

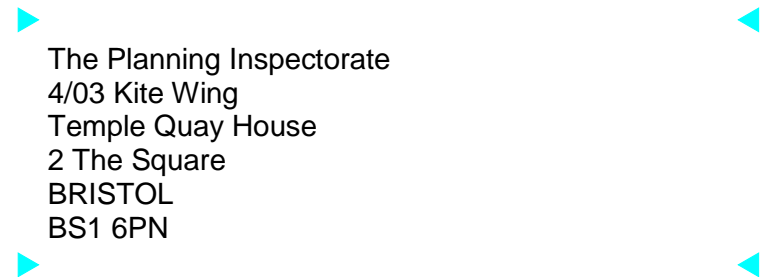
Date: 13 June 2013

Your ref: PINS/F2360/430/1 Our ref: JB

Please ask for: Jeni Barnes

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FAO Susan Heywood
Senior Housing and Planning Inspector

Dear Ms Heywood,

Re: Additional information relating to proposed Main and Additional Modifications

This letter is the Council's official response to the letter received on 29 April 2013. Below we have indicated our response to each of the individual issues raised. If you require additional details or further information please let us know via the Programme Officer.

Policy D2 and associated Table 1 and 2

Please find the authority's response to your concerns regarding Policy D2 and Tables 1 and 2 specifically in relation to phasing in Appendix 1 and Appendix 2. The authority has re-written sections of the introductory text, policy and justification text to take account of your comments on restricting development within certain phase periods, which is not the authority's intention, but rather to demonstrate supply and manage delivery over the plan period.

Access to Healthy Food SPD – 400m exclusion zones

After careful consideration of your concerns the authority has decided to remove this suggested modification from the schedule. It was originally proposed in reaction to Chorley Borough Council's EiP in April 2013 and comments made by their Planning Inspector. The authority will now assess, with the other two Central Lancashire authorities, whether any modifications of the SPD will be required. If modifications are required then an additional 6 week consultation will take place as well as SA/HRA screening to assess if there will be any significant impacts as a result of any proposed modifications to the SPD.

Wording of Policy E4

Please see Appendix 3 which sets out the wording for Policy E4 without any track changes for ease of reading. Please note there have been a few minor amendments to this policy including removal of the reference to A5 Hot Food Takeaway exclusion zones which the authority has accepted to remove from the Plan.

Further proposed modifications to Policy G1 and Policy G2

The Council accepts the proposed modifications to Policy G1 and has now included this change in the Main Modifications Schedule. In relation to Policy G2, the Council considers the following Main Modification could satisfy this point by removing the proposed percentage modification and instead relying on guidance contained within the Design SPD. We have proposed an updated modification below to satisfy this concern.

Policy G2 Clause C –

Original suggested modification

‘c) The building is capable of conversion with no more than 30% reconstruction;’

Updated suggested modification

‘c) The building is capable of conversion with minimal reconstruction;’

The authority agrees to add in the term ‘harm’ instead of ‘change’ in Clause A as suggested by you.

a) The building is of permanent and substantial construction, of sufficient size and suitable for conversion to the proposed use without the need for additions or alterations which would ~~change~~ harm its existing form or character.

Additionally, the authority seeks permission to add an additional sentence to paragraph 10.31 to reflect the adoption of the Central Lancashire Design Guide SPD.

10.31 It will be necessary to demonstrate in the case of proposals for residential conversions that the building is unsuitable for commercial, industrial or recreational use because of its size, form, general design, method of construction or relationship with neighbouring authorities. Planning applications will be expected to comply with Design policies in DPDs in the Local Plan, as well as the Design Guide SPD.

Clarification of proposed modifications to Policy G10 and Policy G11

The proposed modifications to Policy G10 and Policy G11 currently contained within the Additional Modifications Schedule are as a direct result of updated evidence from the Open Space and Playing Pitch Study. This evidence was used to inform the draft Central Lancashire Open Space SPD including the appropriate provisions and open space standards. The figures were updated in the draft SPD and as such it was considered that proposing a modification at this time would allow for consistency between the two documents in respect of the appropriate provision levels and standards. The authority has moved this proposed modification into the Main Modification Schedule.

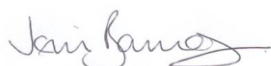
Other modifications – Main or Additional Modifications Schedule?

The Council accepts the recommendation to move some of the proposed modifications from the Additional Modifications Schedule to the Main Modifications Schedule as these modifications are soundness based.

The Council are intending to consult on the Main and Additional Modifications for a period of 6 weeks beginning as soon as we have received confirmation that it is appropriate for a consultation to begin. The Council will forward all consultation correspondence received from the Main Modification Consultation to the Inspectorate for your consideration. All of the responses the Council receive from the Additional Modification Consultation will be used for internal purposes only.

If you have any further questions or require additional information please contact me at your earliest convenience.

Yours Sincerely,



Jeni Barnes

Forward Planning, South Ribble Borough Council

Appendix 1 – Authority’s response to concerns regarding Policy D2 and Table 1 and 2

Phasing, Delivery and Monitoring of Housing Land Supply

Policy D2: Introduction

7.64 The Council is introducing a phasing policy to ~~ensure~~ encourage a steady supply of housing land availability across the Borough over the Plan period and secure the necessary infrastructure and other services required for sustainable forms of development. ~~Under Core Strategy Policy 4: Housing Delivery and Site Allocations Policy D1, the Council will review targets relating to housing completions or the use of brownfield land every year and adjust the phasing of sites included in Table 2 as appropriate to achieve a better match between the required targets and delivery.~~

7.65 Breaking down the forecast need delivery into five year sections phases shows that there are deliverable and available sites within the Borough during the life of the Plan. ~~will also secure a better match between forecasts and actual house building. The policy does not override the statutory requirement to keep plans under review.~~ House building activity will be monitored and measured against the indicative phasing in ~~the policy~~ Table 2. As monitoring is carried out it may become necessary to update the indicative phasing in Table 2 to reflect changing circumstances. ~~These figures will be monitored and updated annually in the Housing Land Position Statement.~~ ~~move sites between phases e.g. if insufficient sites from Phase 1 are being developed, sites from Phase 2 can be moved forward to maintain supply. If more housing development occurs through windfall development, greenfield sites can be moved into later phases. There may also be occasions where sites anticipated in later phases, where a long lead in time can be justified to come forward earlier, due to their size or infrastructure needs. will be considered for release in advance of the phase in which they are identified to come forward.~~

7.66 The phasing of units is indicative and has been informed by housing land monitoring work that records the number of units with planning permission and under construction; the 2012 Central Lancashire Strategic Housing Land Availability Assessment (SHLAA); and other site-specific information about the deliverability and sustainability of sites.

7.67 Throughout the Borough a number of sites already have a current planning permission and it is likely that many of these sites will be built during the next few years. However, should any of these applications lapse, applications for their renewal will be reviewed and considered in light of the Core Strategy, other policies and the current build rates in the Borough.

7.68 The Council has identified three phases which are as follows:

- Phase 1: 2010/11 – 2015/16
- Phase 2: 2016/17 – 2020/21
- Phase 3: 2021/22 – 2025/26

7.69 In phasing sites, account has been taken of the likely timescales for delivery bearing in mind the need for any supporting infrastructure and the need to prioritise previously developed land as far as is practical. Consideration has also been given to the need to include a rolling six year supply (taking on board the NPPF) of deliverable sites and that all sites are developable.

Policy D2 – Phasing, Delivery and Monitoring

~~The release of housing sites as listed in Table 2 will be managed in order to:~~
Housing sites are phased through indicative timescales identified in Table 2, in order to:

- Meet the scale of development required over the Plan period and
- Ensure that the scale and timing of development is coordinated with the provision of new infrastructure that is required.

Development will be ~~permitted~~ encouraged on sites in the following phases:

- Phase 1: 2010/11 – 2015/16
- Phase 2: 2016/17 – 2020/21
- Phase 3: 2021/22 – 2025/26

Phases 1, 2 and 3 are shown in Table 2

Control Mechanism

Annual monitoring of the delivery of housing will be undertaken. It will include a review of Sites and Phasing within Table 2 and aim to ensure that a 5 year supply of deliverable sites (including a 20% buffer if appropriate, and if performance approves, the Council will look at reducing the buffer to 5% as part of the monitoring process), is maintained in line with the predicted, sites may be brought forward from later phases and others put back.

~~If the total number of dwellings permitted is above the total number of dwellings acceptable within a particular phase, the Council will review the sites within the remaining phases and bring forward where appropriate.~~

Once a planning permission has expired, there will be no presumption that it will be renewed unless a start has been made on construction. Any application for renewal of permission will be considered having regard to a demonstration of the deliverability of the scheme and the annual monitoring of housing site delivery.

Justification

7.70 The phasing of housing land shown in Table 2 demonstrates how existing commitments and proposed allocations contribute to meeting the housing requirement. Information about the delivery of sites has been drawn from assumptions made in the SHLAA and the Sustainability Appraisal.

7.71 Wherever possible, the Council will seek to bring forward previously developed sites during the first six years in line with the Core Strategy. Due to delivery issues with previously developed land, some greenfield land will need to be brought forward at a fairly early stage. The larger greenfield sites are also dependent on the delivery of significant infrastructure before the construction of any housing.

7.72 The pace of housing delivery will be monitored annually based on economic indicators and build rates. Depending on the results of monitoring, it may be necessary to adjust the indicative phasing of sites. ~~This might include looking at whether sites phased for future years can be brought forward if the delivery of homes in earlier phases is delayed.~~

**Appendix 2 – Update to Phasing in Table 1 and 2 as a result of recent applications/
housing completions survey as at 31/03/13**

Table 1 – Allocation of Housing Land & Supply 2010 – 2026

Proposals Map Ref	Site Name	Site Area (ha)	Estimated No of Dwellings
A	Group One, off Central Avenue, Buckshaw Village, Leyland	14.9	260 <u>211</u>
AA	Fishwick's Depot, Hewitt Street, Leyland	0.5	19
B	Former Farington Business Park, Wheelton Lane, Farington	13.0	471
C	Land south of Centurion Way, Farington	3.2	68 64 <u>68¹</u>
CC	Land off Claytongate Drive, Lostock Hall	1.9	15
D	Former Prestolite Premises, Cleveland Road, Leyland	2.3	82
DD	Gas Holders Site, Lostock Hall	1.9	25
E	Former Arla Foods Premises, School Lane, Bamber Bridge	5.5	209
F	Roadferry Depot, Carr Lane, Farington	1.9	80
G	Dunkirk Mill, Dunkirk Lane, Leyland	0.7	35
GG	Wateringpool Lane, Lostock Hall	4.6	80
H	Vernon Carus and Land, Factory Lane, Penwortham	4.1	475
I	Hospital Inn Railway Crossing, Brindle Road, Bamber Bridge	1.9	42
JJ	Coupe Foundry, Kittlingbourne Brow, Higher Walton	2.3	80
K	Lostock Hall Gasworks, Lostock Hall	12.0	200 <u>350²</u>
KK	Land off the Cawsey	<u>2.8</u>	70 <u>75</u>
L	Land off Grasmere Avenue, Farington	4.4	160
LL	Land off Long Moss Lane	<u>1.2</u>	27
M	South of Longton Hall, Chapel Lane, Longton	3.6	80
N	Land off Liverpool Road, Hutton	2.4	45
O	LCC Offices, Brindle Road, Bamber Bridge	0.6	22
P	Land between Altcar Lane/Shaw Brook Road, Leyland	30.4	430
Q	Rear of Chapel Meadow, Longton	1.1	10
R	Land off Wesley Street, Bamber Bridge	6.9	175 <u>195³</u>
S	Land off Brindle Road, Bamber Bridge	22.7	250
T	Land off Browndedge Road, Bamber Bridge	2.7	60

¹ Amended to take account of planning application change.

² Updated to reflect recent planning application.

³ Updated to reflect recent planning application.

Proposals Map Ref	Site Name	Site Area (ha)	Estimated No of Dwellings
U	Rear of Dunkirk Mill, Slater Lane, Leyland	1.2	47
V	Land off School Lane, Longton	3.7	83
X	Land at Longton Hall, Chapel Lane, Longton	2.4	48
Y	Liverpool Road/Jubilee Road, Walmer Bridge	3.5	69
Z	Lostock Hall Primary, Avondale Drive, Lostock Hall	1.5	30
	Total		3900
			3876
	Major Sites		
EE	Pickering's Farm, Penwortham	79	1350
FF	Moss Side Test Track, Leyland	40.6	750
W	Land Between Heatherleigh and Moss Lane, Farington Moss	40	600
	Total		2700
	OVERALL TOTAL		6600
			6576

Table 2⁴

Residential Allocations

Proposals Map Ref	Site Name	Site Area (ha)	<u>Estimated No of Dwellings</u>	<u>2010/11- 2015/16</u>	<u>2016/17- 2020/21</u>	<u>2021/22- 2025/26</u>
A	Group One, off Central Avenue, Buckshaw Village, Leyland	14.9	260 <u>211</u>	200 <u>144</u>	6067	0
AA	Fishwick's Depot, Hewitt Street, Leyland	0.5	19	0	19	0
B	Former Farington Business Park, Wheelton Lane, Farington	13.0	471	400 <u>80</u>	200 <u>220</u>	171
C	Land south of Centurion Way, Farington	3.2	68 64 <u>68</u>	68 64 <u>68</u>	0	0
CC	Land off Claytongate Drive, Lostock	1.9	15	15 <u>0</u>	0 <u>15</u>	0

⁴ Phasing figures adjusted to take account of position at 2012/13 year end.

Proposals Map Ref	Site Name	Site Area (ha)	<u>Estimated</u> No of Dwellings	<u>2010/11-</u> <u>2015/16</u>	<u>2016/17-</u> <u>2020/21</u>	<u>2021/22-</u> <u>2025/26</u>
	Hall					
D	Former Prestolite Premises, Cleveland Road, Leyland	2.3	82	82 <u>72</u>	0 <u>10</u>	0
DD	Gas Holders Site, Lostock Hall	1.9	25	0	25	0
E	Former Arla Foods Premises, School Lane, Bamber Bridge	5.5	200 <u>209</u>	80	120 <u>129</u>	0
F	Roadferry Depot, Carr Lane, Farington	1.9	80	80 <u>55</u>	0 <u>25</u>	0
G	Dunkirk Mill, Dunkirk Lane, Leyland	0.7	35	35	0	0
GG	Wateringpool Lane, Lostock Hall	4.6	79 <u>80</u>	79 <u>80</u>	0	0
H	Vernon Carus and Land, Factory Lane, Penwortham	4.1	475	50	175	250
I	Hospital Inn Railway Crossing, Brindle Road, Bamber Bridge	1.9	42	42	0	0
<u>J</u> <u>JJ</u>	Coupe Foundry, Kittlingbourne Brow, Higher Walton	2.3	80	20	60	0
K	Lostock Hall Gasworks, Lostock Hall	12.0	200 <u>350</u>	80 <u>0</u>	120 <u>200</u>	0 <u>150</u>
<u>KK</u>	<u>Land off the Cawsey</u>	<u>2.8</u>	70 <u>75</u>	<u>40</u>	30 <u>35</u>	<u>0</u>
L	Land off Grasmere Avenue, Farington	4.4	160	110 <u>80</u>	50 <u>80</u>	0
<u>LL</u>	<u>Land off Long Moss Lane</u>	<u>1.2</u>	<u>27</u>	<u>27</u>	<u>0</u>	<u>0</u>
M	South of Longton Hall, Chapel Lane, Longton	3.6	80	40 <u>20</u>	40 <u>60</u>	0
N	Land off Liverpool Road, Hutton	2.4	45	20	25	0
O	LCC Offices, Brindle Road, Bamber Bridge	0.6	22	22	0	0
P	Land between Altcar Lane/Shaw Brook Road,	30.4	430	170 <u>70</u>	120 <u>220</u>	140

Proposals Map Ref	Site Name	Site Area (ha)	Estimated No of Dwellings	2010/11- 2015/16	2016/17- 2020/21	2021/22- 2025/26
	Leyland					
Q	Rear of Chapel Meadow, Longton	1.1	10	10	0	0
R	Land off Wesley Street, Bamber Bridge	6.9	475 <u>195</u>	50	425 <u>145</u>	0
S	Land off Brindle Road, Bamber Bridge	22.7	250	0 <u>20</u>	150 <u>190</u>	400 <u>40</u>
T	Land off Browndge Road, Bamber Bridge	2.7	60	0	60	0
U	Rear of Dunkirk Mill, Slater Lane, Leyland	1.2	47	0	47	0
V	Land off School Lane, Longton	3.7	83	40	43	0
X	Land at Longton Hall, Chapel Lane, Longton	2.4	48	48	0	0
Y	Liverpool Road/Jubilee Road, Walmer Bridge	3.5	69 <u>72</u>	69 <u>72</u>	0	0
Z	Lostock Hall Primary, Avondale Drive, Lostock Hall	1.5	30	0	30	0
	Total		3900 3876	1574 1245	1508 1880	661 751

Major Sites for Development (Residential Led)

Proposals Map Ref	Site Name	Site Area (ha)	No of Dwellings	2010/11- 2015/16	2016/17- 2020/21	2021/22- 2025/26
EE	Pickering's Farm, Penwortham	79	1350	300 <u>150</u>	475 <u>600</u>	575 <u>600</u>
FF	Moss Side Test Track, Leyland	40.6	750	80 <u>50</u>	325 <u>365</u>	345 <u>335</u>
W	Land Between Heatherleigh and Moss Lane	40	600	200 <u>144</u>	200 <u>360</u>	200 <u>96</u>
	Total		2700	580 344	1000 1325	1120 1031

Other Sites (at June 2012 31/3/13)

Site Name	No of Dwellings	2010- /11- 2015/16	2016/17- 2020/21	2021/22- 2025/26
Small sites with planning permission (<0.4ha)	246 <u>170</u>	246 <u>170</u>	0	0
Small Sites identified from the SHLAA (<0.4ha)	478 <u>121</u>	478 <u>121</u>	0	0
Large sites under construction (≥0.4ha) not listed elsewhere	498 <u>38</u>	498 <u>38</u>	0	0
Total	622 <u>329</u>	622 <u>329</u>	0	0

Totals

Source	No of Dwellings	2010- /11- 2015/16	2016/17- 2020/21	2021/22- 2025/26
Sites with Planning Permission	1397	786	440	171
Sites with Current Application	835	240	345	250
New Allocations	1408	484	684	240
Residential Allocations	3743 <u>3876</u>	1574 <u>1245</u>	1508 <u>1880</u>	661 <u>751</u>
Major Sites for Development (Residential Led)	2700	580 <u>344</u>	1000 <u>1325</u>	1120 <u>1031</u>
Other Sites	622 <u>329</u>	622 <u>329</u>	0	0
Total	6962 7065 <u>6905</u>	2712 2776 <u>1918</u>	2469 2508 <u>3205</u>	1781 1781 <u>1782</u>

Appendix 3 – Policy E4 minor clarification (policy without track changes)

Policy E4 – District Centres

District Centres are allocated at:

- Liverpool Road, Penwortham
- Station Road, Bamber Bridge
- Tardy Gate
- Longton

The District Centre boundaries are set out in Appendix 4 of this document.

The District Centres will be protected and enhanced to maintain their vitality and viability.

Planning permission will be granted for new buildings, redevelopment of existing sites, extensions to, or changes of use of existing buildings for the following uses:

Retail

- a) A1 retail uses, which will be encouraged to achieve a minimum of 60% of the overall units:
- b) A3 (Cafes and Restaurants) uses.

Applications for other District Centre uses including A2 (Financial and Professional Services), A4 (Drinking Establishments) and B1 (Offices) will need to include a six month marketing assessment to provide evidence for a change of use from A1 (Retail).

~~Applications for A5 (Hot Food Takeaway) use within the District Centre will only be permitted if the unit falls outside of the 400m school exclusion zone, identified on the map in Appendix 4.~~