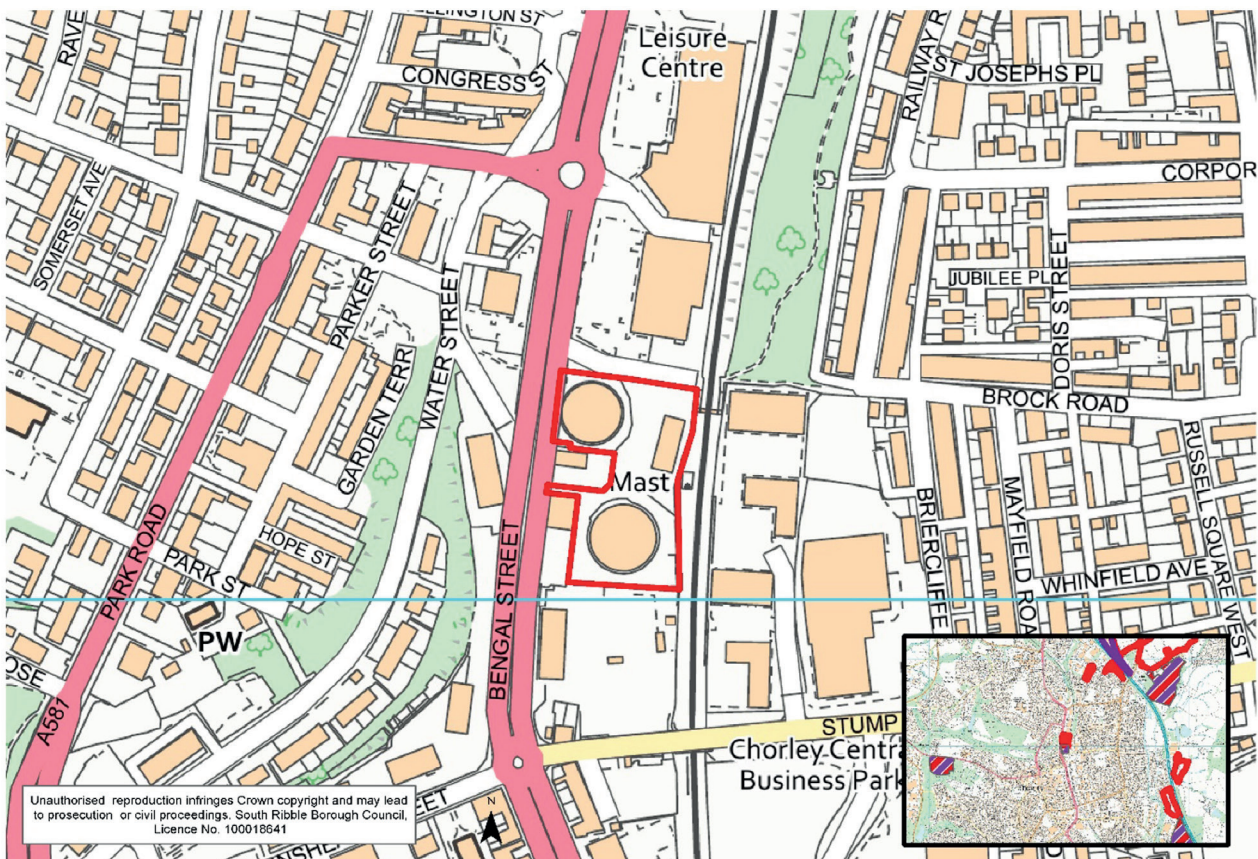
### Key Development Considerations

Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development.
Flood Risk (EN10)	The site is at risk of surface water flooding, a Level 2 SFRA has been prepared. Any development proposal must meet the requirements of the Level 2 SFRA.

<p><b>Drainage (EN11) and Utilities</b></p>	<p>The site has access to all utilities. United Utilities advise that the site is at risk of reservoir flooding and a detailed assessment will be required alongside any planning application.</p>
<p><b>Highways (ST2)</b></p>	<p>Suitable vehicular access should be achievable from the A674. A Transport Assessment and Travel Plan will be required alongside any planning application. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<p><b>Designated Sites for Nature Conservation (EN7)</b></p>	<p>To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<p><b>Agricultural land (EN16)</b></p>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

## Former Gas Works, Bengal Street, Chorley

Site Ref	EC2.2
Site Area (Ha)	0.76
Settlement	Chorley
Ward	Chorley North West
Amount/type of development (indicative)	0.76ha of employment



### Key Development Considerations

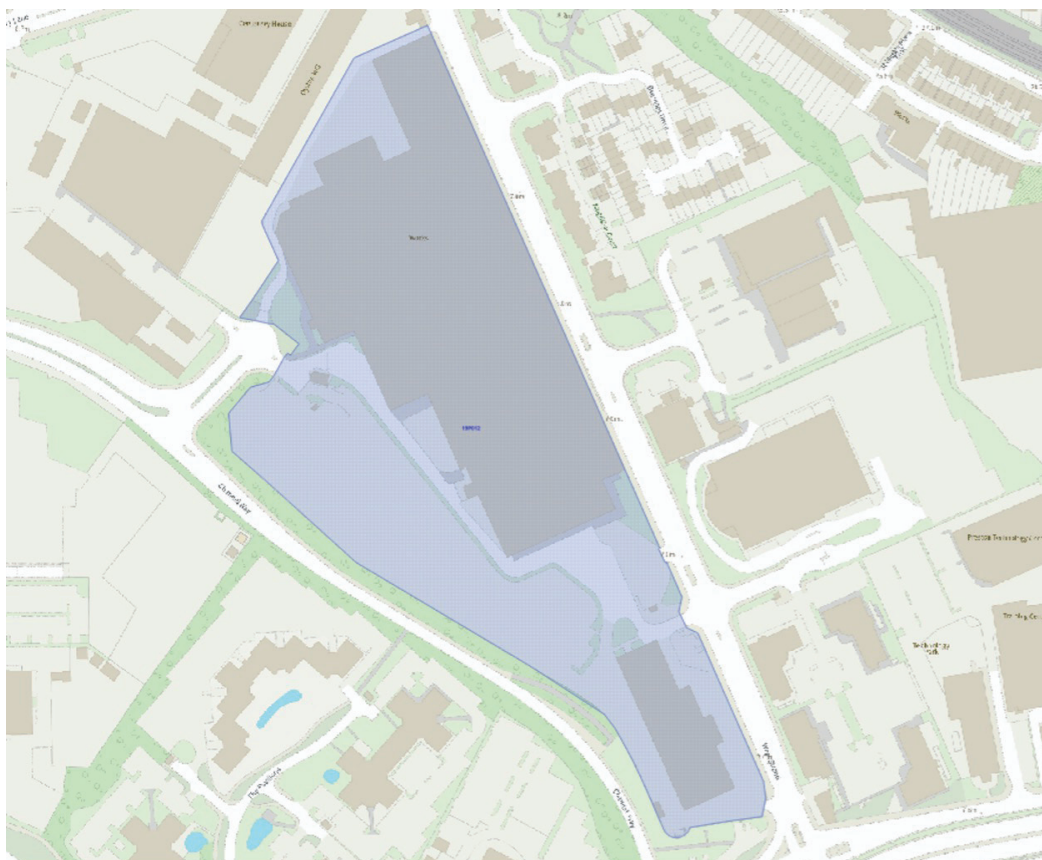
Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development.
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<p><b>Flood Risk (EN10)</b></p>	<p>The site is at risk of surface water flooding, a Level 2 SFRA has been prepared. Any development proposal must meet the requirements of the Level 2 SFRA.</p>
<p><b>Drainage (EN11) and Utilities</b></p>	<p>The site has access to all utilities. United Utilities advise that the site is at risk of reservoir flooding and a detailed assessment will be required alongside any planning application.</p>
<p><b>Highways (ST2)</b></p>	<p>Suitable vehicular access should be achievable from Bengal Street. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<p><b>Amenity (EN4) and Environmental Quality (EN14)</b></p>	<p>Potential contamination from former use as a gas works. Anticipated likelihood of significant contamination issues is medium - high. Phase 1 &amp; 2 investigation required as a minimum and possible remediation required.</p>

# Preston

## Former Alstom Works and Wider Site

<b>Site Ref</b>	EC3.1
<b>Site Area (Ha)</b>	6.35
<b>Settlement</b>	Preston Main Urban Area, Ashton ward
<b>Amount/type of development (indicative)</b>	Employment. Class B2 General industrial, Class E(g) Office



### Key Development Considerations

<b>Planning Obligations (ID2)</b>	A planning obligation is likely to be required to help mitigate the impacts of development.
<b>Flood Risk (EN10)</b>	Site lies 100% in flood zone 1 with no water courses on site. 0.16% of the site is at high risk of surface water flooding. Development of the site will require a site-specific FRA addressing the required information detailed in the Level 2 SFRA due to surface water flooding issues.

<p><b>Drainage (EN11) and Utilities</b></p>	<p>The site has access to all utilities.</p>
<p><b>Heritage and Archaeology (EN13)</b></p>	<p>On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.</p>
<p><b>Highways (ST2)</b></p>	<p>The existing site could have a greater level of impact at the established Strand Road access. There is an opportunity to overcome access deficiencies on Strand Road, in its closure or reconfiguration with right turn storage provision. Closest bus stops on Port Way and Mariners Way (every 15-30 mins). 1 mile to local centre.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<p><b>Amenity (EN4) and Environmental Quality (EN14)</b></p>	<p>Gas distribution pipes and buffer run down the southwestern boundary of the site. SHELAA states it is within the HSE Risk Zone for hazardous installations/ pipes. There is potential for ground contamination to be present from the various works present on site and originating from a historic chimney, tanks and railway tracks' and for the site to pose a 'moderate/low' risk to future uses.</p>

## Preston East Junction 31A M6

Site Ref	EC3.2
Site Area (Ha)	25.31
Ward	Preston Rural East
Amount/type of development (indicative)	Employment. Class B2 General industrial, Class B8 storage



### Key Development Considerations

Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development.
Flood Risk (EN10)	Site lies 100% in flood zone 1 with no water courses on site. 1.59% of the site is at high risk of surface water flooding. Development of the site will require a site-specific FRA addressing the required information detailed in the Level 2 SFRA due to surface water flooding issues.



<b>Drainage (EN11) and Utilities</b>	<p>The site has access to gas and broadband.</p>
<b>Heritage and Archaeology (EN13)</b>	<p>On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.</p>
<b>Highways (ST2)</b>	<p>Highways Improvements will be required to accommodate increased demand from development in this area. Design of this site is required to provide access through to the land to the rear. Area is not supported by existing public transport.</p>
<b>Designated Sites for Nature Conservation (EN7)</b>	<p>To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.</p>
<b>Ecology (EN9)</b>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<b>Trees, Woodland and Hedgerows (EN8)</b>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<b>Amenity (EN4) and Environmental Quality (EN14)</b>	<p>Overhead electric cable runs diagonally across the site.</p>

## Riversway

Site Ref	EC3.4
Site Area (Ha)	16.6
Settlement	Preston Main Urban Area, Ashton
Amount/type of development (indicative)	Employment. Class B2 General industrial, Class E(g) Office



### Key Development Considerations

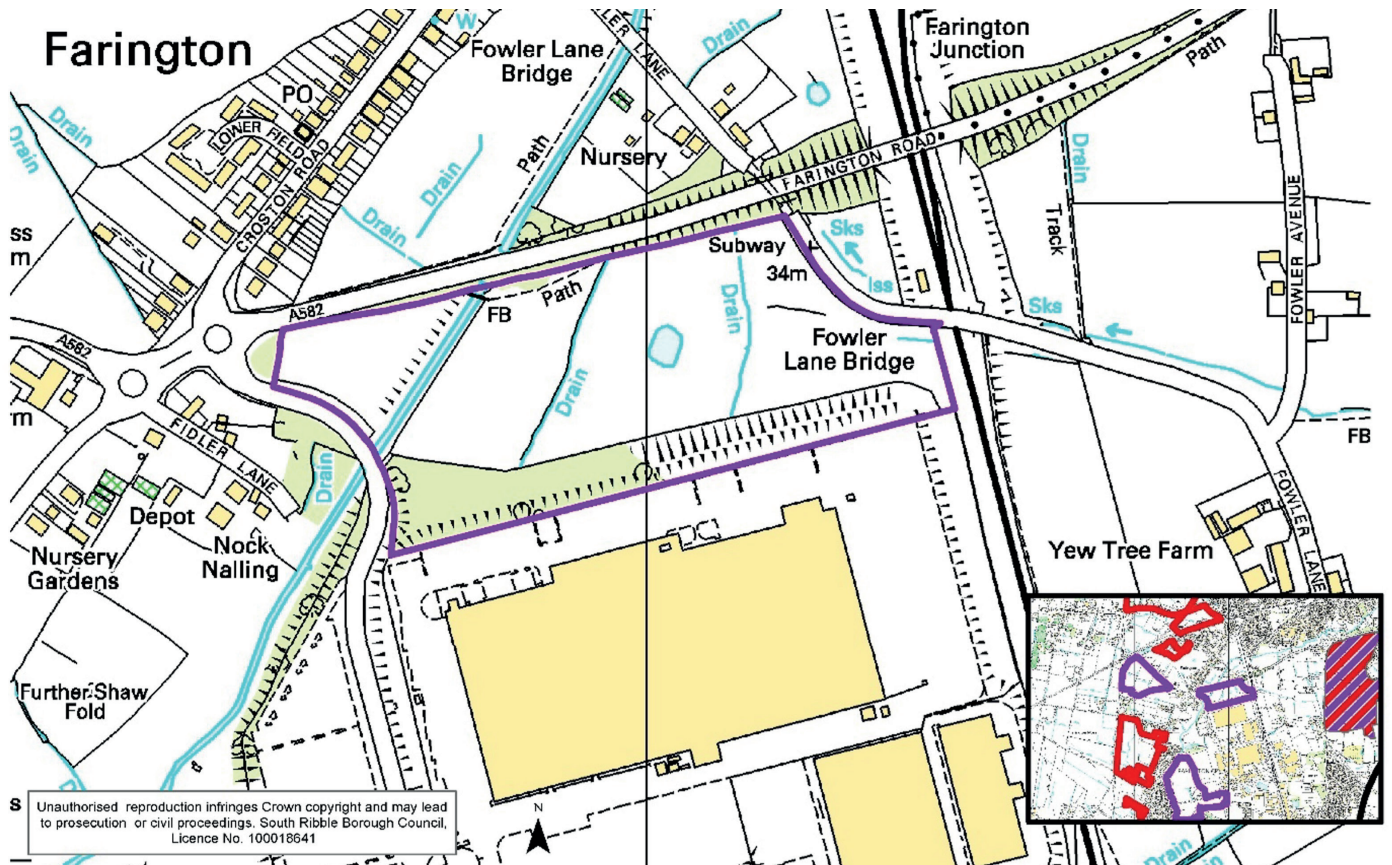
Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development.
Flood Risk (EN10)	Site lies 100% in flood zone 1 with no water courses on site. 1.72% of the site is at high risk of surface water flooding. Development of the site will require a site-specific FRA addressing the required information detailed in the Level 2 SFRA due to surface water flooding issues.

<b>Drainage (EN11) and Utilities</b>	<p>The site has access to gas and broadband.</p>
<b>Heritage and Archaeology (EN13)</b>	<p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p>
<b>Highways (ST2)</b>	<p>Existing access stub exists providing access into the site. No issues of significance. Site may contribute to already present congestion on Blackpool Road and Strand Road. Public transport every 60 minutes and limited/ absent footways along site frontage/ access and site boundaries.</p>
<b>Designated Sites for Nature Conservation (EN7)</b>	<p>To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.</p>
<b>Ecology (EN9)</b>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<b>Trees, Woodland and Hedgerows (EN8)</b>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<b>Amenity (EN4) and Environmental Quality (EN14)</b>	<p>Lancashire Woodland Ecological Network runs through northern part of the site. Ecology consultation zone runs within eastern edge and southern edge of site. Gas distribution pipes and Transpennine Ethylene distribution pipes with buffer run across the middle of the site from roughly west to northeast. Other transmission pipes with buffer are located within the western edge of the site. Overhead electricity power lines with buffer and pylons in western half of site.</p>

# South Ribble

## Land north of Lancashire Business Park

Site Ref	EC4.1
Site Area (Ha)	9.2
Settlement	Farington, Farington West ward
Ward	Employment. Class B2 General industrial, Class B8 storage, Class E(g)
Amount/type of development (indicative)	6.92ha of employment



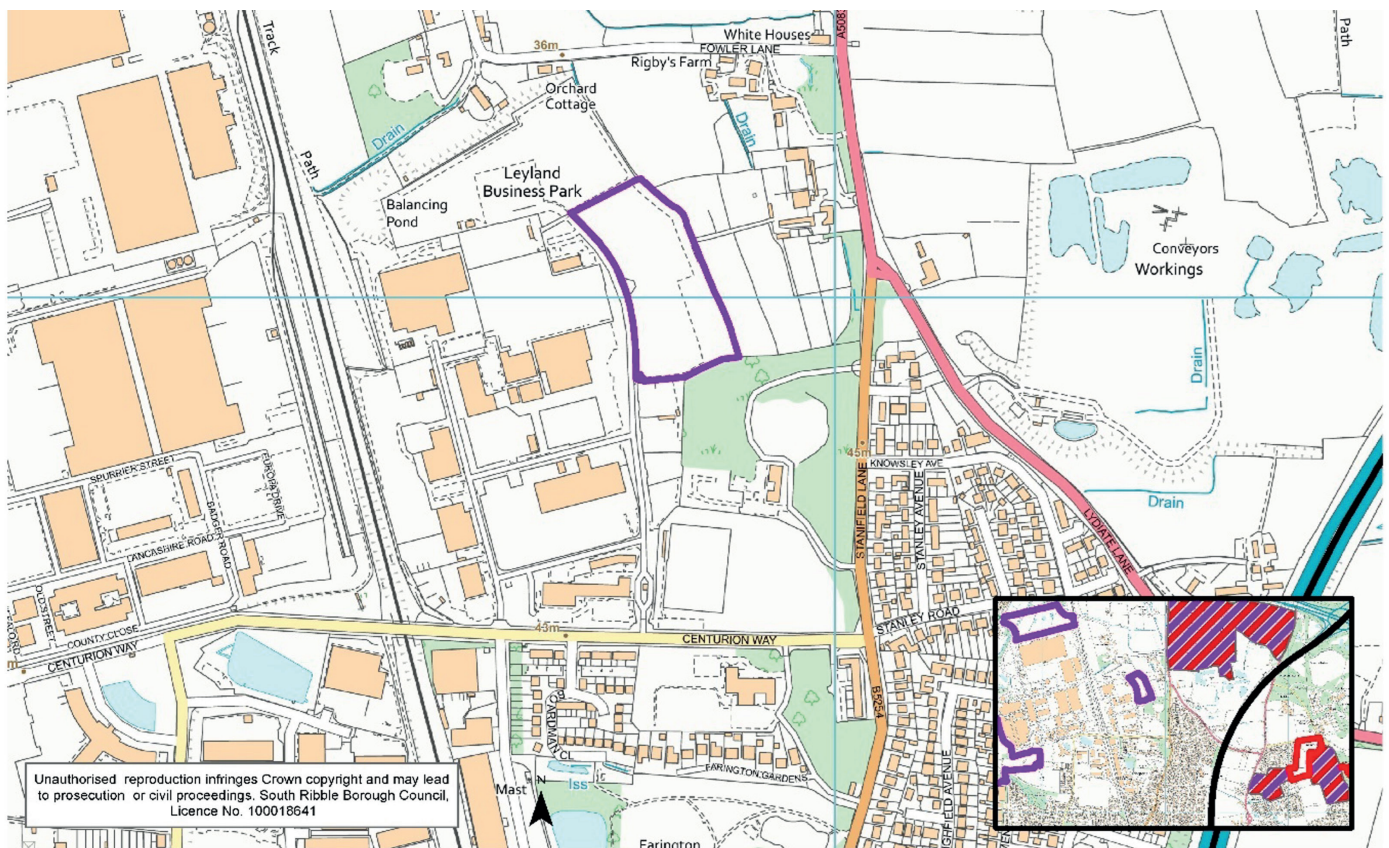
### Key Development Considerations

Planning Obligations (ID2)	A planning contribution may be required to help mitigate the impacts of development in line with policy ID2.
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<p><b>Flood Risk (EN10)</b></p>	<p>The River Lostock and several ordinary watercourses bisect this site. Approximately one third of the site to either side of the main river is flood zone 2 or 3. The site boundary could be redrawn to eliminate high flood risk areas, or it may be possible to incorporate functional floodplain into the site layout as open greenspace. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.</p>
<p><b>Drainage (EN11)</b></p>	<p>United Utilities indicate that there is a record of flooding in the vicinity of the site. Early dialogue with UU is recommended prior to the submission of a planning application. Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses.</p>
<p><b>Highways (ST2)</b></p>	<p>Fowler Lane is not suitable for access. Access to the site would need to be off the unadopted highway serving Lancashire Business Park. Existing constraints on this road will need to be overcome. The A582 roundabout suffers from congestion. To improve access, 3rd party land may be required. A PRoW runs across the entirety of the site frontage. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<p><b>Agricultural Land (EN16)</b></p>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is under Natural England's Best and Most Versatile agricultural land classification.</p>

## Land at Leyland Business Park, Farington

Site Ref	EC4.2
Site Area (Ha)	2.1
Settlement	Farington (Farington East ward)
Amount/type of development (indicative)	Employment within classes Class B2: General industrial, Class B8: Storage, Class E(g)



### Key Development Considerations

Planning Obligations (ID2)	A planning contribution may be required to help mitigate the impacts of development in line with policy ID2.
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<p><b>Flood Risk (EN10)</b></p>	<p>The site is in flood zone 1 but there is the potential for surface water flood risk on the site. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.</p>
<p><b>Drainage (EN11)</b></p>	<p>Early dialogue with UU will be required prior to the submission of a planning application for further development on the site. Attention will be required to drainage within and from the site to ensure that there is no impact on nearby watercourses.</p>
<p><b>Highways (ST2)</b></p>	<p>Suitable vehicular access is available but early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<p><b>Heritage and Archaeology (EN13)</b></p>	<p>The site lies adjacent to Farington House, a Grade II Listed Building. A subsequent planning application in respect of this site will be required to assess the impact on the significance of this Listed Building and mitigate any adverse effects.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development on the site will need to ensure a suitable relationship with the trees which surround the site to its southern and eastern boundaries.</p>

# Appendix 6

## Mixed Use Allocations - Key Development Considerations

TATTON GARD



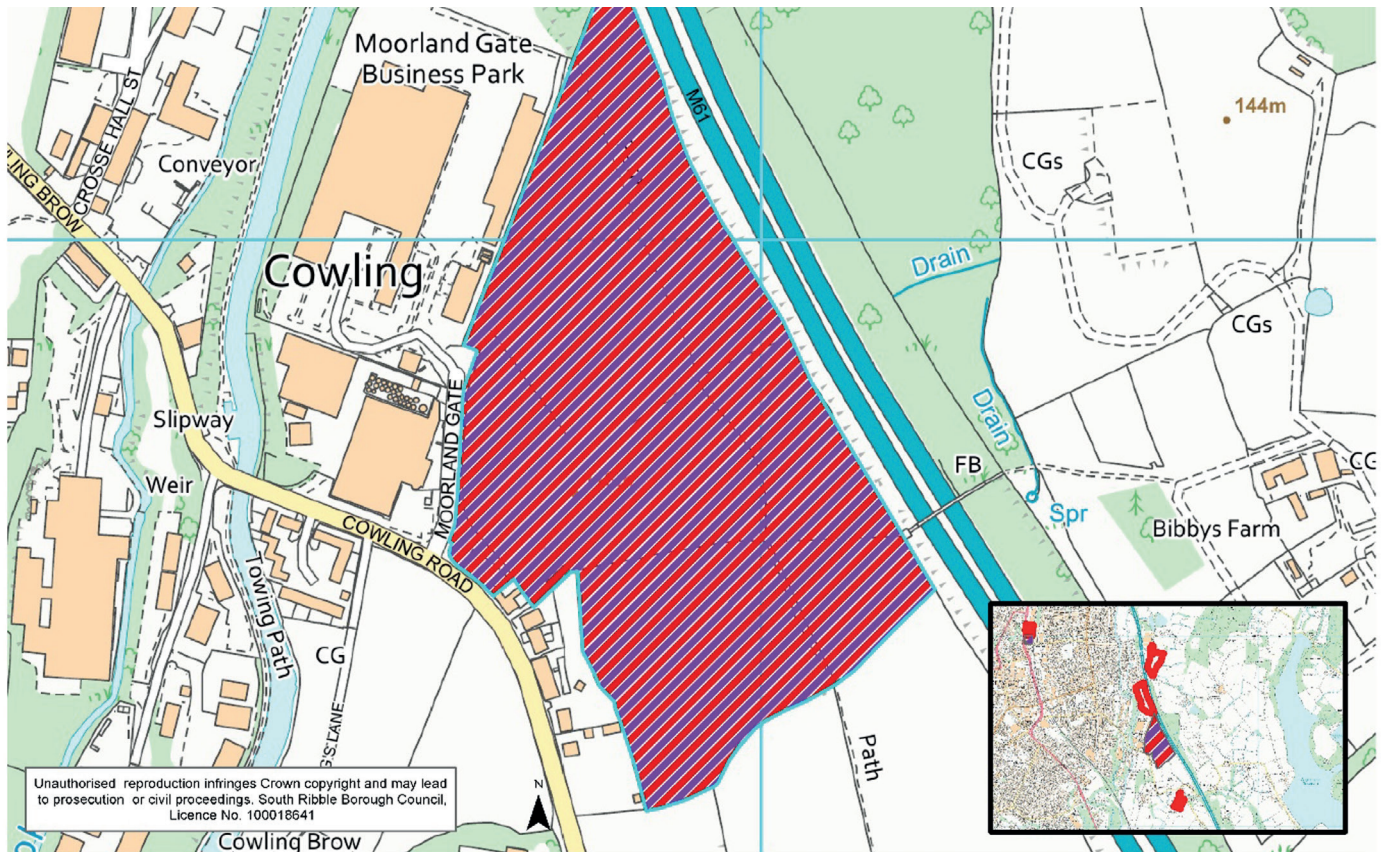


ENS

# Chorley

## Cowling Farm, Chorley

Site Ref	EC5.2
Site Area (Ha)	9.50
Settlement	Chorley
Ward	Chorley East
Amount/type of development (indicative)	242 dwellings 0.3ha of employment



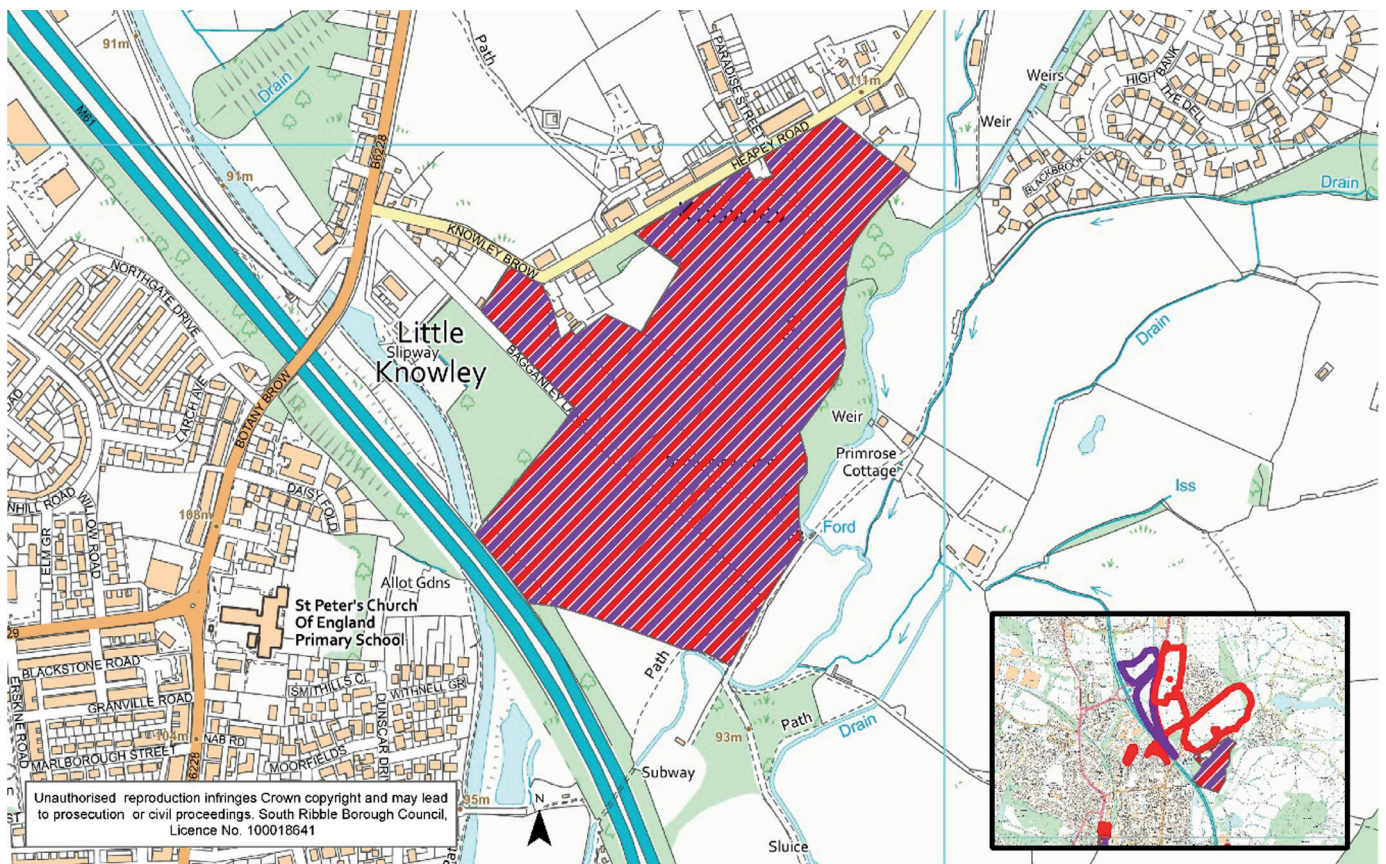
### Key Development Considerations

Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development and deliver affordable housing in line with policy ID2.
Flood Risk (EN10)	The site is at risk of surface water flooding, a Level 2 SFRA has been prepared. Any development proposal must meet the requirements of the Level 2 SFRA.

<p><b>Heritage assets and archaeology (EN13)</b></p>	<p>The site is adjacent to a Grade II Listed Building (Cowling Farm). A Heritage Impact Assessment (HIA) has been prepared which identifies development of this site would have significant harm as the significance of the asset is maintained through its openness. However, this impact can be mitigated by tree/hedgerow planting which should ideally take place before the construction phase to provide a buffer but will take time to mature and create a barrier to noise and pollution. Any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.</p>
<p><b>Highways (ST2)</b></p>	<p>Suitable vehicular access should be achievable from Cowling Road/Moorland Gate. The site will require public transport improvements. A Transport Assessment and Travel Plan will be required alongside any planning application. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<p><b>Ecology (EN9)</b></p>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature.</p>
<p><b>Trees, Woodland and Hedgerows (EN8)</b></p>	<p>Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.</p>
<p><b>Amenity (EN4) and Environmental Quality (EN14)</b></p>	<p>Mitigation measures will be required to address noise and pollution issues arising from the adjacent motorway.</p>
<p><b>Housing mix and density (HS6) and affordable housing (HS7)</b></p>	<p>Development of the site will be expected to accord with policies HS6 and HS7, delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<p><b>Open Space and Playing Pitch requirements (HS5)</b></p>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<p><b>Agricultural land (EN16)</b></p>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>

## Land at Bagganley Lane, Chorley

Site Ref	EC5.3
Site Area (Ha)	13.32
Settlement	Chorley
Ward	Chorley North & Astley
Amount/type of development (indicative)	200 dwellings 2.65ha of employment



### Key Development Considerations

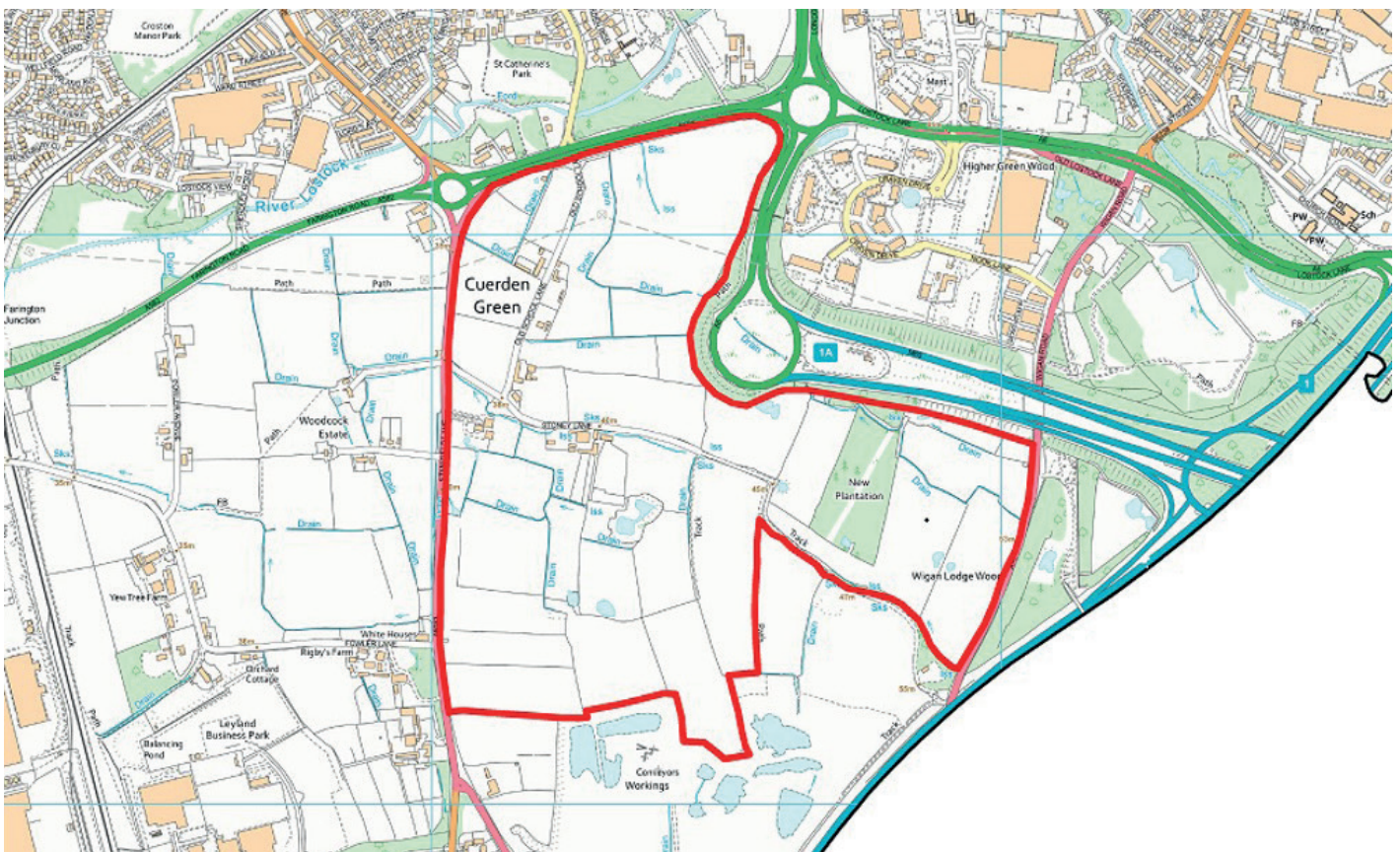
Planning Obligations (ID2)	A planning obligation is likely to be required to help mitigate the impacts of development and deliver affordable housing in line with policy ID2.
Flood Risk (EN10)	The site is within Flood Zone 3b, a Level 2 SFRA has been prepared. Any development proposal must meet the requirements of the Level 2 SFRA. The housing development must be located away from the part of the site at risk of flooding.

<b>Drainage (EN11) and Utilities</b>	The site has access to all utilities. United Utilities advise that the site is at risk of sewer flooding which will need to be carefully considered in the design and master planning process for any development at this site. The site promoter will be required to engage with United Utilities. The site is also at risk from reservoir flooding, a detailed assessment will be required alongside any planning application.
<b>Heritage assets and archaeology (EN13)</b>	A Grade II listed building (The Rough) is located opposite to the site. The site is also adjacent to the Leeds Liverpool Canal which is of historic significance. A Heritage Impact Assessment (HIA) has been prepared which identifies that the impact of development of the site on heritage assets is negligible however any planning application will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.
<b>Highways (ST2)</b>	Suitable vehicular access should be achievable from Heapey Road. Some sections of pedestrian access are substandard and the site is likely to require highways and public transport mitigation. A full Transport Assessment and Travel Plan would be required alongside any planning application. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.
<b>Designated Sites for Nature Conservation (EN7)</b>	To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.
<b>Ecology (EN9)</b>	Potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature. Development must avoid the Priority Habitat and provide an appropriate buffer.
<b>Trees, Woodland and Hedgerows (EN8)</b>	Development should seek to retain existing trees and hedgerows within the site where possible. A Tree Survey will be required.
<b>Housing mix and density (HS6) and affordable housing (HS7)</b>	Development of the site will be expected to accord with policies HS6 and HS7, delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.
<b>Open Space and Playing Pitch requirements (HS5)</b>	Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.
<b>Agricultural land (EN16)</b>	An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.

# South Ribble

## Cuerden

Site Ref	EC6.1
Site Area (Ha)	66
Settlement	Lostock Hall, Farrington East ward.
Amount/type of development (indicative)	Employment led mixed use. Proposed c. 50 hectares of employment land, c. 220 dwellings.



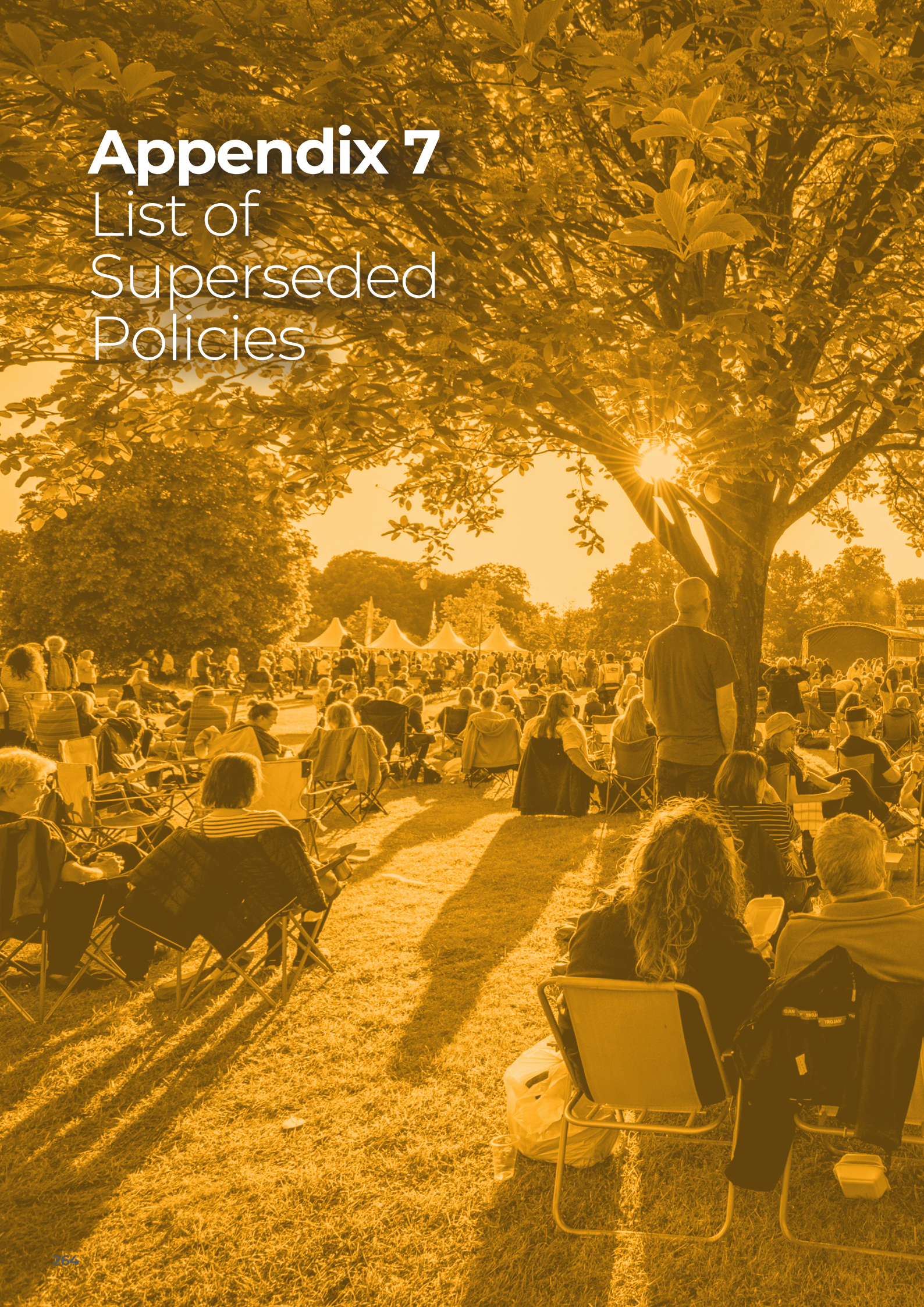
### Key Development Considerations

<b>Masterplan</b>	<p>Development of the wider Cuerden site should where possible accord with the adopted Cuerden Masterplan (April 2015) or future versions. The scale of any non-employment development will be limited to that which is clearly demonstrated to be necessary to fund essential infrastructure and which will not prejudice the delivery and maintenance of the primary employment function of the site. All applications for development, including applications for the approval of reserved matters, should demonstrate that they would not prejudice the delivery of land elsewhere within the Cuerden allocation and where possible enhance the prospects of land elsewhere within the wider site being developed.</p>
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<b>Masterplan</b>	<p>Development of the wider Cuerden site should where possible accord with the adopted Cuerden Masterplan (April 2015) or future versions. The scale of any non-employment development will be limited to that which is clearly demonstrated to be necessary to fund essential infrastructure and which will not prejudice the delivery and maintenance of the primary employment function of the site.</p> <p>All applications for development, including applications for the approval of reserved matters, should demonstrate that they would not prejudice the delivery of land elsewhere within the Cuerden allocation and where possible enhance the prospects of land elsewhere within the wider site being developed.</p>
<b>Planning Obligations (ID2)</b>	A planning contribution is likely to be required to help mitigate the impacts of development and in line with policy ID2.
<b>Designated Sites for Nature Conservation (EN7)</b>	To provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of SPA and Ramsar sites, a wintering bird survey is required alongside any planning application in accordance with Policy EN7.
<b>Flood Risk (EN10)</b>	The level 1 SFRA indicates a limited surface water risk on parts of the site which do not benefit from planning permission. Flood risk should be manageable through careful consideration of site layout and design.
<b>Drainage (EN11)</b>	United Utilities (UU) indicate that the site does not have access to a foul sewer. There is a record of sewer flooding in the vicinity of the site. Early dialogue with UU will be required prior to the submission of a planning application. Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses.
<b>Heritage assets and archaeology (EN13)</b>	<p>There is a Grade II Listed Building within the site, The Old School House. Depending on location of development proposals, a Heritage Assessment should be provided to assess the impact upon its setting. Mitigation may then be necessary.</p> <p>There were archaeological investigations on the site in 2018. Early dialogue is advised with Lancashire County Council Archaeological Unit prior to the submission of a planning application.</p>
<b>Phasing and Infrastructure Delivery Schedule</b>	A Phasing and Infrastructure Delivery Schedule will be required for subsequent applications, to identify how the site's essential infrastructure will be delivered in a comprehensive manner.
<b>Highways (ST1/ ST2)</b>	<p>Early dialogue is recommended with the Highway Authority, prior to the submission of further planning applications, to ensure appropriate access and local highway network mitigation is provided.</p> <p>Development layout and scheme detailing should provide good connectivity to the established Public Rights of Way network including mitigation of any adverse impacts.</p>
<b>Ecology (EN9)</b>	Potential ecological impacts must be considered as part of any planning application for developing the site due to its largely greenfield nature.

# Appendix 7

## List of Superseded Policies





**Table 1 – Schedule of Superseded Documents**

Superseded Development Plan Document	Date Adopted
Central Lancashire Core Strategy	July 2012
Chorley Local Plan 2012-2026 (Site Allocations and Development Management Policies Development Plan Document)	July 2015
Preston Local Plan 2012-2026 (Site Allocations and Development Management Policies Development Plan Document)	July 2015
South Ribble Local Plan 2012-2016 (Site Allocations and Development Management Policies Development Plan Document)	July 2015

**Table 2 – Schedule of Superseded Policies (Central Lancashire Core Strategy)**

Superseded Central Lancashire Core Strategy Policies	New Local Plan Policies
Policy 1: Locating Growth	SS1: Development Patterns SS2: Settlement Hierarchy SS3: Strategic Site Allocation – Preston North West/Bartle SS4: Strategic Site Allocation – Fulwood Barracks SS5: Strategic Site Allocation – Preston West SS6: Strategic Site Allocation – Pickering’s Farm, Penwortham
Policy 2: Infrastructure	ST1: Strategic Transport Priorities; ID1: Infrastructure Planning Principles
Policy 3: Travel	ST1: Strategic Transport Priorities ST2: Sustainable and Active Travel
Policy 4: Housing Delivery	HS1: Scale of Housing Growth and Distribution of Housing Requirements

Superseded Central Lancashire Core Strategy Policies	New Local Plan Policies
Policy 5: Housing Density	HS6: Housing Mix and Density
Policy 6: Housing Quality	HS7: Affordable Housing
Policy 7: Affordable and Special Needs Housing	HS7: Affordable Housing HS8: Rural Exception Sites HS12: Specialist Housing ID2: Developer Contributions and Planning Obligations
Policy 8: Gypsy and Traveller and Travelling Showpeople Accommodation	HS13: Gypsy, Traveller and Travelling Showperson Needs
Policy 9: Economic Growth and Employment	EC1: Scale of Economic Growth
Policy 10: Employment Premises and Sites	EC7: Protection of Existing Employment Sites
Policy 11: Retail and Town Centre Uses, and Business Based Tourism	EC11: Town Centre Hierarchy EC12: Preston City Centre EC13: Development in Leyland and Chorley Town Centres EC14: Priorities for Tourism and the Visitor Economy
Policy 12: Culture and Entertainment Facilities	EC14: Priorities for Tourism and the Visitor Economy HC3: Community, Health and Education Facilities
Policy 13: Rural Economy	EC8: Rural Economy ID3: Digital and Communications Infrastructure
Policy 14: Education	HC3: Community, Health and Education Facilities EC10: University of Central Lancashire

Superseded Central Lancashire Core Strategy Policies	New Local Plan Policies
Policy 15: Skills and Economic Inclusion	EC9: Skills and Economic Inclusion
Policy 16: Heritage Assets	EN13: Heritage Assets and Archaeology
Policy 17: Design of New Buildings	EN1: Well Designed Places EN2: Design Criteria for New Development EN3: Tall Buildings EN4: Amenity
Policy 18: Green Infrastructure	HS13: Gypsy, Traveller and Travelling Showperson Needs
Policy 19: Area of Separation and Major Open Space	EN18: Area of Separation
Policy 20: Countryside Management and Access	EN17: Development in the Open Countryside
Policy 21: Landscape Character Areas	EN19: Landscape Character
Policy 22: Biodiversity and Geodiversity	EN6: Biodiversity Net Gain EN7: Designated Sites for Nature Conservation EN8: Trees, Woodlands and Hedgerows EN9: Species Protection
Policy 23: Health	HC1: Health and Wellbeing
Policy 24: Sport and Recreation	HS5: Open Space and Playing Pitch Requirements in New Housing Developments HC5: Provision of New Open Space, Sport and Recreation Facilities HC6: Protection of Existing Open Space, Sport and Recreation Facilities ID2: Developer Contributions and Planning Obligations

Superseded Central Lancashire Core Strategy Policies	New Local Plan Policies
Policy 25: Community Facilities	HC3: Community, Health and Education Facilities HC4: Purpose Built Places of Worship and/or Religious Instruction ID2: Developer Contributions and Planning Obligations
Policy 26: Crime and Community Safety	HC1: Health and Wellbeing
Policy 27: Sustainable Resources and New Developments	EN3: Tall Buildings CC1: Climate Change CC3: Reducing Energy Consumption
Policy 28: Renewable and Low Carbon Energy Schemes	EN14: Environmental Quality CC2: Renewable Energy Generation and District Heating Networks
Policy 29: Water Management	EN10: Development and Flood Risk EN11: Water Resource Management EN12: Protecting Groundwater Source Protection Zones
Policy 30: Air Quality	EN14: Environmental Quality
Policy 31: Agricultural Land	EC8: Rural Economy EN16: Protection of Agricultural Land

**Table 3 – Schedule of Superseded Policies (Chorley Local Plan)**

Superseded Chorley Local Plan Policies	New Local Plan Policies
VI: Model Policy	No longer relevant
V2: Settlement Areas	SS1: Development Patterns SS2: Settlement Hierarchy

Superseded Chorley Local Plan Policies	New Local Plan Policies
ST1: Provision or Improvement of Footpaths, Cycleways, Bridleways and their Associated Facilities in Existing Networks and New Development	ST1: Strategic Transport Priorities; ST2: Sustainable and Active Travel
ST2: Rail Facilities, Electrification and Improvement	No longer relevant
ST3: Road Schemes and Development Access	No longer relevant
ST4: Parking Standards	ST3: Parking Standards
HS1: Housing Site Allocations	HS2: Housing Allocations Chorley EC5: Mixed-use Allocations Chorley
HS2: Phasing of Housing Development	HS2: Housing Allocations Chorley
HS3: Private Residential Garden Development	EN5: Green Infrastructure
HS4A: Open Space Requirements in New Housing Developments	HS5: Open Space and Playing Pitch Requirements in New Housing Developments HC5: Provision of New Open Space, Sport and Recreation Facilities
HS4B: Playing Pitch Requirements in new Housing Developments	HS5: Open Space and Playing Pitch Requirements in New Housing Developments HC5: Provision of New Open Space, Sport and Recreation Facilities
HS5: House Extensions	No longer relevant
HS6: Replacement Dwellings	EN15: Areas of Green Belt EN17: Development in the Open Countryside

Superseded Chorley Local Plan Policies	New Local Plan Policies
HS7: Rural Infilling	HS8: Rural Exception Sites EN15: Areas of Green Belt
HS8: Rural Affordable Housing – Rural Exception Sites	HS8: Rural Exception Sites
HS9: Conversion of Rural Buildings in the Green Belt and Other Designated Areas	EC8: Rural Economy EN15: Areas of Green Belt EN17: Development in the Open Countryside
HS10: Agricultural Workers Dwellings in the Countryside	EC8: Rural Economy HS9: Rural Workers Dwellings EN17: Development in the Open Countryside
HS11: Gypsy and Traveller and Travelling Showpeople	HS13: Gypsy, Traveller and Travelling Showperson Needs
EP1: Employment Site Allocations	EC2: Employment Allocations Chorley EC5: Mixed-use Allocations Chorley
EP2: Botany Bay/Great Knowley Area – Sub-Regional Employment and Mixed Use Site	HS2: Housing Allocations Chorley EC5: Mixed-use Allocations Chorley
EP3: Development Criteria for Business and Industrial Development	EN1: Well Designed Places EN2: Design Criteria for New Development; EN4: Amenity ST2: Sustainable and Active Travel
EP4: Employment Development in Residential Areas	EC11: Town Centre Hierarchy
EP5: Retail Site Allocations in Chorley Town	EC13: Development in Leyland and Chorley Town Centres
EP6: Chorley Town Primary Shopping Area, Primary and Secondary Frontages	EC11: Town Centre Hierarchy EC13: Development in Leyland and Chorley Town Centres

Superseded Chorley Local Plan Policies	New Local Plan Policies
HS7: Rural Infilling	HS8: Rural Exception Sites EN15: Areas of Green Belt
HS8: Rural Affordable Housing – Rural Exception Sites	HS8: Rural Exception Sites
HS9: Conversion of Rural Buildings in the Green Belt and Other Designated Areas	EC8: Rural Economy EN15: Areas of Green Belt EN17: Development in the Open Countryside
HS10: Agricultural Workers Dwellings in the Countryside	EC8: Rural Economy HS9: Rural Workers Dwellings EN17: Development in the Open Countryside
HS11: Gypsy and Traveller and Travelling Showpeople	HS13: Gypsy, Traveller and Travelling Showperson Needs
EP1: Employment Site Allocations	EC2: Employment Allocations Chorley EC5: Mixed-use Allocations Chorley
EP2: Botany Bay/Great Knowley Area – Sub-Regional Employment and Mixed Use Site	HS2: Housing Allocations Chorley EC5: Mixed-use Allocations Chorley
EP3: Development Criteria for Business and Industrial Development	EN1: Well Designed Places EN2: Design Criteria for New Development; EN4: Amenity ST2: Sustainable and Active Travel
EP4: Employment Development in Residential Areas	EC11: Town Centre Hierarchy
EP5: Retail Site Allocations in Chorley Town	EC13: Development in Leyland and Chorley Town Centres
EP6: Chorley Town Primary Shopping Area, Primary and Secondary Frontages	EC11:Town Centre Hierarchy EC13: Development in Leyland and Chorley Town Centres

Superseded Chorley Local Plan Policies	New Local Plan Policies
EP7: Development and Change of Use in district and Local Centres	EC11: Town Centre Hierarchy; EC13: Development in Leyland and Chorley Town Centres
EP8: Existing Local Shops	EC11: Town Centre Hierarchy
EP9: Development in Edge-of-Centre and Out-of-Centre Locations	EC11: Town Centre Hierarchy
EP10: Primary School Allocations	HC3: Community, Health and Education Facilities
EP11: Further and Higher Education Facilities	HC3: Community, Health and Education Facilities
BNE1: Design Criteria for New Development	EN1: Well Designed Places EN2: Design Criteria for New Development EN4: Amenity
BNE2: Development in the Area of Other Countryside	EN16: Protection of Agricultural Land EN17: Development in the Open Countryside
BNE3: Area of Land Safeguarded for Future Development Needs	No longer relevant
BNE4: Area of Separation	No longer relevant
BNE5: Redevelopment of Previously Developed Sites in the Green Belt	HS8: Rural Exception Sites EN15: Areas of Green Belt
BNE6: Light Pollution	EN14: Environmental Quality
BNE7: Unstable Land	No longer relevant



Superseded Chorley Local Plan Policies	New Local Plan Policies
BNE8: Protection and Enhancement of Heritage Assets	EN13: Heritage Assets and Archaeology
BNE9: Biodiversity and Nature Conservation	EN6: Biodiversity Net Gain EN7: Designated Sites for Nature Conservation EN8: Trees, Woodlands and Hedgerows EN9: Species Protection
BNE10: Trees	EN8 Trees, Woodlands and Hedgerows
BNE11: Species Protection	EN9 Species Protection
HW1: New Open Space, Sport and Recreation Facilities	HS5: Open Space and Playing Pitch Requirements in New Housing Developments HC5: Provision of New Open Space, Sport and Recreation Facilities
HW2: Protection of Existing Open Space, Sport and Recreation Facilities	HC6: Protection of Existing New Open Space, Sport and Recreation Facilities
HW3: Valley Parks	No longer relevant
HW4: The Leeds and Liverpool Canal	No longer relevant
HW5: Allotments	HC5: Provision of New Open Space, Sport and Recreation Facilities; EN5: Green Infrastructure
HW6: Community Facilities	HC3: Community, Health and Education Facilities; HC4: Purpose Built Places of Worship and/or Religious Instruction; ST2: Sustainable Travel
HW7: Crematoria and Burial Facilities	HC7: Cemeteries and Crematoria

**Table 4 – Schedule of Superseded Policies (Preston Local Plan)**

Superseded Preston Local Plan Policies	New Local Plan Policies
VI: Model Policy	No longer relevant
IN1: Western Distributor	No longer relevant
IN2: Broughton Bypass	No longer relevant
IN3: Park & Ride Sites (Broughton and Riversway)	No longer relevant
MD1: Cottam	No longer relevant
MD2: North West Preston	SS3: Strategic Site Allocation – Preston North West/Bartle
AD1(a): Development within (or in close proximity to) the Existing Residential Area	EN1: Well Designed Places EN2: Design Criteria for New Development EN4: Amenity
AD1(b): Small scale development within Existing Villages (including the development of brownfield sites)	
HS1: Allocation of Housing Sites	SS3: Strategic Site Allocation – Preston North West/Bartle SS4: Strategic Site Allocation – Fulwood Barracks SS5: Strategic Site Allocation – Preston West HS4: Housing Allocations Preston
HS3: Green Infrastructure in New Housing Developments	HS5: Open Space and Playing Pitch Requirements in New Housing Developments EN4: Amenity EN5: Green Infrastructure

Superseded Preston Local Plan Policies	New Local Plan Policies
HS4: Rural Exception Affordable Housing	HS7: Affordable Housing HS8: Rural Exception Sites
HS5: Rural Workers' Dwellings in the Open Countryside	HS9: Rural Workers Dwellings EC8: Rural Economy EN17: Development in the Open Countryside
HS6: University of Central Lancashire	EC10: University of Central Lancashire
HS7: Houses in Multiple Occupation	HS10: Houses in Multiple Occupation
EP1: Employment Site Allocations	SS3: Strategic Site Allocation – Preston North West/Bartle SS5: Strategic Site Allocation – Preston West EC3: Employment Allocations Preston
EP2: Protection of Existing Employment Areas	EC7: Protection of Existing Employment Sites EC5: Mixed-use Allocations Chorley
EP3: Cottam District Centre	EN11: Town Centre Hierarchy
EP4: Local Centres	EC11: Town Centre Hierarchy
EP5: Riversway Phase B Site Specific Policy	No longer relevant
EP6: University of Central Lancashire Cottam Campus	EC10: University of Central Lancashire
EP7: Telecommunication	ID3: Digital and Communications Infrastructure

Superseded Preston Local Plan Policies	New Local Plan Policies
ST1: Parking Standards	ST3: Parking Standards
ST2: General Transport Considerations	ST2: Sustainable and Active Travel
GB1: Green Belt	EN15: Areas of Green Belt
EN1: Development in Countryside	EN17: Development in the Open Countryside
EN2: Protection and Enhancement of Green Infrastructure	HC6: Protection of Existing New Open Space, Sport and Recreation Facilities EN5: Green Infrastructure
EN3: Future Provision of Green Infrastructure	EN5: Green Infrastructure
EN4: Areas of Separation	EN18: Area of Separation
EN5: Areas of Major Open Space	HC6: Protection of Existing New Open Space, Sport and Recreation Facilities
EN6: Forest of Bowland	EN7: Designated Sites for Nature Conservation
EN7: Land Quality	EN14: Environmental Quality
EN8: Development and Heritage Assets	EN4: Amenity EN13: Heritage Assets and Archaeology

Superseded Preston Local Plan Policies	New Local Plan Policies
EN9: Design of New Development	EN1: Well Designed Places; EN2: Design Criteria for New Development EN3: Tall Buildings EN4: Amenity
EN10: Biodiversity and Nature Conservation	EN6: Biodiversity Net Gain EN7: Designated Sites for Nature Conservation EN8: Trees, Woodlands and Hedgerows EN9: Species Protection
EN11: Species Protection	EN9: Species Protection
WB1: Protection of Community Facilities	HC3: Community, Health and Education Facilities HC4: Purpose Built Places of Worship and/or Religious Instruction; ST2: Sustainable Travel
WB2: Allocations for New Community Facilities	No longer relevant
WB3: Hot Food Takeaways	HC2: Hot Food Takeaways

**Table 5 – Schedule of Superseded Policies (South Ribble Local Plan)**

Superseded South Ribble Local Plan Policies	New Local Plan Policies
A1: Developer Contributions	ID2: Developer Contribution and Planning Obligations
A2: Cross Borough Link Road (Development Link Road)	SS6: Strategic Site Allocation – Pickering’s Farm, Penwortham (part replace)
A3: The Completion of the Penwortham Bypass	No longer relevant
B1: Existing Built-Up Areas	No longer relevant
B2: Village Development	No longer relevant
B3: Commercial and Employment Site at South Rings Business Park, Bamber Bridge	No longer relevant
B4: Commercial and Employment Site at Cuerden Way, Bamber Bridge	No longer relevant
B5: The Capitol Centre, Walton-le-Dale	No longer relevant
C1: Pickering’s Farm, Penwortham	SS6: Strategic Site Allocation – Pickering’s Farm, Penwortham
C2: Moss Side test Track, Leyland	No longer relevant
C3: Land between Heatherleigh and Moss Lane, Farington Moss	No longer relevant

Superseded South Ribble Local Plan Policies	New Local Plan Policies
C4: Cuerden Strategic Site	EC6: Mixed Use Allocation South Ribble
C5: BAE Systems, Samlesbury	EC1: Scale of Economic Growth
D1: Allocation of Housing Land	SS6: Strategic Site Allocation – Pickering’s Farm, Penwortham HS3: Housing Allocations South Ribble EC6: Mixed-use Allocations South Ribble
D2: Phasing, Delivery and Monitoring	HS1: Scale of Housing Growth and Distribution of Housing Requirements
D3: Agricultural Workers’ Dwellings in the Countryside	HS9: Rural Workers Dwellings EC8: Rural Economy EN15: Areas of Green Belt
E1: Allocation of Employment Land	EC1: Scale of Economic Growth EC4: Employment Allocations South Ribble EC6: Mixed-use Allocations South Ribble
E2: Protection of Employment Areas and Sites	EC7: Protection of Existing Employment Sites
E3: Leyland Town Centre	EC10: Town Centre Hierarchy EC13: Development in Leyland and Chorley Town Centres
E4: District Centres	EC10: Town Centre Hierarchy
E5: Local Centres	EC10: Town Centre Hierarchy

Superseded South Ribble Local Plan Policies	New Local Plan Policies
F1 Parking Standards	ST3: Parking Standards
G1: Green Belt	EN15: Areas of Green Belt
G2: The Re-use and Adaptation of Buildings in the Green Belt	EN4: Amenity EN15: Areas of Green Belt
G3: Safeguarded Land for Future Development	No longer relevant
G4: Protected Open Land	No longer relevant
G5: Areas of Separation	No longer relevant
G6: Central Park	EN5: Green Infrastructure
G7: Green Infrastructure – Existing Provision	HC6: Protection of Existing New Open Space, Sport and Recreation Facilities EN5: Green Infrastructure
G8: Green Infrastructure and Networks – Future Provision	EN1: Well Designed Places HC5: Provision of New Open Space, Sport and Recreation Facilities EN5: Green Infrastructure
G9: Worden Park	No longer relevant



Superseded South Ribble Local Plan Policies	New Local Plan Policies
G1:0 Green Infrastructure Provision in Residential Developments	HS5: Open Space and Playing Pitch Requirements in New Housing Developments HC5: Provision of New Open Space, Sport and Recreation Facilities EN5: Green Infrastructure
G11: Playing Pitch Provision	HS5: Open Space and Playing Pitch Requirements in New Housing Developments HC5: Provision of New Open Space, Sport and Recreation Facilities
G12: Green corridors/Green Wedges	HS5: Open Space and Playing Pitch Requirements in New Housing Developments HC5: Provision of New Open Space, Sport and Recreation Facilities EN5: Green Infrastructure
G13: Trees, Woodlands and Development	EN8: Trees, Woodlands and Hedgerows
G14: Unstable or Contaminated Land	EN14: Environmental Quality
G15: Derelict Land Reclamation	No longer relevant
G16: Biodiversity and Nature Conservation	EN6: Biodiversity Net Gain EN7: Designated Sites for Nature Conservation EN8: Trees, Woodlands and Hedgerows EN9: Species Protection
G17: Design Criteria for New Development	EN1: Well Designed Places EN2: Design Criteria for New Development EN4: Amenity
H1: Protection of Health, Education and Other Community Services and Facilities	HC3: Community, Health and Education Facilities HC4: Purpose Built Places of Worship and/or Religious Instruction ST2: Sustainable Travel

# Glossary



**Accessible and Adaptable Homes Standards:** Standards for layout and circulation space.

**Aerospace Sector:** The aerospace sector is the assemblage of manufacturing concerns that deal with vehicular flight within and beyond Earth's atmosphere.

**Affordable Housing:** 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:

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.

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.

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.

**Agricultural Land Classification:** This system classifies land into five grades according to the extent to which physical or chemical characteristics impose long term limitations on the agricultural use of a site for food production. The grades are numbered 1 to 5, with Grade 3 divided into two Subgrades (3a and 3b).

**Air Quality Management Area (AQMA):** An area that a local authority has designated for action where the national air quality objectives cannot/are not being met.

**Agent of Change:** Principle which places the responsibility of mitigating the impact of nuisances (including noise) from existing

nuisance generating uses on proposed new development close by, thereby ensuring that residents and users of the new development are protected from nuisances, and existing uses are protected from nuisance complaints. Similarly, any new nuisance generating development, for example a music venue, will need to put in place measures to mitigate noise impacts on existing development close by.

**Ancient or Veteran Tree:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life stage.

**Ancient Woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Arboricultural Survey:** A report produced by a certified/qualified arborist that lists the impacts of a potential construction project on any trees on or adjacent to the construction site.

**Archaeological Desk Based Assessment:** A programme of assessment of the known or potential archaeological resource within a specified area or site on land.

**Area of Separation:** Predominantly open land between the defined development boundaries of neighbouring settlements which is not part of the Green Belt but performs an essential function in keeping the built-up areas of those settlements separate.

**Article 4 Direction:** A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order.

**Artificial Light:** The light that is produced from artificial sources such as candles, fire, electricity, etc.

**Balanced Housing Market:** A balanced market occurs when there is an equal number of homes for sale and buyers looking to purchase.

**Biodiversity:** The variety of plant and animal species in a defined area.

**Biodiversity Net Gain (BNG):** Increase in the quality and/or quantity of habitats in comparison to the original condition or baseline i.e. enhancement over and above the level required to mitigate or compensate for detrimental impact, or which is otherwise prescribed or committed to happen (e.g. as part of pre-existing planning consent).

**Biological Heritage Site (BHS):** Local wildlife sites in Lancashire that are identified using a set of published guidelines.

**Blue Infrastructure:** Infrastructure relating to aquatic habitats such as rivers, ponds or canals.

**Borough:** Chorley Council and South Ribble Borough Council area.

**Brownfield Site Land:** A site/land that has previously been developed or occupied by a permanent structure which is available for redevelopment but does not include garden land. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals

extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private 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 in the process of time.

**Buffer Zone:** An area of land on which development is not permitted in order to maintain adequate distance between sensitive areas and potentially harmful development.

**Building for a Healthy Life:** Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods.

**Building for Life 12:** Building for a Healthy Life is the latest edition of (and new name for) Building for Life 12.

**Building Research Establishment Environmental Assessment Methodology (BREEAM):** An assessment tool that evaluates the procurement, design, construction and operation of a development against a range of targets based on performance benchmarks.

**Carbon Neutral:** Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

**Central Lancashire:** Area covered by the Chorley Council, Preston City Council and South Ribble Borough Council.

**City Centre:** The central part or main business and commercial area of Preston.

**City Council:** Preston City Council Area.

**Climate Change:** Climate change refers to long-term shifts in temperatures and weather patterns.

**Community Facilities:** A building or site owned by a government agency or non-profit organisation or religious institution or philanthropic institution that is used as a meeting place for entertainment or education or social activities by the general public on a regular or occasional basis and includes a church hall or a public hall.

**Community Infrastructure Levy:** Community Infrastructure Levy is a mechanism by which planning authorities can secure monies from development to help fund both strategic and local infrastructure needs. Section 106 agreements can still be used to secure site-specific infrastructure requirements.

**Community Wealth Building:** Community Wealth Building is an approach, developed initially by the Democracy Collaborative in the United States, which aims to ensure the economic system builds wealth and prosperity for everyone.

**Comparison Goods:** Goods that consumers buy at infrequent intervals and normally would compare prices before buying such as household appliances.

**Conservation Area:** An area, usually part of a settlement, designated by a local planning authority for preservation or enhancement because of its special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act, 1990.

**Contaminated Land Risk Assessment:** The process of evaluating and analysing potential risks associated with the presence of

contaminants in a particular environment or substance.

**Convenience Goods:** A consumer item that is widely available, purchased frequently and with minimal effort such as newspapers or confectionary.

**Core Strategy:** The Core Strategy is a key document in Central Lancashire's Local Development Framework. Its purpose is to help co-ordinate development in the area and contribute to boosting investment and employment. It will be replaced by the Central Lancashire Local Plan once adopted.

**Core Walking Zones:** Core Walking Zones (CWZ) are identified in areas where the need to increase permeability and improve safety for pedestrians is essential.

**Councils:** Chorley Council, Preston City Council and South Ribble Borough Council.

**(Open) Countryside:** Land outside the defined settlement boundaries of towns and villages.

**County Council:** Lancashire County Council

**Custom Build Housing:** Homes built by the occupier working with a developer to develop their own home.

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development and be achievable with a realistic prospect that housing will be delivered on the site within five years.

**Design Code:** A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written

components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

**Design Council:** UK's national strategic advisor for design.

**Design Guide:** A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

**Designated Heritage Asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Developer Contribution:** see Planning Obligation.

**Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

**Development Plan:** This includes adopted Local Plans and neighbourhood plans that have been made, together with any regional special policies that remain in force, as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Digital Connectivity:** Term used to describe mobile or fixed connections to the internet.

**District Heating Network:** Heat networks (also known as district heating) supply heat from a central source to consumers, via a network of underground pipes carrying hot water.

**Duty to Cooperate:** The duty to cooperate was created in the Localism Act 2011 and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.

**Ecosystem:** A dynamic complex of plant, animal and micro-organism communities, and their non-living environment interacting as a functional unit. Environment Agency: Government organisation which seeks to protect and improve the quality of air, land and water by the regulation of emissions, pollutants and other potentially harmful activities.

**Environmental impact assessment (EIA):** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Extra Care Housing:** A group of self-contained flats (and/or bungalows) with 24/7 support and care services on site, and where the care service is registered to provide personal care. Typically, this will be provided in larger environmentally accessible settings with additional shared facilities, similar to sheltered schemes. Most extra care schemes are for older people over 55 or 60, but also include some schemes which are all age (over 18) disability, and some include specialist dementia care.

**Fluvial (or river) Flooding:** Occurs when the water level in a river or stream rises and overflows the surrounding banks and into neighbouring land.

**Foul Water:** Wastewater which comprises or includes Waste from a sanitary convenience, bidet or appliance used for washing receptacles for foul waste; or Water which has been used for food preparation, cooking or washing.

**Geodiversity:** The range of rocks, fossils, minerals, soils and landforms.

**Green Belt:** Designated areas of open land and countryside protected by a policy the fundamental aim of which is to prevent urban sprawl by keeping the land permanently open. Review of green belt boundaries is undertaken as part of the production of local plans where green belt exists.

**Green Infrastructure:** A network of multi-functional urban and rural green and blue (water) spaces and other environmental features such as parks, public open spaces, playing fields, sports pitches, woodlands, and allotments. The provision of Green Infrastructure can deliver a wide range of environmental and quality of life benefits for local communities close to where people live and work.

**Greenfield:** Land that has not been previously developed (other than agricultural or forestry uses) or where development has previously taken place, but the land has reverted to a natural state and the remains of permanent structures or fixed surface structures have blended into the landscape in the process of time.

**Greenhouse Gas:** A gas that contributes to the greenhouse effect by absorbing infrared radiation.

**Green Roof:** Also known as an eco-roof, living roof, or vegetated roof, is one that is either partially or completely covered in vegetation on top of the human made roofing structure.

**Green Wall:** A green wall is a vertical built structure intentionally covered by vegetation.

**Gridiron Pattern Streets:** In urban planning, the grid plan, grid street plan, or gridiron plan is a type of city plan in which streets run at right angles to each other, forming a grid.

**Groundwater:** Water held in water bearing rocks and pores and fissures underground. Groundwater not only sustains the flow of water in rivers but is also an essential source of water for public supply, industry and agriculture.

### **Gypsies, Travelers and Travelling Show**

**People:** Persons of nomadic habit of life whatever their race or origin. This includes those who, on grounds of their own or their family's or dependents' educational or health needs or old age, have ceased to travel temporarily or permanently. The term also includes all other persons with a cultural tradition of nomadism and/or caravan dwelling.

**Habitat:** The living place of an organism or a distinct community of plants and animals, having physical or biotic characteristics.

**Habitats Site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

**Health Impact Assessment (HIA):** A process that uses data sources and analytic methods and input from stakeholders to determine the potential effects of a proposed policy, plan, program, or project on the health of a population.

**Heritage Assessment:** A report that is submitted as part of planning applications for listed building consents or conservation areas.

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic England:** The public body that helps people care for, enjoy and celebrate England's spectacular historic environment.

**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.

**Historic Environment Record:** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographical area for public benefit and use.

**Household:** The Census definition of a household is: 'A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room.'

**Houses in Multiple Occupation (HMO):** A house or other dwelling in which several different households are living, sharing facilities such as a kitchen or bathroom.



**Housing Need and Demand Assessment**

**(HNDA):** The HN and DA presents the current stock of housing, current and future housing need and the housing requirements of different households. It identifies the type and size of housing needed by tenure and household type.

**Housing Trajectory:** A means of showing past and projected annual housing completions, comparing to Local Plan targets. The trajectory is a tool for analysing and illustrating whether or not housing delivery is on track.

**Infrastructure Delivery Plan (IDP):**

A document that identifies the key infrastructure required to support the homes and commercial development in the Local Plan. This includes physical infrastructure such as transport energy and water, social and community infrastructure such as health, education and emergency services and green infrastructure such as open spaces. Supporting the Local Plan the document contains a programme identifying when items of infrastructure are expected to be in place, funding and costs. It will be regularly updated as more information becomes available.

**Infrastructure:** The system of communications and utility services (transport, water, sewerage, sewage disposal, land drainage, gas and electricity, waste disposal and telecommunications) which serves developments. It can also refer to community facilities, for example, schools, education, public transport and green infrastructure.

**Integrated Impact Assessment (IIA):** The Integrated Assessment (IA) is an assessment of the impacts of the Local Plan on environmental, economic and social objectives and forms one of the supporting documents to the Local Plan review.

**Lancashire Independent Economic Review:**

Review being undertaken by independent experts to provide an external perspective on the challenges and opportunities facing the local economy. The Review will define the economic agenda for Lancashire for the next ten years.

**Lancashire Joint Strategic Needs**

**Assessment:** Lancashire's joint strategic needs assessment provides intelligence about the current and future health, wellbeing and social care needs of the population

**Land Contamination:** Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that significant harm is being caused or there is a significant possibility of such harm being caused.

**Landscape Character:** Landscape Character is created by the way the physical components come together and can be defined as "a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another

**Listed Building:** A building that has been place on the Statutory List of Buildings of Special Architectural or Historic Interest.

**Local Area for Play (LAP):** A small area of open space specifically designated and primarily laid out for very young children to play close to where they live. LAPs require no play equipment as such, relying more on just positively encouraging play.

**Local Cycling Walking Infrastructure Plans (LCWIPs):** A new, strategic approach to identifying cycling and walking improvements.

**Local Development Scheme:** A public statement, revised as and when necessary, of the Council's programme to produce planning documents.

**Local Housing Need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, the National Framework).

**Local Nature Recovery Strategies (LNRS):** A new system of spatial strategies for nature under the Environment Act, covering the whole of England. Locally led by an appropriate "responsible authority", these will identify the opportunities and priorities for enhancing biodiversity and supporting wider objectives such as mitigating or adapting to climate change in an area.

**Local Nature Reserve (LNR):** Places with wildlife or geological features that or special interest locally.

**Local Plan:** A plan that includes policies and proposals for the future development of the local area, prepared by the local planning authority in consultation with the community and stakeholders. Once adopted the Central Lancashire Local Plan 2023-2041 will legally form part of the Development Plan for the District, replacing the Central Lancashire Core Strategy (adopted July 2012) and the Chorley Local Plan (adopted April 2015), Preston Local Plan (Adopted April 2015), and the South Ribble Local Plan (adopted April 2015).

**Main Town Centre Uses:** 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).

**Manual for Streets:** Manual for streets explains how to design, construct, adopt and maintain new and existing residential streets.

**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 1,000 square metres or more, or a site of 1 hectare or more.

**Masterplan:** Master planning is a form of comprehensive and long-term urban planning that provides a structured framework for the development and growth of an area.

**Ministry of Defence (MoD):** The Ministry of Defence has trained and untrained personnel in the three Services and its civilian workforce including Royal Fleet Auxiliaries, Trading Funds (such as the UK Hydrographic Office) and locally engaged civilians who support our presence overseas.

**National Landscape:** A National Landscape is one of 46 areas within England, Wales and Northern Ireland safeguarded in the national interest for its distinctive character and beauty. The legal designation is 'Area of Outstanding Natural Beauty'.

**Nature Conservation:** Nature conservation is the moral philosophy and conservation movement focused on protecting species from extinction, maintaining and restoring habitats, enhancing ecosystem services, and protecting biological diversity.

**Natural England:** The government's adviser for the natural environment in England.

**National Grid:** An energy company operating in the UK. They deliver electricity and gas safely, reliably and efficiently to the customers and communities.

**National Model Design Code:** The National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design.

**National Planning Policy Framework (NPPF):** Revised in December 2023, this document sets out the Government's planning policies for England. It provides a framework within which local councils and neighbourhood forums can produce their own distinctive local and neighbourhood plans, which reflects the needs and priorities of their communities.

**National Planning Practice Guidance:** Online guidance from government that expands upon the provisions in the National Planning Policy Framework.

**Natural Capital:** The elements or assets of nature that directly and indirectly produce value or benefit to people, which may include ecosystems, species, freshwater, land, minerals, the air and oceans.

**Neighbourhood Plan:** A plan prepared by a Parish or Town Council for a particular designated neighbourhood area.

**New Housing:** Development proposals for all forms of residential development comprising self-contained accommodation, providing the facilities required for day-to-day private domestic existence. This includes but is not limited to dwellings, housing for older people,

housing with care, supported housing and other forms of specialist accommodation. It does not include traveller site development, community-led housing, or houses in multiple occupation.

**Open Space:** 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.

**Parking Standards:** Form of land use regulation that prescribes a specific amount of parking to be provided by the developer of any new development.

**Places Matter:** Places Matter is an independent organisation, hosted by RIBA, which is devoted to generating a strong sense of place in living, working and leisure environments throughout north west England.

**Planning Obligation:** A legal agreement entered under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. (See also Section 106 below).

**Playing Field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Polycentric:** Polycentricity refers to the phenomenon in urban areas where multiple cities of similar size and importance exist within a larger geographical framework. It can also describe the even distribution of key economic functions among these cities, allowing for the free flow of information and resources.

**Previously Developed Land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill; 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.

**Purpose Built Student Accommodation:**

Purpose built student accommodation is housing specifically built for university students by private developers.

**Regulation 19:** Regulation 19 is the second stage of the consultation process when forming a Local Plan and it represents the proposed policies for an area.

**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 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).

**Rural Exception Sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes

may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Section 106 Agreement:** A legally binding agreement or planning obligation with a landowner in association with the granting of planning permission, this mechanism is used to make a development proposal acceptable in planning terms that would otherwise not be acceptable, focused on site-specific mitigation of the impact of development. They can involve the provision of facilities or contributions toward infrastructure.

**Self-Build Housing:** Self-build and custom-build housing is housing built by individuals (or groups of individuals) for their own occupation. Such housing can be either market or affordable housing.

**Sequential Test:** A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, town centres before edge of centre and out of centre or brownfield housing sites before greenfield sites.

**Settlement Boundaries:** A dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development (the open countryside).

**Sheltered housing:** a group of self-contained flats or bungalows typically reserved for people over the age of 55 or 60; some shared facilities lounge, garden, guest suite, laundry; plus on-site support. This could include on-site housing/support provided during office hours Mon-Fri, or a visiting scheme manager as long as s/he is available to all residents when on site and attends the scheme on a regular basis. Any provision of registered care is separate to the scheme and delivered by a separate

provider. Developments are usually built for either owner occupation or renting on secure tenancies.

**Site Allocation:** Identifies or 'allocates' areas of land for specific types of development, such as housing, employment, community facilities, etc.

**Site of Special Scientific Interest (SSSI):** Sites designated to protect their wildlife or geology including those designated under the Wildlife and Countryside Act 1981.

**Social Value (Planning):** Social value refers to the benefits that an organisation can deliver to society through its activities and supply chain and is defined within the Public Services (Social Value) Act 2012 which was introduced by the then Coalition Government. The Act requires public authorities to consider, "how what is proposed to be procured might improve the economic, social and environmental well-being of the relevant area" in connection with public services contracts. Through planning, we look to requires major developments within the borough to deliver social value benefits.

**Spatial Strategy:** Spatial Strategy refers to a plan or document that outlines the development and organisation of physical spaces within a specific region, encompassing aspects such as transportation and housing.

**Spatial Vision:** The local plan must contain a vision which should be aspirational but realistic. It should set out the intended character of the plan area, based on current trends and trajectory of key data such as that related to population and economy. Objectives should flow from the vision, establishing the way in which the plan area will deal with the identified critical issues. Together, these

should be clear, realistic, locally distinctive and spatial in planning terms.

**Statement of Common Ground (SoCG):** A written statement of the agreed facts between at least two parties, relating to a development proposal subject to a planning appeal or a policy matter subject to public examination.

**Statement of Community Involvement (SCI):** A document setting out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local plan documents and in significant development control decisions. It also sets out how the local planning authority intends to achieve those standards.

**Strategic Development Corridors:** These represent corridors between an area where evidence suggests investment in transport infrastructure will enable transformational economic growth.

**Strategic Flood Risk Assessment (SFRA):** The aim of the assessment is to map all forms of flood risk and use this as an evidence base to locate new development primarily in low flood risk areas (Zone 1). Areas of 'low' (zone 1), 'medium' (zone 2) and 'high' (zone 3) risk are mapped using data collected from many sources.

**Strategic Housing and Economic Land Availability Assessment (SHLAA):** The primary role of this assessment is to identify sites with potential for housing of employment use; assess their housing and employment potential; and assess when they are likely to be developed.

**Strategic Objectives:** Objectives flow from the spatial vision, establishing the way in which the plan area will deal with the identified critical issues. Together, these should be clear, realistic, locally distinctive and spatial in planning terms.

**Strategic Policy:** Policies and site allocations which address strategic priorities.

**Strategic Site:** Strategic sites are areas of land that have been identified in the Local Plan for housing and economic development.

**Strategic Environmental Assessment:** Strategic environmental assessment (SEA) is an organized procedure to assess environmental impact associated with a program, plan, or policy.

**Supplementary Planning Document (SPD):** Supplementary planning documents add further detail to the policies in the Local Plan. They can also provide further guidance for development on specific sites, or on issues and are capable of being a material consideration in planning decisions.

**Sustainability Appraisal (SA):** A requirement for Local Plans to be prepared with a view to contributing to the achievement of sustainable development. The purpose of a sustainability appraisal is to assess the social, environmental and economic effects of the strategies and policies in a local plan from the outset of the preparation process.

**Sustainable and Active Travel:** Sustainable and active travel means walking, wheeling, running, cycling, or using public transport.

**Sustainable Development:** Development that meets the needs of the present without compromising the ability of future generations

to meet their own needs or growth that achieves economic, environmental and social progress. The National Planning Policy Framework places a requirement on local planning authorities to positively seek opportunities to meet the development needs of their area and guide development to the most sustainable locations.

**Tests of Soundness:** The national planning policy framework (NPPF) requires that local plans are examined by an independent inspector to assess whether they have been prepared in accordance with the duty to cooperate, legal and procedural requirements, and whether it is sound. This is described as a 'test of soundness.'

**Town and Country Planning (Local Planning) (England) Regulations 2012:** regulations against which Local Plans must be prepared.

**Town centre:** Area defined on the Policies Map that includes the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

**Transit Pitch:** A pitch on which a person is entitled to station a mobile home.

**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.

**Transport Statement:** A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

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

**University of Central Lancashire (UCLan):** University within Preston with campus locations in the City Centre and at Cottam.

**United Utilities:** United Utilities provides water and wastewater services in the North West of England.

**Urban Sprawl:** The spreading of urban development.

**Use Class:** Refers to a classification of land uses into groups in the 'Use Classes Order' for the purposes of town planning.

**Validation Checklist:** The validation list includes a national list of mandatory information that must be submitted with every planning application and a local list of each councils' requirements. Applicants must refer to both the sets of requirements before formally submitting an application.

**Waterways:** A river, canal, or other route for travel by water.

**Windfall:** Sites which have not been specifically identified as available in the local plan process. They normally comprise previously developed sites that have unexpectedly become available.

