

Council Position Statement – The Leyland Town Centre Masterplan

In light of the discussions that took place at the hearing on Matter 4, specifically on Leyland Town Centre, the Council were asked to express their position on the Leyland Town Centre Masterplan and re-consider the wording of Policy E3 – Leyland Town Centre, on this basis.

The Council have now proposed amended wording to Policy E3 and the supporting text. This wording explains the relationship between the Masterplan and Policy E3, including the purpose of the Masterplan and the Policy.

The Masterplan was published in 2007 and reflects the key aspirations for the future of Leyland Town Centre. This includes the opportunity to promote Leyland as a key shopping area, developing the evening economy for a range of users and improvements to public realm and access.

The Masterplan has an economic development remit, rather than being a specific land use planning document. The document is aimed at promoting and attracting investment within the town centre. This is achieved through the delivery of a number of regeneration programmes such as public realm improvements to Churchill Way, Chapel Brow and Hough Lane. The Councils Community Involvement Team lead on the delivery of these schemes, in dialogue with planning officers when necessary and other relevant stakeholders to help deliver the particular projects.

In terms of planning, the Masterplan is recognised as an aspirational document, which includes an overall vision for the town centre and a range of objectives. The Council believe that Policy E3 reflects these broad principles of the Masterplan, by encouraging and prioritising retail uses (A1) as well as cafes, restaurants and bars (A3, A4), whilst recognising other town centre uses (e.g. A2, B1, A5) could be appropriate to support the successful and viable future of the town centre, as reflected in the Masterplan.

The Council have taken a pragmatic approach to the Policy (E3) to ensure the planning system supports the delivery of a viable town centre, which has a range of shops and other facilities to attract both investment and people to visit / work. The Site Allocations DPD does not allocate land for specific uses in the Town Centre ensuring the plan does not hinder future development by being flexible. The Councils approach to development in the town centre aims to achieve this flexibility in recognition of the current economic position.

In respect of this, new development could still come forward when appropriate and be delivered in line with other relevant policies in the Site Allocations DPD, such as Policy B1 (Existing Built up Areas), ensuring development is in keeping with the character and appearance of the area. This approach is seen as a balance between prioritising uses within the town centre, however still allowing future development to come forward when appropriate.