



South Ribble
Local Development Scheme
September 2014 – 2017

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Introduction

The purpose of this Local Development Scheme (LDS) is to identify what the council is going to do over the next three years to prepare new and revised planning policy to form its Local Development Framework (LDF).

Every local planning authority in England has to prepare an LDF (also known as a Local Plan). This framework includes all of the local planning policies for that area, and any planning applications have to be decided in line with it unless material considerations indicate otherwise. The current system of LDFs was mostly put in place by the Planning and Compulsory Purchase Act 2004. Although this Act referred to Local Plans as 'Local Development Frameworks', many authorities are now referring to them as 'Local Plans'.

Within this area, there is joint working with the Central Lancashire authorities (made up of South Ribble, Chorley and Preston). This work has included the adoption of a joint Central Lancashire Core Strategy in July 2012 as well as a variety of supplementary planning documents, which are part of the LDF.

Purpose of the Document

This document covers the three year period between September 2014 and September 2017. In relation to South Ribble, it supersedes the previous LDS which was published in April 2014.

The LDS includes the following information:

- Details of the LDF documents to be prepared from September 2014 onwards; and a timetable for their preparation.
- Details of the remaining 'saved policies' from the South Ribble Local Plan (2000).
- Information about the resources available, within South Ribble, to prepare the LDF documents.
- Potential risks to the timely achievement of the work programme set out in this LDS and how these risks are to be managed.

Hierarchy for Existing and Proposed Planning Documents

- National Planning Policy Framework (NPPF) (adopted March 2012)
- Lancashire Waste and Minerals Core Strategy (adopted 2009)
- Lancashire Waste and Minerals Site Allocations DPD (adopted September 2013)

- Central Lancashire Core Strategy (adopted July 2012)*
- Saved South Ribble Local Plan policies (adopted 2000)*
- South Ribble Site Allocations and Development Management Policies DPD (emerging)*
- Central Lancashire Gypsy and Traveller and Travelling Showpeople DPD (Start preparation approximately December 2014)*
- Community Infrastructure Levy Charging Schedule LDD (adopted July 2013)
- Penwortham Neighbourhood Development Plan (emerging)*
- Supplementary Planning Documents (SPDs) (emerging and adopted)*

*Documents which make up the Local Development Framework

The Core Strategy is the main document of the LDF. It will be supported by the Site Allocations Development Management Policies DPD, a Gypsy and Traveller and Travelling Showpeople DPD, Neighbourhood Development Plans and SPDs, as outlined on the following pages.

Development Plan Documents (DPDs) have the greatest weight in **local** planning policy. They form the Development Plan, along with the NPPF. However, until all the DPDs proposed in this LDS have been adopted, some 'saved policies' from the South Ribble Local Plan (2000) will also remain part of the Development Plan.

Current Position

Core Strategy DPD

The Core Strategy is the strategic document of the Plan and covers all three Central Lancashire authority areas – South Ribble, Chorley and Preston. The Core Strategy was found sound by an independent Planning Inspector in May 2012 and was adopted in July 2012. This document set the overall strategic vision for the area, including issues such as setting housing requirements and principles for infrastructure.

Site Allocation & Development Management Policies DPD

Each Central Lancashire authority is producing a separate Site Allocations and Development Management Policies DPD – which combines the allocation of land for development uses and the protection of land. It also includes Development Management criteria policies including car parking standards and uses within town, district and local centres. The preparation of these three DPDs is currently underway.

The South Ribble Examination for the Site Allocations DPD took place in March 2013 where various issues and matters relating to the DPD were discussed. The Planning Inspector also considered all of the modifications presented during the examination and an eight week consultation on the proposed Main and Additional Modifications ended mid-August 2013.

In November 2013 the Plan was found sound by the Planning Inspectorate on all matters, except gypsy and traveller and travelling show people accommodation. A partial version of the Plan was then produced which includes all the main and additional modifications discussed during the hearings and consulted on during summer 2013. The partial version was endorsed by the council's Cabinet and Full Council on 6 and 20 November respectively, for use in Development Management to guide decisions on planning applications.

In line with the Inspector's recommendations, this council, along with Chorley and Preston Councils, commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) This work was finalised in December 2013. However after consideration by the Inspector there have been a number of concerns raised regarding the study findings. On this basis the Inspector has asked the council to carry out further work on the GTAA and that preparation of a separate joint Development Plan Document on Gypsy and Traveller and Travelling Showpeople accommodation should be undertaken.

This approach will allow the council to prepare for the adoption of the Site Allocations DPD subject to Main Modifications being made to paragraph 7.9 of the Partial Version Site Allocations DPD, detailing the council's commitment to further GTAA work and a DPD. Further to this the Government published supplementary guidance to the NPPF in March 2014), the council has considered this guidance and proposed a Main Modification relating to Policy B2 – Village Development and Additional Modifications relating to Policies E3, E4 and E5. Consultation took place on these modifications during April/May 2014.

Before the Council can move forward with the adoption of the Site Allocations DPD a further Main Modification to Policy C4 – Cuerden Strategic Site, is required and a six week consultation on this will take place from 16 September to 31 October 2014.

Neighbourhood Development Plan

Through the Localism Act 2011 the Government is giving local communities a direct say in the future development of their neighbourhood, parish or town. Communities can, but are not required to, produce a Neighbourhood Development Plan. This is a planning document that guides and shapes development in the local area and is created by local people.

Penwortham Town Council, as a 'relevant body', intends to prepare a Neighbourhood Development Plan for the town of Penwortham and submitted an application for the designation of the area it will cover. The proposed area, which follows the town boundary for Penwortham, was designated by South Ribble Borough Council on 26 February 2014 following an eight week consultation. Penwortham Town Council is now proceeding with the development of a draft NDP.

Statement of Community Involvement

The council's Statement of Community Involvement was updated and adopted in December 2013 following a consultation which was carried out on the proposed updated version.

Timescales

The following table shows the anticipated timescales for each stage of the process.

	Central Lancashire Core Strategy – Partial Review	Site Allocations DPD	Gypsies, Travellers and Travelling Showpeople DPD	Penwortham Neighbourhood Development Plan
Sep-14		Main Modification Consultation*	Consultants to undertake additional GTAA work	
Oct-14				
Nov-14			Results of additional work on GTAA	
Dec-14		Inspector's Report (if Examination not required)	Report findings to LDF Working Group Report findings to JAC Begin process of DPD preparation and revise Local Development Scheme	Consultation* by Town Council on pre-submission Plan
Jan-15	Consider the need for a Partial Review based on appropriate evidence	Examination (if required) Adoption (if Examination is not required)		
Feb-15		Inspector's Report (if Examination required)	Six week consultation* on Issues and Options and call for sites process at same time	Town Council consider Responses Town Council submit Plan to Borough Council
Mar-15		Adoption (if Examination required)		Review Issues and Options stage and prepare responses to representations/preferred options stage
Apr-15			Six week consultation* on Preferred Options	
May-15			Review preferred options consultation stage and prepare	Borough Council Consider Responses

	Central Lancashire Core Strategy – Partial Review	Site Allocations DPD	Gypsies, Travellers and Travelling Showpeople DPD	Penwortham Neighbourhood Development Plan
Jun-15			responses to representations/publication stage	
Jul-15			Six week consultation* on Publication Stage	Examination
Aug-15				
Sep-15			Review publication stage and prepare responses to representations/prepare for submission	Inspector's Report
Oct-15			Submission to SoS	Publication of Notice of Referendum ¹
Nov-15			Examination	Referendum
Dec-15				Adoption
Jan-16			Inspector's Report	
Feb-16				
Mar-16			Adoption	

*Note: All consultations must be for a minimum of six weeks

Supplementary Planning Documents

Supplementary Planning Documents (SPDs) offer local planning authorities the opportunity to add guidance on specific policy areas. The purpose of SPDs is to provide guidance on the interpretation and implementation of relevant planning policies, particularly those in the Central Lancashire Core Strategy. They form part of the LDF.

The following SPDs have been adopted:

Central Lancashire

- Affordable Housing
- Controlling Re-Use of Employment Premises
- Rural Development
- Access to Healthy Food (currently under review)
- Design Guide
- Open Space & Playing Pitch

South Ribble

- Residential Extensions
- Renewable & Low Carbon Energy

¹ Not later than twenty-fifth day before day of referendum

The following SPD is also being produced.

	Central Lancashire Biodiversity & Nature Conservation SPD
Oct/Nov 2014	Consultation
Dec 2014/Jan 2015	Consider Responses
March 2015	Adoption

Saved Policies from South Ribble Local Plan (2000)

A full list of policies saved from the Local Plan (2000) can be found in the Appendix to this document.

The remaining saved policies will stay in force until they are superseded by the Site Allocations and Development Management DPD when it is adopted.

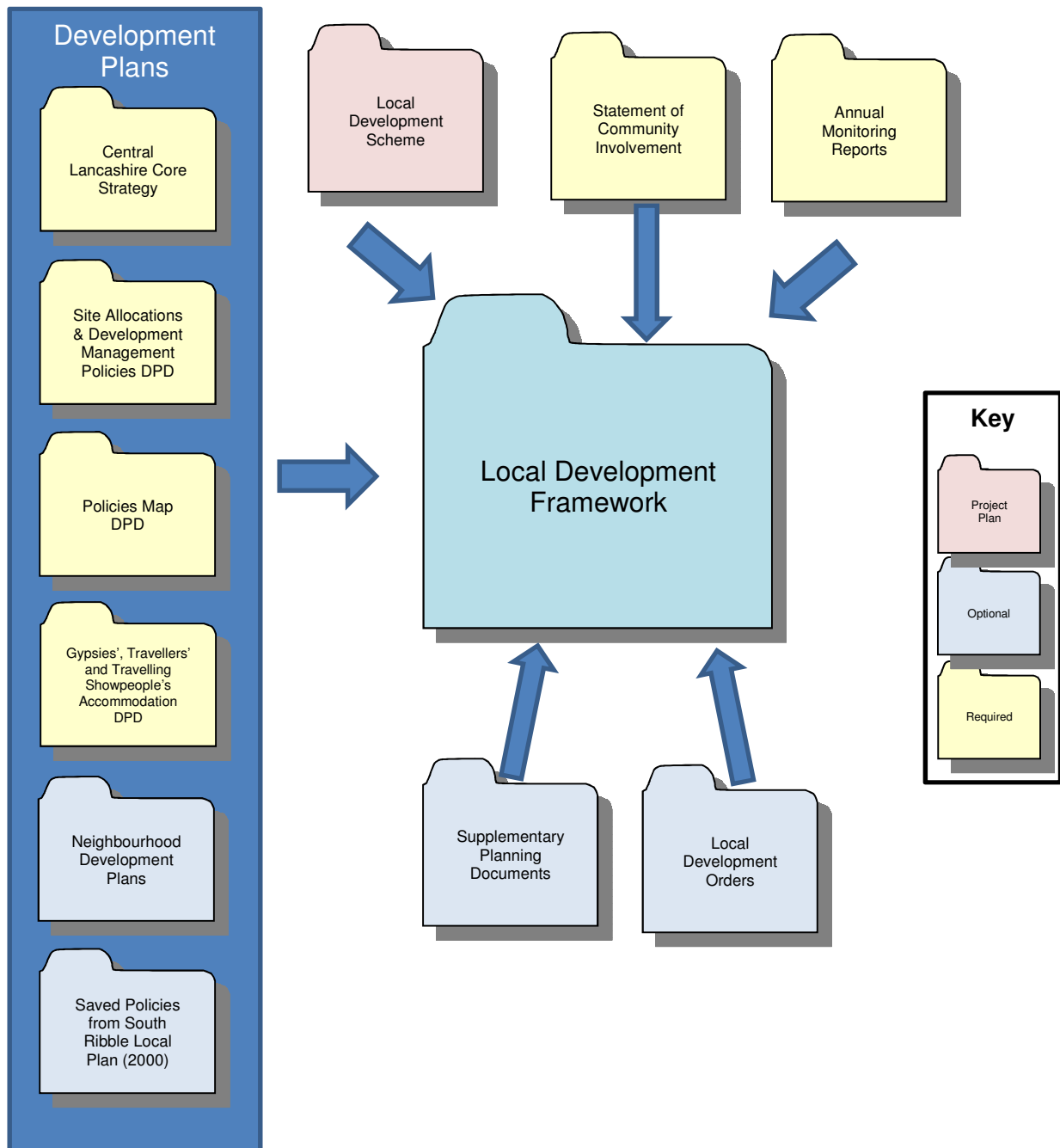
Annual Monitoring Report

South Ribble Borough Council prepares a monitoring report, which makes available to the public in the autumn of each year.

The latest reports can be viewed on the authority's website.

Relationships within the Local Development Framework

The following diagram shows the relationships between the documents which make up the Local Development Framework.



Resources

The following in-house resources will be made available:

- 0.5 (equivalent) x Planning Manager
- 2.7 (equivalent) x Planning Officers
- 1 (equivalent) x Technical Support Assistant

In addition, joint working between the Central Lancashire teams is coordinated through a Central Lancashire officer working group. There is also a Joint Advisory Committee made up of members from the three Central Lancashire authorities and Lancashire County Council.

The Forward Planning Team can draw on additional resources from other teams within South Ribble Borough Council, for expertise on, for example:

- Development Management
- Housing
- Neighbourhood Management
- Environmental Health
- Economic Development
- Property Services
- Sports Development
- Parks
- Health
- Regeneration

Lancashire County Council has a strategic planning function. The borough council draws on their expertise in areas such as:

- Transport and highways
- Ecology
- Minerals and waste
- Cross-boundary issues
- Health
- Education

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

Risk Assessment of Delivering LDF Programme

In preparing the LDS, the main risks to programme slippage are:

- **Staff turnover/absence** – This potential problem has been mitigated by the allocation of responsibility for production of the LDF to all members of the planning policy team, to allow for cover if required. Also the authority has established good working relationships with consultants with a view to employing them from time to time, subject to mutual agreement and financial arrangements.
- **Political delay** – The potential for delays due to the political process is increased by the requirement for joint/aligned documents (such as some of the SPDs) to be endorsed by the relevant decision-making structure of each Central Lancashire authority. This has been mitigated by involving Members from all three authorities in a Joint Advisory Committee informed by LDF working groups in each district authority enabling Members to be fully involved at an early stage.

- **Capacity of the Planning Inspectorate and other agencies to cope with demand nationwide** – The authority gave early warning of the LDF programme and invited comments on time-scales. However, this risk is largely out of the authority's control.
- **Joint Working** – Although there are considerable benefits in joint working, there are risks in terms of programming work and political decision making. The three authorities are minimising this risk through a memorandum of understanding.
- **'Soundness' of DPD** – Joint and independent working, this risk will be minimised by liaising closely with relevant partners and agencies, neighbouring authorities and having regard to the soundness toolkit and procedural implications.
- **Changing Legislation** – The risk of changing legislation during the preparation of the LDF is a challenge. This impact will be minimised by attending events, liaising with the relevant Government department, keeping up-to-date with new policy and legislation and assessing how this may impact on the LDF. This is largely out of the authority's control.
- **Finance/Resource Availability** – Finance and resource availability will be a significant challenge in the forthcoming years. This will need to be considered by the authority and assessed on an annual basis. The risk of lack of finance has been mitigated by advance budgeting and joint working savings.

Appendix – Saved Local Plan (2000) Policies

The following policies remain saved from the South Ribble Local Plan (2000) and will be fully replaced by policies in the Site Allocations and Development Management Policies Development Plan Document when this is formally adopted. Some have already been partially replaced by policies in the Central Lancashire Core Strategy.

Local Plan (2000) – Policy	Site Allocations DPD – New Policy
C1 – Community Facilities	Policy H1 – Protection of Health, Education & Other Community Services & Facilities (and Core Strategy)
C2 – Existing Community Services	Policy H1 – Protection of Health, Education & Other Community Services & Facilities (and Core Strategy)
C3 – School Sites	Policy H1 – Protection of Health, Education & Other Community Services & Facilities
C4 – Community Centres	Policy H1 – Protection of Health, Education & Other Community Services & Facilities
D3 – Existing Built-up Areas	Policy B1 – Existing Built-Up Areas
D4 – Green Belt	Policy G1 – Green Belt
D5 – Development in the Green Belt	Policy G1 – Green Belt Policy G2 – The Re-Use & Adaptation of Buildings in the Green Belt
D7 – Major Developed Site – Whitbread Brewery	Policy G1 – Green Belt
D8 – Safeguarded Land	Policy G3 – Safeguarded Land for Future Development
D9 – Local Needs in Villages	Policy B2 – Village Development
D10 – Green Wedges	Policy G12 – Green Corridors (and Core Strategy)
D12 – The Re-use & Adaptation of Rural Buildings	Policy G2 – The Re-Use & Adaptation of Buildings in the Green Belt
EMP1 – Allocation of Employment Land	Policy E1 – Allocation of Employment Land
EMP2 – Major Inward Investment Site	Policy C4 – Cuerden Strategic Site
EMP3 – Main Existing Employment Areas	Policy E2 – Protection of Employment Areas & Sites
EMP4 – Other Existing Sites	Policy E2 – Protection of Employment Areas & Sites
EMP6 – Mixed Use Schemes	Policy C1 – Pickering’s Farm, Penwortham Policy C2 – Moss Side Test Track, Leyland Policy C4 – Cuerden Strategic Site Policy C5 – BAE Systems, Samlesbury
EMP7 – Land at West Paddock, Leyland	Policy E1 – Allocation of Employment Land

Local Plan (2000) – Policy	Site Allocations DPD – New Policy
EMP8 – Land at Samlesbury Aerodrome	Policy C5 – BAE Systems, Samlesbury
EMP9 – Strategic Landscaped Areas in Employment Areas	Policy G8 – Green Infrastructure & Networks – Future Provision
ENV1 – Landscape Protection & Enhancement	Policy G8 – Green Infrastructure & Networks – Future Provision (and Core Strategy)
ENV2 – Sites of Special Scientific Interest	Policy G16 Biodiversity & Nature Conservation (and Core Strategy)
ENV3 – Protecting Other Sites & Features of Nature Conservation Interest	Policy G16 Biodiversity & Nature Conservation (and Core Strategy)
ENV4 – Protection of the Habitats of Wildlife	Policy G16 Biodiversity & Nature Conservation (and Core Strategy)
ENV5 – Habitat Creation	Policy G16 Biodiversity & Nature Conservation (and Core Strategy)
ENV6 – Wildlife Corridors	Policy G16 Biodiversity & Nature Conservation (and Core Strategy)
ENV7 – Protection of Trees & Woodlands	Policy G13 – Trees, Woodlands & Developments
ENV8 – Trees and Development	Policy G13 – Trees, Woodlands & Developments
ENV9 – Unstable or Contaminated Land	Policy G14 – Unstable or Contaminated Land
ENV10 – Derelict Land Reclamation	Policy G15 – Derelict Land Reclamation
ENV11 – Environmental Improvement	Policy G15 – Derelict Land Reclamation
ENV12 – Listed Buildings	Site Allocations – Appendix 6 – Listed Buildings (and Core Strategy)
FR1 – Definition of District Centres	Policy E4 – District Centres Policy E5 – Local Centres
FR2 – Capitol Centre, Walton-le-Dale	Policy B5 – The Capitol Centre, Walton-le-Dale
FR4 – Other Retail & Commercial Development within the Existing Built-Up Area	Policy B1 – Existing Built-up Areas (and Core Strategy)
FR5 – Loss of Local Shops	Policy E3 – Leyland Town Centre Policy E4 – District Centres Policy E5 – Local Centres
HP1 – Housing (Interim Planning Policy)	Policy D1 – Allocation of Housing Land
HP7 – Agricultural Workers’ Dwellings	Policy D3 – Agricultural Workers’ Dwellings in the Countryside
HP8 – Removal of Agricultural Occupancy Conditions	Policy D3 – Agricultural Workers’ Dwellings in the Countryside
IPP – Retail (Interim Planning Policy)	Policy E4 – District Centres Policy E5 – Local Centres

Local Plan (2000) – Policy	Site Allocations DPD – New Policy
LTC1 Land at Southern Towngate	Policy E3 – Leyland Town Centre
LTC3 – Other Development within the Town Centre	Policy E3 – Leyland Town Centre (and Core Strategy)
LTC4 Criteria for Determining Applications	Policy E3 – Leyland Town Centre
LTC5 – Hough Lane & Chapel Brow Improvements	Policy E3 – Leyland Town Centre
LTC6 – Linking of Chapel Brow & Hough Lane	Policy E3 – Leyland Town Centre (and Core Strategy)
LTC7 – Car Parking in Leyland Town Centre	Policy E3 – Leyland Town Centre Policy F1 – Parking Standards (and Core Strategy)
OS1 – New Development Standards - interim policy	Policy G10 – Green Infrastructure Provision in Residential Developments
OSR3 – New Sites	Policy G8 – Green Infrastructure & Networks – Future Provision Policy G10 – Green Infrastructure Provision in Residential Developments
OSR4 – Parks & Other Public Open Spaces	Policy G7 – Green Infrastructure – Existing Provision Policy G9 – Worden Park
OSR5 – Amenity Open Spaces	Policy G7 – Green Infrastructure – Existing Provision Policy G8 – Green Infrastructure & Networks – Future Provision
OSR6 – Private, Educational & Institutional Recreational Open Spaces	Policy G7 – Green Infrastructure – Existing Provision Policy G8 – Green Infrastructure & Networks – Future Provision
OSR7 – Allotments	Policy G7 – Green Infrastructure – Existing Provision Policy G8 – Green Infrastructure & Networks – Future Provision Policy G10 – Green Infrastructure Provision in Residential Developments
OSR8 – New Facilities	Policy G8 – Green Infrastructure & Networks – Future Provision Policy H1 – Protection of Health, Education & Other Community Services & Facilities
OSR14 – Footpath Network	Policy G12 – Green Corridors (and Core Strategy)
QD1 – Design Criteria for New Development	Policy B6 – Design Criteria for New Development (and Core Strategy)
QD2 – Design of Residential Extensions & Free Standing Structures	Policy B6 – Design Criteria for New Development (and Core Strategy)
QD6 – Noise Sensitive Developments	Policy B6 – Design Criteria for New Development (and Core Strategy)

Local Plan (2000) – Policy	Site Allocations DPD – New Policy
QD7 – Landscaping in New Developments	Policy G8 – Green Infrastructure & Networks - Future Provision (and Core Strategy)
T1 – Protection of New Highway Routes & Schemes	Policy A3 – The Completion of the Penwortham Bypass (and Core Strategy)
T3 – Link Road	Policy A2 – Cross Borough Link Road
T5 – Road Hierarchy	Policy A2 – Cross Borough Link Road Policy A3 – The Completion of the Penwortham Bypass (and Core Strategy)
T10 – Parking Standards	Policy F1 – Parking Standards
T11 – Cycling	Policy G8 – Green Infrastructure & Networks – Future Provision (and Core Strategy)
T12 – Footpaths & Bridleways	Policy G8 – Green Infrastructure & Networks – Future Provision (and Core Strategy)