



South Ribble Local Plan Monitoring Report

2022/2023

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1. Introduction

1.1 This is the eighteenth Monitoring Report to be published by the council and it covers the period 1 April 2022 to 31 March 2023. The Central Lancashire Core Strategy was adopted in July 2012, and a separate monitoring report will be produced to report on its monitoring framework. This will be the sixth such report. The Local Plan was adopted in July 2015. This MR will report on the Indicators within the Local Plan. This MR will fulfil the following purposes:

- Report progress on the Local Development Scheme;
- Report key contextual indicators for the South Ribble Local Plan 2015;
- Report on core output indicators;
- Report on the South Ribble Local Plan Monitoring Framework 2015.

2. Summary

The Monitoring Report recognises that monitoring impact and effect is a key part of the development planning process.

2.1 This MR covers five important areas;

- Reports progress on the South Ribble Local Development Scheme
- Identifies contextual indicators for the South Ribble Local Development Framework
- Reports on core output indicators;
- Reports on the Monitoring Framework of the South Ribble Local Plan (2015)
- Reports on the Monitoring Framework of the Central Lancashire Core Strategy (in a joint separate document with Chorley and Preston).

2.2 This MR will report on milestones using the January 2020 – December 2023 LDS, as this is the most up-to-date.

2.3 This report suggests several contextual indicators for the Local Plan (2015) Monitoring Framework. Their purpose is to provide a broad picture of the social, economic and environmental circumstances that exist in the borough against which the output and effects of the Local Plan policies can be measured. They effectively establish a baseline position from which change can be measured and are selected to highlight key characteristics of South Ribble.

Demographic structure:	Population growth Population profile
Socio-cultural:	Deprivation
Environmental:	Designated protected areas Trees and hedgerows Green space
Housing and built environment:	Listed buildings Conservation areas
Transport and spatial connectivity:	Air Quality Management Areas Location Demography

2.4 Some of the indicators cannot be updated on an annual basis as they are supplied by the Census (the last census was in 2021). From those that can, the following can be reported:

- Unemployment levels are consistently below both the Lancashire and national average, and are decreasing;
- The population of the borough continues to rise;

2.5 In relation to the Core output indicators, some key findings for the monitoring period 1 April 2022 – 31 March 2023 are:

- The number of housing completions was 701 dwellings in 2022/2023.
- There were 70 affordable dwellings completed in 2022/2023, this is significantly above the target of 30 as set out in the Central Lancashire Core Strategy.
- Our three parks with Green Flag status have retained the award.

2.6 The Central Lancashire Core Strategy indicators are reported on in a separate document.

3. Progress on revised South Ribble Local Development Scheme (LDS)

3.1 One purpose of the MR is to report on progress in the Local Development Scheme (LDS) in relation to the milestones within it and indicate whether any adjustment to the scheme is considered necessary.

3.2 The Council is working jointly with Preston and Chorley Councils, and therefore there is a joint LDS in place. The LDS covers the period January 2024- December 2026.

3.3 The milestones set out within the LDS for the preparation of the Central Lancashire Local Plan are shown in the table below.

Year			2024						2025					2026						
Month			Jan	Mar	May	Jul	Sept	Nov	Jan	Mar	May	Jul	Sept	Nov	Jan	Mar	May	Jul	Sept	Nov
Key Stage	Start	End																		
Preparation of Pre-Submission Version of Local Plan	Mar-23	Jan-25																		
Regulation 19 Consultation	Feb-25	Mar-25																		
Submission Stage (Regulation 22)		Jun-25																		
Examination in Public	Dec-25	Jun-26																		
Adoption	Jul-26	Dec-26																		

Supplementary Planning Documents

3.4 There are 9 Supplementary Planning Documents which are currently adopted, 7 of these are Central Lancashire SPDs with 2 being South Ribble documents.

- Affordable Housing
- Design
- Controlling re-use of Employment Premises
- Rural Development
- Access to Healthy Food (currently under review)
- Open Space and Playing Pitch
- Residential Extensions (South Ribble)
- Renewable and Low Carbon Energy (South Ribble).
- Biodiversity and Nature Conservation

3.5 The LDS does not indicate that any new SPDs will be produced. The need for new SPDs or review of existing SPDs will take place as the review of the Local Plan is carried out.

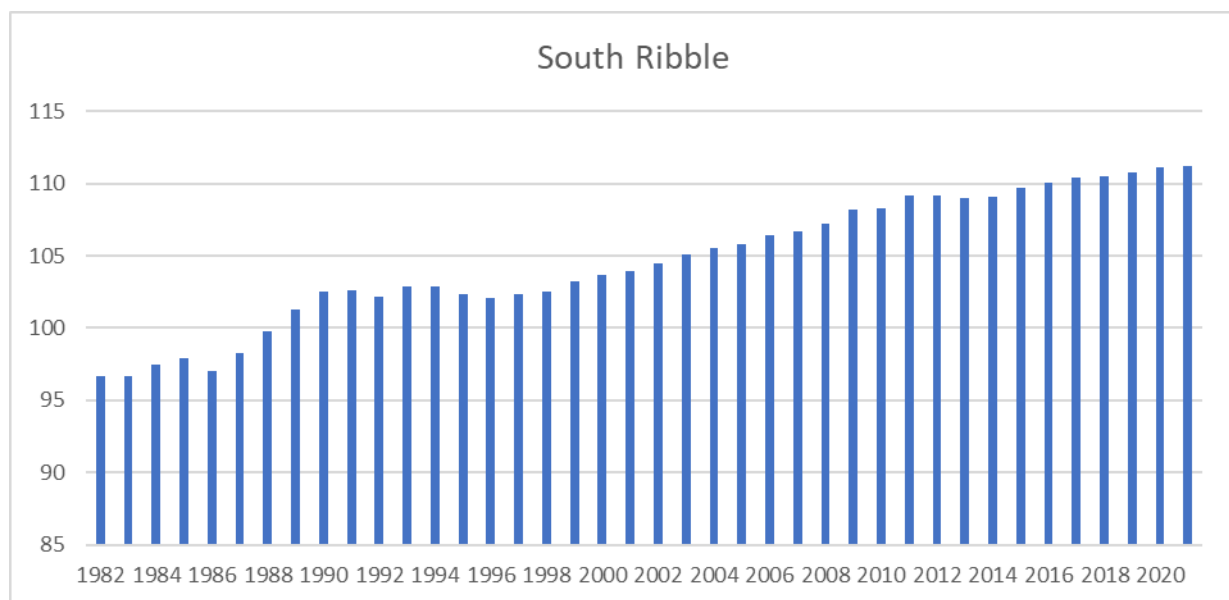
4. Key contextual indicators for the Local Plan 2015 Performance Monitoring Framework

Spatial Portrait

- 4.1 The borough of South Ribble is situated in central Lancashire, immediately south of the River Ribble. It has excellent communication links from its location astride the north/south M6 motorway, and the main London to Glasgow railway. Connections are available to the M55, M61 and M65 motorways as well as the A6, A49 and A59 roads. Rail links are also available to East Lancashire, the Fylde, Greater Manchester and Merseyside. The borough is less than an hour's drive from the airports at Manchester and Liverpool. The borough has an area of 44 square miles, with approximately 7,730 hectares of greenbelt land, which is approximately 68% of the total area.

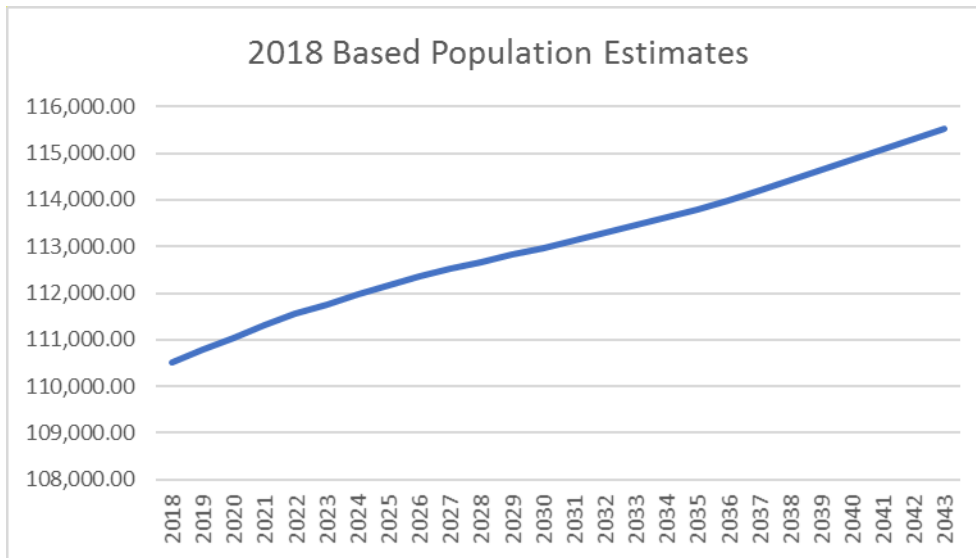
Population

- 4.2 The population of the borough is estimated to be 111,204 (Source: Office National Statistics (ONS): Mid-Year Population Estimates 2020). The total population has been steadily rising over the last 39 years as shown in the following chart.



(Source: ONS - mid-year estimates)

- 4.3 Population is projected to continue growing as shown below, although the projections are trend based and do not take into account the effects of strategic policy.

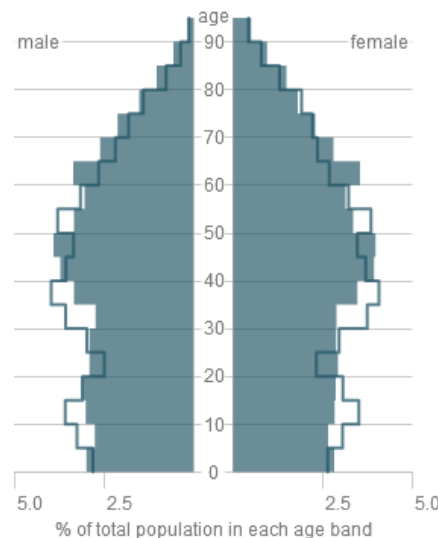


(Source: ONS: Subnational Population Projections)

Population profile

4.4 in 2020, the usual resident population of the borough was approximately 110,086 broken down into the following age groups.

South Ribble Population Age Breakdown



South Ribble
 Total population: 109,057
 Source: Lancashire County Council

4.5 The most noticeable variations in the borough’s population from the national average are: fewer adults in the 20-34 age groups and more people in the 60-64 age group. The borough has had a younger than average population over the last 20 years, largely related to in-migration of young people in the new town era. Twenty years on this could account for higher proportions of pre-retired people i.e. those who came here in the 1970s and 1980s.

Unemployment

- 4.6 The following figures show the current unemployment rates (based on Nomis-official labour market statistics. **Note:** numbers and % are for those aged 16 and over. % is based on a proportion of those economically active.
- 4.7 The unemployed rate is based on the model used above at June 2023 was 2.4% in South Ribble, which the below the Lancashire rate of 3.3% and also below the North West rate of 3.9%.

Deprivation

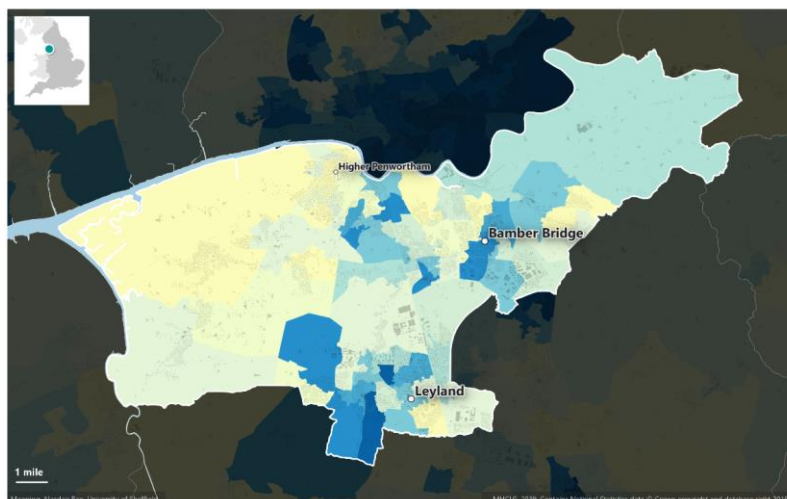
- 4.8 The Indices of Multiple Deprivation (IMD) measure seven different aspects (or domains) of deprivation for lower level super output areas across England: Income, Employment, Health and Disability, Education, Skills and Training, Barriers to Housing Services, Living Environment and Crime. These are weighted and combined to create the overall IMD. Deprivation is reported down to Lower Super Output Areas (LSOAs); these are subdivisions of wards and contain a minimum of 1,000 people and 400 households. The Indices of Deprivation identifies concentrations of deprivation and it is important to note that not all deprived people live in deprived areas and, conversely, not everyone living in a deprived area is deprived. It is not a measure of affluence.
- 4.9 The indicators have been chosen because they represent different aspects of deprivation. A lack of deprivation does not necessarily equate to affluence. Therefore, the LSOAs with the highest ranks are not necessarily affluent, just less deprived. The English Indices of Deprivation 2019 rank South Ribble 210 out of 317 local authority areas in England. This indicates that the borough does not suffer from high levels of deprivation. Nonetheless, at a more detailed level, the indices show that there are small areas within the borough with problems related to deprivation. Two LSOA's fall within the worst 10% most deprived areas of England. By comparison, South Ribble has twelve LSOAs in the best 10%.
- 4.10 The council, in conjunction with its partners across many agencies continues to work to address the deprivation issues. The map below shows deprivation levels across the Borough according to the Indices of deprivation 2019.

Deprivation Levels by Lower Super Output Area

English Indices of Deprivation 2019

Ministry of Housing,
Communities &
Local Government

SOUTH RIBBLE



Local deprivation profile

% of LSOAs in each national deprivation decile

Decile	% of LSOAs
1 (Most Deprived)	4.3%
2	0.0%
3	11.4%
4	7.1%
5	11.4%
6	10.0%
7	10.0%
8	14.3%
9	12.9%
10 (Least Deprived)	18.6%

What this map shows

This is a map of Indices of Deprivation 2019 data for South Ribble. The colours on the map indicate the deprivation decile of each Lower Layer Super Output Area (LSOA) for England as a whole, and the coloured bars above indicate the proportion of LSOAs in each national deprivation decile. The most deprived areas (decile 1) are shown in blue. It is important to keep in mind that the Indices of Deprivation relate to small areas and do not tell us how deprived, or wealthy, individual people are. LSOAs have an average population of just under 1,700 (as of 2017).



Source: [Lancashire County Council](#)

Designated protected sites

- 4.11 478.5 hectares or 4.1% of the borough is protected as Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve etc. An objective of the Local Development Framework is to ensure that development does not harm protected sites and habitats. Work is completed on a Habitats Regulations Assessment to ensure protection of these important sites. This was published alongside the Central Lancashire Core Strategy and the South Ribble Local Plan 2015.

Trees and hedgerows

- 4.12 Twenty-seven areas or a total area of 231.6 hectares are designated as ancient woodland. 443 tree preservation orders (TPOs) were in force in the borough as of 2023, protecting individual or groups of trees and woodlands. This figure does fluctuate as trees can be felled by storms, become unsafe or new designations can be put in place.

Green space

- 4.13 An Open Space and Recreation study was completed in 2019 and includes an up-to-date audit of open space provision in the borough and provides a baseline for monitoring changes to the overall amount to inform the LDF process. The study identifies almost 730 hectares of open space in the borough. This includes land in public and private ownership and land which has active or passive use.

Listed Buildings

- 4.14 The borough has 143 entries on the listed buildings register as being of special architectural or historic importance. Two are grade I buildings of national interest, ten are grade II* buildings and the remainder grade II. Longton Hall has been recently de-listed.

Conservation Areas

- 4.15 There are eight conservation areas in the borough, and each has an appraisal and management plan. It is intended that these appraisals and management plans will be regularly reviewed and kept up to date. The Conservation Area Appraisals for each of the 8 Conservation Areas were published early in 2014. New Conservation Areas will be designated in the future where appropriate, in areas that merit such a designation.

Transport and spatial connectivity

- 4.16 The borough has excellent communication networks from its location astride the north/south bound M6 motorway and the main London to Glasgow railway line. Connections are also available to the M55, M61 and M65 motorways as well as the A6, A49 and A59 roads. Rail links are also available to East Lancashire, the Fylde, Greater Manchester and Merseyside. The borough is less than an hour's drive from Liverpool and Manchester.

Self-build and Custom Housebuilding Register

- 4.17 The Self-build and Custom Housebuilding Act 2015 placed a duty on all local authorities to keep a register so that an assessment of demand in the local area for this type of housebuilding can be made. The headline data from the register shows that we have 30 applicants on the register (low demand). This has decreased from previous years

due to all those on the Register being contacted in early 2021 asking if they still wished to remain. Those that no longer wished to be on the Register were removed.

- 4.18 In line with the above, the council established a register that has been open for entries from April 2016. In addition, there is a page on the Council's website relating to self and custom build. People can submit a registration form electronically or download to request inclusion on the register. The council requires individuals or associations of individuals to provide: contact details; their preferred location(s), type and size of property (number of bedrooms) they wish to build and the budget etc.

Group/Individual	Area of Interest	Number of Dwellings/Bedrooms	Type of Dwelling	Size of Plot
Individual	South Ribble	1 dwelling	Detached House	Unknown
Individual	South Ribble	1/ 3/4 bedrooms	Detached House	Upto 0.25ha
Individual	Longton	1/2 bedrooms	Detached House	Unknown
Individual	South Ribble	1/4 bedrooms	Detached Bungalow	0.2ha
Individual	Hutton	1/3 bedrooms	Detached House	0.3ha
Individual	Penwortham	1/3 bedrooms	Detached House	0.1ha
Individual	Penwortham	1/4 bedrooms	Detached House	Various
Individual	South Ribble	1/4 bedrooms	Detached House	0.3-0.4ha
Individual	South Ribble	1/4 bedrooms	Bungalow	0.04ha
Individual	South Ribble	1/3-4 bedrooms	House	2-4ha
Individual	South Ribble	1/3-4 bedrooms	House	Enough for a 3-4 bed detached house
Individual	Penwortham	1/3 bedrooms	House	0.25
Individual	Longton	1/3-4 bedrooms	House	0.1ha
Individual/group	South Ribble	15/1-2 bedrooms	bungalows	0.5-1.5
Individual	Much Hoole	1/3-4 bedrooms	House	0.5
Individual	South Ribble	1/5 bedrooms	House	0.5
Individual	South Ribble	1/5 bedrooms	House	3
Individual	South Ribble	1/3 bedrooms	Bungalow	1
Individual	South Ribble	1/4 bedrooms	house	0.16
Individual	South Ribble	1/3 bedrooms	house	0.133
Individual	South Ribble	1/4 bedrooms	House	0.8
Individual	South Ribble	1/4 bedrooms	House	0.02
Individual	South Ribble	1/4 plus bedrooms	House	?
Individual	Much Hoole	1/4 bedrooms	House	0.02
Individual	South Ribble	1/3 bedrooms	bungalow	0.1
Individual	Leyland	1/4 bedrooms	house	2
Individual	Leyland	1/4 bedrooms	house	2
Individual	WLD	1/4 bedrooms	house or bungalow	not sure
Individual	Hutton	1 3/4 bedrooms	House	0.15-0.2
Individual	South Ribble	1 4 bedroom	house	0.1

5. Performance Monitoring Framework of the South Ribble Local Plan 2015

- 5.1 The Local Plan (2015) Indicators within the Performance Monitoring Framework are monitored. These indicators are below and are considered necessary to accurately measure the effectiveness of the policies within the Local Plan.

Level of Nitrogen Dioxide at the Air Quality Management Areas (AQMA)

Policy/Policies this contributes to - A1, A2, A3

- 5.2 There are currently four declared AQMA's within the South Ribble area. All the declared AQMA's have been declared for the likely exceedance of the Nitrogen Dioxide annual mean objective of 40µg/m³.

- 5.3 The four current AQMA areas are;

AQMA 1 - Victoria Road, Walton-le-Dale going into Preston
AQMA 2 - Tardy Gate/Brownedge Road, Lostock Hall
AQMA 3 - Station Road, Bamber Bridge
AQMA 4 - Turpin Green Lane/Golden Hill Lane, Leyland.

A fifth AQMA at the junction of Priory Lane and A59 Liverpool Road, Penwortham was recently revoked due to several years of repeated monitoring results below national limits.

- 5.4 The Council's current Borough wide Air Quality Action Plan includes measures and actions that are being undertaken to improve and maintain air quality. These include measures which will be taken via the development management process to reduce the impact from developments and to encourage the use of alternative forms of travel. The Air Quality Action Plan (AQAP) and more information regarding air quality in South Ribble is available here [South Ribble Borough Council Air Quality Action Plan](#).
- 5.5 The Council have published a Planning Advisory Note: Low Emissions and Air Quality, A Guide for Developers detailing the preferred methodology that should be followed when undertaking an assessment of the impacts of development on air quality. This document is available here [South Ribble Borough Council Planning Advisory Note Low Emissions and Air Quality Note Guide for Developers](#).

Changes to Road Traffic Congestion (Core Strategy Policy 3)

Policy/Policies this contributes to - A1, A2, A3

- 5.6 The Department for Transport (DfT) carries out traffic monitoring in the Central Lancashire area. The monitoring sites are in locations known to experience significant volumes of traffic. These will be monitored each year so will show any trends up or down.
- 5.7 The table below shows the 7-day average figures for each of the 6 locations across the area of South Ribble.

South Ribble Data

Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	24495	26962	18337	39533	25083	34009
2013	24403	26841	18309	38889	25136	33899
2014	24671	26960	18831	39830	23103	31591
2015	24468	26661	17664	38558	24087	32836
2016	24238	26330	18217	39445	24872	33882
2017	24667	29287	18139	40504	24859	33762
2018	24727	29304	18177	40662	25361	32894
2019	24776	29981	16418	46407	25404	32960
2020	Not available	22327	Not available	29235	23264	22402
2021	Not available	24538	Not available	36650	25637	24647
2022	Not available	27375	Not available	39539	23528	26549

Location of Monitoring Sites in South Ribble

- 1 A582 Penwortham Way, S of Lodge Lane, Farington Moss (CP 28720)
 - 2 A6 London Way, N of B6230 (CP 18511)
 - 3 A59 Liverpool Road, S of Hutton Roundabout (CP 56605)
 - 4 A6 South Ribble Way, S of A582, Farington (CP 99554)
 - 5 A6 Lostock Lane, W of M6 J29a, Bamber Bridge (CP 28555)
 - 6 A59 Preston New Road, W of Cuerdale Lane, Samlesbury (CP 16566)
- 5.8 It is important that appropriate infrastructure is put in place to cope with the extra traffic associated with this development. It is also necessary to ensure that appropriate sustainable transport infrastructure is put in place as part of development, to try and reduce the number of cars on the road. We will continue to monitor traffic levels in South Ribble.
- 5.9 The Central Lancashire Highways and Transport Masterplan (March 2013) represents Lancashire County Council's priorities for future investment in highways and transport across Central Lancashire and a delivery programme to 2026 which will see new road space built, public transport prioritised across key corridors into Preston and between Leyland and Chorley, and public realm improvements in city, town and local centres.
- 5.10 The description of Monitoring Sites above includes a 'Count Point' (CP) id for each location (e.g. CP28720). Traffic data from the year 2000 for these and all Count Points in Central Lancashire and nationwide can be viewed on the Department for Transport's website at; [Map Road traffic statistics - Road traffic statistics \(dft.gov.uk\)](https://www.dft.gov.uk/road-traffic-statistics/)

Gross Affordable Dwellings Constructed (Core Strategy Policy 7)

Policy/Policies this contributes to - A1, B2, C1, C2, C3, D1, D2

- 5.11 There were 70 affordable dwellings completed in the 2022/23 monitoring year, this exceeds the target of 30 as set in the South Ribble Local Plan Appendix 7A – Performance Monitoring Framework.

Value of Developer Contributions Collected (and spent on infrastructure priorities) (Core Strategy – Policy 2)

Policy/Policies this contributes to - A1, C1, C2, C3, C4, C5, D1, D2, G9, G10, G11, H1

S106 contributions collected	S106 contributions spent	CIL collected	CIL spent on 123 List	CIL transferred to Parish Councils
£1,507,050.15	£2,593,124.00	£4,070,256.48	£3,100,365.75	£90,626.42

- 5.12 further detail on S106 and CIL income and spending can be found in the Council's IFS Statement.

Net amount of sport, recreation and informal open spaces lost to other uses (Core Strategy Policy 18)

Policy/Policies this contributes to - A1, G1, G3, G4, G5, G6, G7, G8, G9, G10, G12, G13, H1

- 5.13 During this monitoring period there has been nil loss of sport, recreation and informal open spaces to other uses.
- 5.14 To enable the Enterprise Zone to be delivered at BAE Systems Samlesbury the green belt boundary was amended in accordance with policy C5–BAE Systems, Samlesbury of the South Ribble Local Plan.

Quality rating of public open spaces

Policy/Policies this contributes to - A1, G7, G8, G9, G11, G12

- 5.15 75% of the public open spaces that have been assessed within the borough are rated as high quality (March 2018). This indicator has not been monitored over the monitoring period covered by this report, so the figure of 75% may not be up to date as the most recent assessment work did not assess the sites in this way.

No reduction in range of uses within the boundary of the Capitol Centre

Policy/Policies this contributes to - B5

- 5.16 There has been no reduction in the range of uses within the boundary of the Capitol Centre during this monitoring period.

Higher quality building design (Core Strategy Policy 17)

Policy/Policies this contributes to - C1, C2, C3, G17

- 5.17 All housing developments in South Ribble have been considered against the criteria set out in Policy 17 of the Core Strategy and the Adopted Central Lancashire Design SPD, which uses the principles set out in the original Building for Life (BfL) standard. As well as this, developments are also considered against policy G17 of the South Ribble Local Plan (adopted July 2015) and together ensure that a high quality of design can be achieved.

% of JSA claimants (age 16 to 64) below the Lancashire average

Policy/Policies this contributes to - B3, B4, C4, C5, E1, E2

- 5.18 Official statistics show that 2.4% of the working age population in South Ribble were claiming unemployment related Universal Credit in November 2023, which is below the Lancashire figure of 3.5%.
(Source: Nomis)

Net loss of employment to another use (ha)

Policy/Policies this contributes to - B3, B4, C4, C5, E1, E2

- 5.19 0.00ha of employment land use has been lost during the monitoring period.

Planning to adapt to climate change (Core Strategy Policy 27)

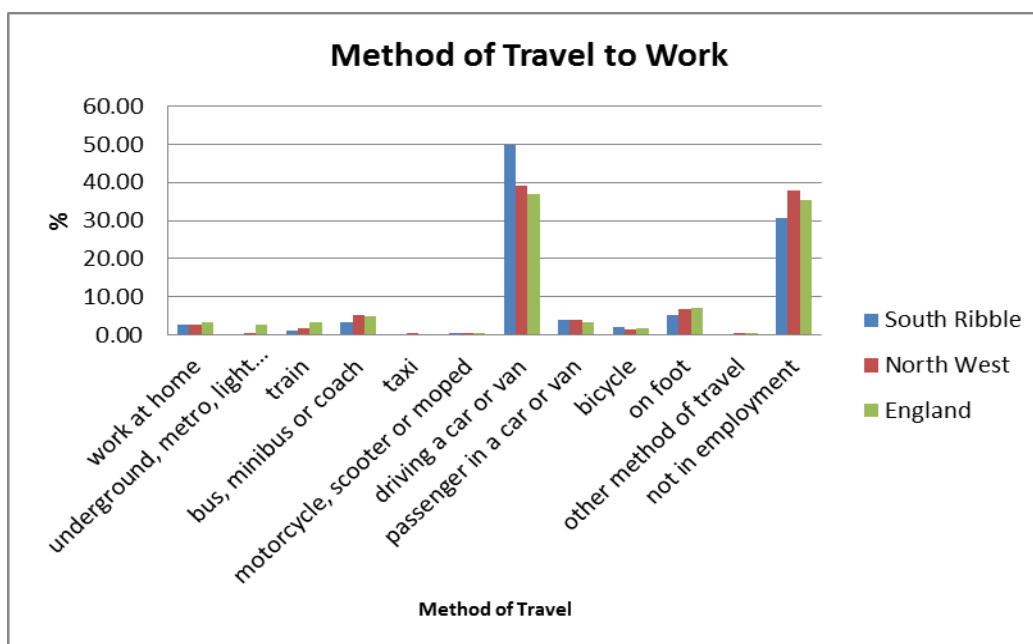
Policy/Policies this contributes to - B3, B4, C1, C2, C3, C4, C5, E1, E2, G17

- 5.20 In March 2015 the Deregulation Act received Royal Assent which proposed that all energy efficiency standards will be included in building regulations. As a result, the Code for Sustainable Homes has been withdrawn. The Code for the Sustainable Homes requirement in Policy 27 of the Core Strategy is therefore no longer required.
- 5.21 The government has set out transitional arrangements until energy efficiency standards are included in building regulations which allow local authorities to continue to apply policies in their local plans that require compliance with energy efficiency standards that exceed building regulations.
- 5.22 In accordance with the transitional arrangements South Ribble is requiring all new dwellings to achieve a minimum Dwelling Emission Rate (DER) of 19% above 2013 Building Regulations which is equivalent to Code Level 4 energy requirements. Compliance with other aspects of the Code for Sustainable Homes is no longer required.

Increase in public transport/bicycle/walking as method of travel to work

Policy/Policies this contributes to - B1, D1

- 5.23 The table below shows that over half of the working age population travel to work as either a driver or a passenger in a car or van. This is higher than both the regional and the national average. Less people than the regional and national average travel to work on foot, or via train or bus, however, the percentage of people that travel to work on a bicycle is slightly higher than both the regional and national average. This indicator will next be reported on when the next census information is made available.



Completed development complying with car parking standards (residential and non-residential)

Policy/Policies this contributes to - B1, F1

5.24 All completed development complied with parking standards were required.

Meet South Ribble annual housing requirement

Policy/Policies this contributes to - D1, D2

5.25 During the 2022/23 monitoring year there were 701 dwelling completions in the borough.

Net additional housing expected to come forward each year over the remaining plan period to meet the overall housing requirement. (This should take into account the previous delivery of dwellings since the start of the plan period).

Policy/Policies this contributes to – D2

Deliverable Housing Land Supply

	Requirement
Annual Requirement 2023/24	175.39
Requirement plus 5% buffer	184.16
Five-year supply at start of year	2408

Supply excluding 10% of small sites ¹	2388.1
Annual Need figure (incl 5% buffer)	184.16
Supply (Years)	12.97

5.26 As set out in the National Planning Policy Framework, local planning authorities should identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15.

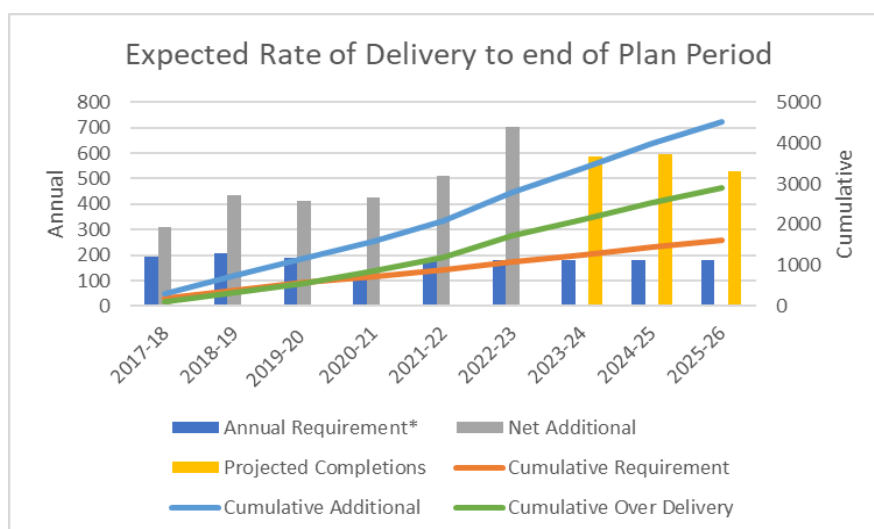
5.27 At 1 April 2023, the council was able to identify the following numbers of developable dwellings in five or more years' time. The council's adopted Local Plan covers the period 2010/11 to 2025/26, therefore only limited information is available beyond this period.

Developable Housing Land Supply

Type of Site	Developable 2028/29- 2032/33 (Years 6-10)	Developable 2033/34 - 2037/38 (Years 11-15)
Large sites with permission ≥10 dwellings	373	225
Medium sites 5 ≤ Permissioned Dwellings ≤ 9 with permission	0	0
Small sites with permission <5 (incl PD and permission not required)	0	0
Additional allocated Local Plan sites	1169	555
Unidentified Windfalls estimate	500	500
TOTALS	2042	1280

5.28 When considering future delivery, the following should be considered:

- Calls for sites have been undertaken for the next Local Plan as part of the review of the Local Plan. Some of these additional sites will come forward prior to 2026.
- Windfall completions have averaged 147 per annum over the last five years.



Source: SR Housing Land Position Statement 2020

¹ Based on experience, it is estimated that 10% of dwellings on small sites (sites of fewer than 5 dwellings) will not be built.

Proportion of agricultural workers dwellings approved

Policy/Policies this contributes to - D3

5.29 No agricultural dwellings have been approved within this monitoring period.

Proportion of A1, A3 and A4 uses in Leyland Town Centre

Policy/Policies this contributes to - E3

Use	Leyland Town Centre		Leyland Primary Retail Frontage	
	Number	%	Number	%
Vacant	16	5	3	4
E(a)	72	24	22	31
E(b)	20	7	8	11
E(c)	66	22	17	24
E(e)	12	4	3	4
E(g)	12	4	2	3
C3	54	18	1	1
F1	6	2	1	1
F2	2	1	0	0
Sui Generis	43	14	13	19

*updated to reflect the 2020 Use Classes Order Amendments

5.30 The Local Plan 2015 sets a target of a minimum of 60% A1 units in the primary retail frontage. This however is out of date with the publication of the amended use classes order.

5.31 The revised Use Classes will have to be incorporated into the new Local Plan.

Uses in District Centres

Policy/Policies this contributes to – B4, B5, E3, E4, E5

	Penwortham		Bamber Bridge		Longton		Tardy Gate	
	Total	%	Total	%	Total	%	Total	%
Vacant	1	1	3	4	6	15	3	5
E(a)	21	22	13	19	11	28	12	22
E(b)	12	13	3	4	4	10	3	5
E(c)	20	21	19	28	7	18	15	27
E(d)	0	0	0	0	0	0	1	2
E(e)	5	5	3	4	4	10	8	15
E(g)	8	9	3	4	6	15	0	0
C3	6	6	16	23	0	0	3	5
F1	1	1	2	3	1	3	0	0
F2	1	1	0	0	0	0	0	0
Sui Generis	19	20	7	10	1	3	10	18

- 5.32 Policy E5 of the Local Plan 2015 sets a target of a minimum of 60% of uses falling within the (now superseded) A1 use class (shops) in the local centres. The Indicator in the Monitoring Framework has a target of the proportion of A1, and (now superseded) A3 (restaurants/cafes) and A4 (pubs) uses combined being more than 60%.
- 5.33 For centres where the 60% target for A1 uses has not been met, no further applications for non-A1 uses should be permitted unless there are exceptional circumstances.
- 5.34 Only one of the local centres currently meets the target within the Monitoring Framework, with some centres being significantly below the target. However, this is now out of date with the publication of the revised Use Classes order, and this will need to be considered as part of the review of the Local Plan, which is underway.
- 5.35 The table above shows that three of the centres in the Borough have a low vacancy rate of less than 5%, with only Longton being relatively high at 15%
- 5.36 Vacancy rates will continue to be monitored to ensure the effectiveness of the policies.

Percentage of Buildings in Greenbelt approved for re-use

Policy/Policies this contributes to - G2

- 5.37 100% of applications that met policy requirements were approved for re-use in the green belt.

Loss of trees/woodland protected by TPOs

Policy/Policies this contributes to – G13

- 5.38 443 tree preservation orders (TPOs) were in force in the borough as of March 2021 protecting individual or groups of trees and woodlands, this figure is higher than last year so there was no loss. However, trees protected by a TPO can be removed for various reasons i.e. damaged, being structurally unsound and leaning etc.

Number of Green Flag awards for parks/green spaces in the Borough

Policy/Policies this contributes to - G7

- 5.39 Three of the borough's parks/green spaces have been awarded the Green Flag award for 2022/23. This is the same as previous years so there has been no loss of the Green Flag awards.

Worden Park to maintain Green Flag status

Policy/Policies this contributes to - G9

- 5.40 Worden Park has maintained its Green Flag status for the 2022/23 monitoring period.

Development on unstable or contaminated land contrary to policy

Policy/Policies this contributes to - G14

5.41 There was no development on contaminated land contrary to policy in this monitoring period. Any proposals for development of this type of land would have to be in accordance with policy G14 of the Local Plan.

Development on derelict land contrary to policy

<i>Policy/Policies this contributes to - G15</i>
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5.42 No development took place on derelict land contrary to policy in this monitoring period. Close working between the Planning Policy and Development Management teams will ensure that any future schemes on such sites are in accordance with policy G15 of the local plan.