

Date: 15 September 2014

Your ref: Our ref: Modification

Please ask for: Forward Planning

Extension: 5451 Direct Dial Tel: 01772 625451

Fax: 01772 622287 email: forwardplanning@southribble.gov.uk



Leyland, Lancashire PR25 1DH
Tel: 01772 421491
Fax: 01772 622287
email: info@southribble.gov.uk
website: www.southribble.gov.uk

«Title» «First_Name» «Surname»
«Job_Title»
«Address_Line_1»
«Address_Line_2»
«Address_Line_3»
«Address_Line_4»
«Address_Line_5»
«Post_Code»

Dear Sir/Madam

Re: Main Modification (MM34) to the Partial Version Site Allocations and Development Management Policies DPD (emerging Local Plan) – Policy C4, Cuerden Strategic Site.

We are consulting on a further Main Modification in relation to Policy C4 – Cuerden Strategic Site.

This Main Modification is detailed below and subject to a public consultation for six weeks from Tuesday, 16 September 2014 to Friday 31 October 2014. The representations received on the Main Modification will be forwarded to the Planning Inspector for her consideration. They will be used to inform her Final Report on the Site Allocations DPD and be made available as part of a Consultation Statement.

It is important to note that **comments should only be made in relation to the wording of the Main Modification text as detailed below.**

The Main Modification to Policy C4 is shown below. The change (additional text) is underlined.

Policy C4 – Cuerden Strategic Site

Planning permission will be granted for development of the Cuerden Strategic Site subject to the submission of:

- a) an agreed Masterplan for the comprehensive development of the site, to include retail, employment, commercial, industrial and Green Infrastructure uses;
- b) a phasing and infrastructure delivery schedule;
- c) an agreed programme of implementation in accordance with the Masterplan and agreed design code.

Alternative uses may be appropriate where it can be demonstrated that they may help deliver the strategic employment aspirations for this site. Any proposed main town centre uses must satisfy the sequential and impact tests set out in the National Planning Policy Framework (NPPF), relevant policies of the Core Strategy and this Local Plan.

If you would like to comment on the change, response forms are available on the Current Consultations page on the Council's website - www.southribble.gov.uk, from all libraries in South Ribble and from the Council offices, Civic Centre, West Paddock, Leyland, PR25 1DH.

Representations can be:

- emailed to ldf@southribble.gov.uk, or
- posted to the Forward Planning Team at the Civic Centre (address above).

Responses must be submitted on the appropriate response form and received by midnight, Friday 31 October 2014, to be considered valid.

Further to the above, the Local Development Scheme (LDS) has also been updated to reflect this consultation. This document can also be found on the Council's website or can be viewed at the Civic Centre, Leyland.

If you have any questions on the above, please contact the Forward Planning Team on 01772 625451 or forwardplanning@southribble.gov.uk.

Please let us know if your contact details have changed or if you no longer wish to receive information about the Local Development Framework, so we can update our records accordingly.

Yours faithfully



Helen Hockenhill
Planning Manager