

Proposed changes to the Retail Policies E3, E4 and E5

In light of the discussions at the hearing on Matter 4, the Council were asked to express their position on the Leyland Town Centre Masterplan and consider Policy E3 on this basis. The Council now propose an amended Policy E3, which states the relationship between the Masterplan and Policy E3 and the purpose of the Masterplan.

'The Masterplan was published in 2007 reflecting the key aspirations for the future of Leyland Town Centre, including opportunities to promote Leyland as a key shopping area, developing the evening economy for a range of users and public realm and access improvements. Policy E3 reflects these broad principles of the Leyland Masterplan by encouraging retail (A1) and cafes, restaurants and bars (A3, A4) as priorities, whilst recognising other town centre uses (e.g. A2, B1, A5) could be appropriate to support the overall future as a vital and viable town centre.

The Masterplan has an economic development remit aimed at promoting investment within the town centre.'

The main changes to the policies E3, E4 and E5 include the addition of a 60% minimum threshold for A1 Retail uses with the Town Centre, District and Local Centres. In order to monitor these thresholds we would produce a bi-annual Retail Position Statement for Leyland Town Centre and an annual District and Local Centres Retail Position Statement. To manage this approach the Council proposes the inclusion of a 6 month marketing strategy to demonstrate a lack of demand for A1 (Retail Uses) before a planning application was submitted. Appendix 1 provides evidence to support the Council's introduction of a threshold approach.

The Council have taken this opportunity to include reference to their approach on A5 (Hot Food Takeaways) where permission will be measured against the 400m exclusion zone from schools.

Please note all amended maps will be provided in the final modifications schedule. Amendments will also be updated to reflect changes to the Performance Monitoring Framework in light of the retail policy changes proposed.

Appendix 1 – Evidence to support 60% threshold approach

A1 Units (Evidence to support including thresholds)

The figures for the A1 units in District and Local Centres are provided by GVA Grimley's (2010) Central Lancashire Retail Study. The figures for A1 units in Leyland Town Centre are extracted from the Council's Retail Position Statement, which is produced bi-annually. In the future, the Council will continue to produce a bi-annual Retail Position Statement for Leyland Town Centre and an annual District and Local Centres Retail Position Statement. This will act as mechanism for monitoring the targets within policies E3, E4 and E5 in the Site Allocations and Development Management Policies DPD.

District Centres

	A1 Units
Bamber Bridge	20/54 (37%)
Penwortham	35/68 (51%)
Longton	16/26 (62%)
Farington	12/23 (52%)
Tardy Gate	26/46 (57%)
Average	52%

Local Centres

	A1 Units
Walton-le-Dale	10/15 (67%)
Higher Walton	6/14 (43%)
Kingsfold	14/23 (61%)
Earnshaw Bridge	12/16 (75%)
Seven Stars	15/28 (54%)
Walmer Bridge	7/12 (58%)
Gregson Lane	6/10 (60%)
New Longton	9/9 (100%)
Average	64%