

**South Ribble
Local Development Scheme**

March 2009-2019
(Revised 13.March 2009)



Purpose of the Document

The South Ribble Local Development Scheme is published further to the requirements of the Planning and Compulsory Purchase Act 2004. It sets out clearly how the Council will deliver its Local Development Framework. It shows which Local Development Documents the Council proposes to prepare and the timetable for doing so and identifies how the process will be resourced.

This Local Development Scheme (LDS) represents a project plan for the period 1st January 2007 to 31st December 2012 setting out the milestones for producing the Local Development Framework. It came into effect on 6th June 2007 and supersedes the LDS which has been operating since 17th May 2006.

This revised LDS includes revisions arising from extensions to the timetable for producing the Regional Spatial Strategy (RSS). It is synchronised with the LDSs of Preston and Chorley to allow for further joint working as appropriate following the joint working on the initial stages of the Core Strategy. It represents a rolling programme of plan preparation which will ensure up to date development plan coverage for the Borough.

Background

The production of a Local Development Scheme (LDS) is a requirement introduced by the Planning and Compulsory Purchase Act 2004. It is part of a wide package of fundamental reforms to the planning system to provide speedier and more responsive plans with increased community involvement. As a result of the reforms, plans should be more flexible, adopted more quickly than previously and will be kept up to date with regular monitoring and review. Central to the reforms is the replacement of structure plans and local plans with Regional Spatial Strategies (RSS) and Local Development Frameworks (LDFs). In relation to South Ribble, the Lancashire Structure Plan and the South Ribble Local Plan will be replaced in due course with the South Ribble Local Development Framework (SRLDF). At a regional level, Regional Planning Guidance for the North-West (adopted in March 2003), which had a non-statutory role, became the Regional Spatial Strategy (RSS) for the North-West on 28th September 2004 and has statutory status. The review of the RSS is now at an advanced stage.

The LDF will comprise a portfolio of individual documents. Previously, a single document with an accompanying plan was prepared to cover a 15 year period. The new system amounts to a rolling programme for the preparation of individual, but related documents which are capable of freestanding review. The individual documents are known as Local Development Documents (LDDs) and together will provide the framework for guiding development in the Borough. The specific LDDs the Council proposes to prepare and the time-scale for introducing them are set out in this scheme.

Regional Spatial Strategy for the North West and The Northern Way

The Regional Spatial Strategy for the North West (RSS) sets the overall planning context for the Local Development Framework and will be the key guiding document for the Core Strategy. The RSS, taking account of the Northern Way Growth Strategy, will include a sub regional strategy for the Central Lancashire City region, which is one of eight city regions identified in the Northern Way identified as key in accelerating the economic growth of the north.

The RSS (adopted on 28th September 2004) is currently being reviewed. Draft RSS was submitted to the Government Office for the North West in January 2006. The Examination In Public ended in January 2007 and the report of the panel following the EiP is awaited. Final RSS is due to be published late 2007.



The 2006 Annual Monitoring Report (AMR) published in December 2006 identified the need to produce a revised LDS to take account of the latest timetable for the RSS (the AMR can be viewed at www.southribble.gov.uk/ldf). Whilst the RSS influences the Core Strategy, any changes to the Core Strategy timetable also have an impact upon the timescales for producing subsequent DPDs and SPDs. This LDS sets out the revised timetables for all DPDs and SPDs.

Local Development Documents forming part of this scheme

Two types of documents will be produced:

Development Plan Documents (DPDs): These will be the subject of independent testing and form part of the statutory development plan. They will therefore be the starting point for determination of planning applications.

Supplementary Planning Documents (SPDs): These will not form part of the statutory development plan nor be subject to independent testing. However, they will expand the policies set out in the development plan documents or provide further detailed guidance on how the Council will implement policies in DPDs. SPDs in this LDS relate to specific topics that apply across the whole area e.g. the provision of public open space. The need for further SPDs (e.g. development briefs) may emerge as preparation of the LDF progresses.

The preparation of all LDDs will be subject to rigorous and meaningful community engagement. The standards for how and when the Council will involve the community in the plan making process are set out separately in the Council's **Statement of Community Involvement** which was adopted on 22nd March 2006.

The adopted South Ribble Local Plan and "saved" policies

The South Ribble Local Plan was adopted in February 2000 and covers the period 1991-2006. It is "saved" until September 2007 during which time preparation of the LDF will be ongoing but not complete. As adopted DPDs emerge, they will gradually replace the policies in the adopted South Ribble Local Plan. However this scheme shows that none of the DPDs will be adopted before the September 2007 although many local plan policies remain relevant beyond this initial saved period in providing a planning policy framework to guide development and determine applications.

Under a separate protocol, the Council will submit to the Government Office for the North West by the 31st March 2007, a list of policies it wishes to save beyond September 2007. Once approved the list will be made publicly available

For information only, Appendix 4 sets out the policies of the South Ribble Local Plan and an indication of how they could be taken forward in the LDF.

South Ribble Local Development Framework

The Council intends to produce the following Development Plan Documents:

Core Strategy: The main document of the LDF will be the Core Strategy. It will be the first DPD to be produced and is key because it will set the overall strategic framework for the production of subsequent DPDs. It will set out the vision, objectives and spatial strategy for the area, taking account of the Community Strategy. The three authorities of South Ribble, Preston and Chorley

have aligned timescales for Core Strategy production. The Core Strategy will contain core policies which cover key strategic areas such as:

- overall development strategy;
- broad location of strategic areas of development restraint (e.g. green belt, safeguarded land, green wedges);
- settlement, retail and transport route hierarchies;
- strategic development requirements (e.g. housing and employment land);
- strategic policies setting out criteria for new development (e.g. new retail development, housing restraint, development in the green belt).

The Core Strategy may be accompanied by a key diagram which illustrates these policies. It will also contain a monitoring and implementation framework.

Site Specific Allocations: This will identify specific sites, which are allocated for development, (such as housing, employment or open space uses) and sites which are protected from development (e.g. green wedges).

Development Control Policies: These will set out the criteria for determining planning applications and the detailed standards which may apply to various types of developments. Initial advice was that this DPD should be produced separately although more recent advice is that such policies could reasonably form part of other DPDs. As work on the Core Strategy and Site Specific Allocations DPDs progresses, the need for a separate DC DPD will be kept under review.

These DPDs will be accompanied by a Proposals Map which will form part of the development plan and have DPD status. This will have an Ordnance Survey base and will identify the precise boundaries of land or sites designated in the Core Strategy and Site Specific allocations. The Proposals Map will be produced simultaneously with the Site Specific Allocations DPD and will be reviewed and updated as subsequent DPDs are produced.

In addition, there is a need to produce Supplementary Planning Documents which will give further detail about the implementation of policies contained in the DPDs. These are:

Open Space SPD: This will give further detailed guidance to developers about the provision of new public open space to serve new developments in accordance with the standards adopted in the Core Strategy DPD.

Affordable Housing SPD: This will provide further details to developers regarding the provision of affordable housing and include definitions of affordability in the local context.

Previous LDSs have identified a potential need for a **Regeneration Areas SPD** linked to the Council's pilot regeneration areas of Leyland, Bamber Bridge, Penwortham and Tardy Gate. The matter was also highlighted in the 2006 AMR and it is now considered that, with the exception of Leyland town centre, significant spatial issues have not emerged in the regeneration areas

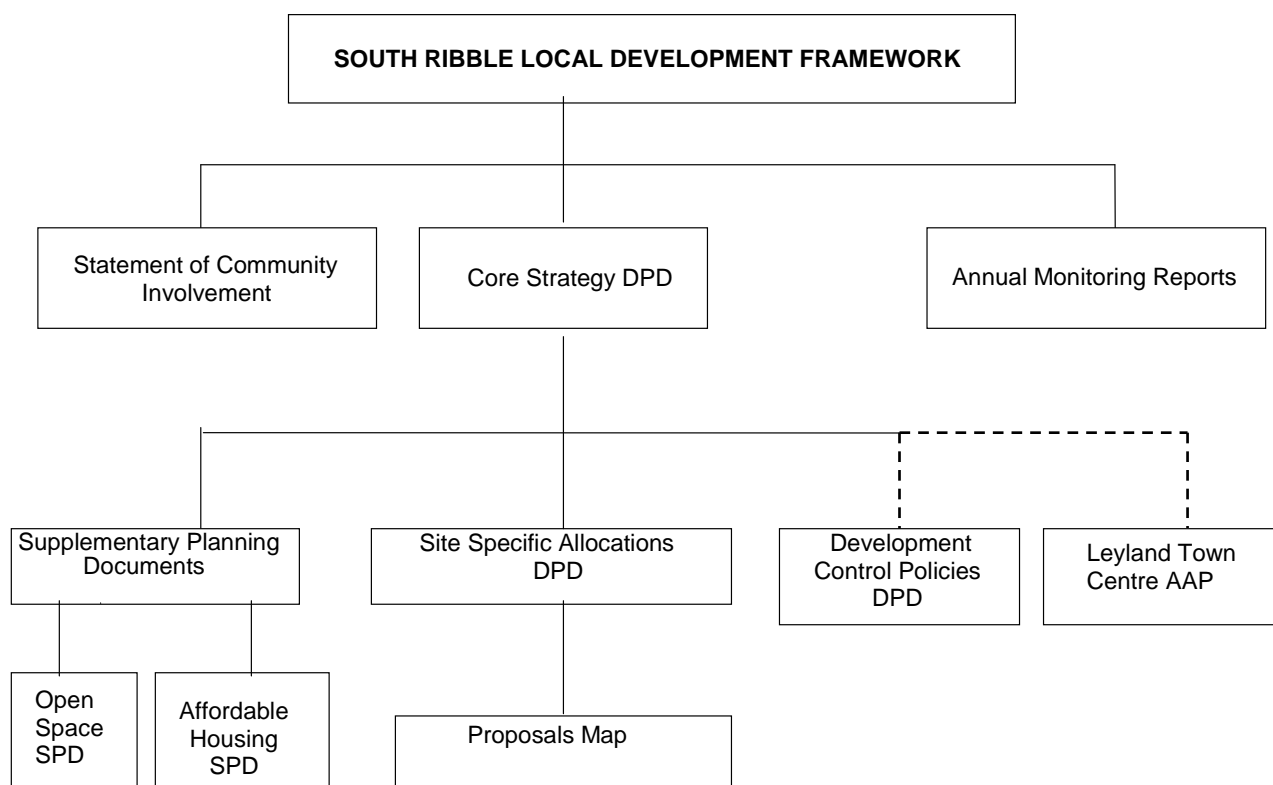
With regard to Leyland Town Centre work on a Town Centre Masterplan (undertaken by Taylor Young consultants) is at an advanced stage and it is clear that there are spatial planning issues arising that need to be taken forward in the LDF. Development Plan policies can be included in the Core Strategy and Site Specific Allocations DPD. An alternative course of action would be to prepare an Action Area Plan for Leyland Town Centre although this could not precede the Core Strategy. This must be balanced against the need to have in place a statutory planning policy framework to guide regeneration and investment in the town centre as soon as possible. The

masterplan is due to be completed in summer 2007 at which stage a final decision will be taken on the best way to take it forward in the LDF. At this stage and a **Leyland Town Centre Action Area Plan** is included in the LDS should it be decided this is the preferred way forward. Its timing will be aligned to that of the SSA DPD. The decision will be reported in the next AMR.

The overall schedule of contents for the LDF is shown at Appendix 1 and individual profiles for the DPDs and SPDs are shown at Appendix 2. Appendix 3 shows the programme for LDD production in the time period covered by this scheme.

Relationships within the LDF

The Core Strategy will be the main document of the LDF. It will be supported by Development Plan Documents (DPDs) and Supplementary Planning Documents, as illustrated below:



Note: the dashed line indicates that the DC DPD and Leyland TC AAP are possibilities at this stage.

Future Local Development Documents (LDDs)

No further LDDs are currently identified, but which may arise in the future (for example through changing circumstances identified in the Annual Monitoring Reports or national planning policy), will be identified in future reviews of this LDS. In particular, there may also be a need for SPDs, in the form of development briefs for specific sites which emerge once the Core Strategy and Site Specific Allocations DPDs emerge.

The Council will also keep under review whether it is necessary to produce a SPD relating to developer contributions and planning obligations. This would set out the detailed methodologies and requirements for securing planning obligations in relation to new developments. The Government (HM Treasury) is committed to introducing a Planning Gain Supplement (PGS). If introduced, this will supersede the use of Planning Obligations in many areas. Meanwhile, the

detailed methodologies for securing contributions in relation to open space and affordable housing provisions will be covered in those SPDs respectively.

Relationships to other strategies

Under the Planning and Compulsory Purchase Act, the LDF has a wider spatial role than that associated with the adopted local plan, which was restricted to traditional land use/transportation matters. The LDF will not be concerned with just the physical aspects of developing land but will also consider wider economic, social and environmental matters that impact upon the use of land. It will have strong links with other plans, programmes and strategies and will be a key tool for delivering the land use implications of them.

The LDF will take account of the South Ribble Community Strategy. It should be consistent with it and help deliver the spatial objectives of the community strategy as far as this relates to the development and use of land. It is essential that there is close working between the two to fulfil the governments' aspirations and develop a vision for the LDF Core Strategy, which represents the needs of the community as set out in the Community Strategy.

Evidence Base

The Local Development Framework must be based on up to date and robust information to ensure that the policies and proposals within it have a sound basis. The "soundness" of Local Development Documents is one of the key matters that will be tested at examination. The following information gathering exercises are already undertaken or scheduled to inform the preparation of the LDF:

- annual housing land survey
- annual business land survey
- annual town centre health checks
- Housing Market Study (undertaken jointly with Preston and Chorley, released August 2004 – includes assessment of housing needs)
- Housing Stock Condition Survey (undertaken 2003)
- quarterly monitoring of house price information
- South Ribble Retail study (undertaken by consultants 2003/04)
- Urban Capacity study (will be replaced in due course by a Housing Land Assessment as required by PPS3)
- Open Space and Recreation Study (March 2006)
- analysis of 2001 Census data
- review of policies in adopted local plan (undertaken 2001/02)
- Core Central Lancashire Sub Regional Strategy (commissioned jointly by South Ribble, Preston and Chorley councils - May 2006)
- Office Needs Assessment (commissioned jointly by South Ribble, Chorley and Preston – 2006)
- Employment Land Review (in the process of being commissioned jointly with Preston and Chorley)
- Strategic Flood Risk Assessment (currently in progress – commissioned jointly with Preston and Chorley)

The Council will keep this information up to date to facilitate the monitoring of the LDF. New surveys/studies will be commissioned as the need arises to ensure that the LDF has a sound basis. The Council also recognises that studies and "hard" information provides a quantifiable basis for the production of LDFs. However, also of importance is "qualitative" information such as stakeholder views, community aspirations. These too should shape the emerging LDDs and will

be gathered through effective community engagement in the LDF process. The means of doing this will be set out in the Statement of Community Involvement (SCI)

Sustainability Appraisal

The Government recognises the important contribution that planning makes in delivering sustainable communities. All DPDs and SPDs must undergo sustainability appraisal in accordance with guidance issued in November 2005 to ensure that their social, economic and environmental effects are evaluated from the outset. The Sustainability Appraisal will also incorporate the more specific requirement to undertake Strategic Environmental Assessment as required by virtue of European Directive 2001/42/EC. This sets out a systematic process for evaluating the environmental consequences of proposed policies, plans or programmes to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of decision making.

Monitoring and review

The Planning and Compulsory Purchase Act 2004 introduces a requirement to produce, by December each year, an Annual Monitoring Report (AMR) covering the yearly period 1st April to 31st March. The Council has published two AMRs to date, the latest can be viewed at www.southribble.gov.uk\ldf. This will form the basis of assessing the effectiveness of the policies and proposals in the LDF against the vision and objectives set out in the Core Strategy and its vision. Policies of the core strategy and development plan documents will contain targets against which performance will be measured. The AMR will also be key in identifying whether the LDF is up to date in terms of emerging national and regional planning objectives or in need of review. Once the need for review is identified, appropriate actions will be scheduled through updates to the LDS.

Resources

The main resources required to produce the LDF are professional expertise and financial provisions. The professional expertise will come mainly from the Forward Planning team (within the Planning and Regeneration Service Area of the Council), whose current focus is the preparation of the LDF. The team comprises:

- 1 X Forward Planning Manager
- 1 X Senior Planning Officer
- 3 X Planning Officers (2.54 FTE's)**
- 1 X Planning Assistant
- 1 X Technical Support Assistant

** 0.54 FTE (amounting to 20 hours per week) is an additional post funded through the Planning Delivery Grant up to May 2009.

The Forward Planning Manager effectively acts as the project manager for the preparation of the LDF whilst the Head of Planning and Regeneration is the project sponsor.

Additional staff will be involved in the preparation of the LDF as their expertise is required. These are currently identified as:

- Development Control Manager
- Housing Services Manager
- Principal Solicitor
- Policy and Performance Manager

Financial provision for normal costs relating to the Forward Planning Service is made within the annual budget process. Following the production of the adopted local plan, the Council set up an earmarked reserve to cover the large one off costs associated with the preparation of the statutory development plan. These include plan production, specialist cartography, commissioning of studies/surveys, buying in expert advice including legal, inquiry and Inspectors costs etc. To date the reserve has been used to pay for studies, research and the initial stages of Core Strategy preparation. It has been accumulated based on the costs of producing the adopted local plan. However it is not possible to ascertain at the outset how much the LDF process will cost in financial terms.

Risk Management

The preparation of the Local Development Framework incurs several risks. These risks will be considered when the Annual Monitoring Reports are produced and if necessary, result in amendments to the LDS. Extensions to the timetable for producing the RSS (identified in 2 below) has already necessitated amendments to the LDS. Whilst the Council can manage internal risks, LDF production involves external risks over which the Council has little or no control. At the outset of the LDF process, the main areas of risk are considered to be:

1. Project Management

This scheme sets out the milestones for the production of individual LDDs. Careful project management will assess whether the production of the LDDs is on course or not. Factors which create uncertainty and pose a risk are:

- the process is new and therefore there is no previous experience to draw upon in preparing timetables;
- the number and complexity of objections to any LDD is unknown along with the time needed to give them due consideration and response. Furthermore it may not be possible to resolve all objections;
- reliance on third parties for essential parts of the process, especially the Planning Inspectorate (PINS) e.g. for the length of time to hold an examination and in producing the binding report. Resources within PINS is likely to be an issue in the immediate years following commencement of the Act as authorities are seeking to establish their LDFs.
- delays in the political governance processes, which have a subsequent knock on effect. This is a specific matter for South Ribble where there are elections in May 2007 and given the particular reporting procedures. It is also wider issue given that the LDSs of south Ribble and Chorley have been aligned specifically in relation to Core Strategy production.

Measures to minimise the risk:

- good project planning and management
- realistic timescales (e.g. to take account of reporting requirements)
- revisions to subsequent LDS if necessary
- ongoing dialogue with PINS
- ongoing commitment to aligned working from the three authorities. To date, joint working has been on an informal basis but the issue needs to be addressed as LDF preparation progresses towards more formal stages.

The level of this risk is **medium/high**.

2. National/Regional Planning Context

The Government is undertaking a review of national planning policy resulting in the issue of new Planning Policy Statements (PPS). New or revised policy could have an impact on the emerging LDF which should generally be in accordance with national planning policy. The impact on timescales will be an issue if new substantively different policy is published at a late stage in the preparation of LDDs.

The timetable for preparing the Regional Spatial Strategy for the North West has already extended significantly causing delays to the LDF. The RSS will be a key guiding influence for the LDF and will form part of the development plan along with the DPDs of the LDF. The LDF must be in general conformity with the RSS. Any substantive changes or further delays to the emerging RSS as it advances towards adoption could have an impact on the LDF. In theory, changes to the RSS could happen right up to the issue of the final version by the Secretary of State (currently due late 2007).

Measures to minimise the risk:

- ensure timetable for key DPDs follow on from RSS and are not ahead of it;
- allow flexibility in timescales to assimilate emerging RSS and new PPSs.

The level of this risk is **medium/high**.

3. Challenges to DPDs

DPDs are open to challenge on two counts. Firstly, a requirement of the new development plan system is that the DPDs have a sound basis and this is an issue that can be tested at examination. Secondly, the procedural requirements of the new act must be complied with in preparing LDDs. Failure to do so would open the way for legal challenge.

Measures to minimise the risk:

- input from legal professionals at the outset and in key stages of the process

The level of this risk is **low/medium**.

4. Resources

The staffing level in the Forward Planning Team which leads on LDF production is 6.54 FTE's. This is effectively supplemented by the buying in of expertise for studies and research. A job share part of the manager's post has been vacant since December 2006 but due to be filled in May 2007. Whilst the overall level is considered an adequate core level to produce the LDF, nationally there are problems in the recruitment of qualified and experienced planning officers. The loss of key experienced staff could present a risk to the LDF process. Further, one part time post is currently funded through the Planning Delivery Grant for a fixed term period up to May 2009. Failure to secure PDG in subsequent years could have an impact on that post.

Outside the Forward Planning Team, LDF production draws on the expertise of other Council officers in areas where there may be different priorities and workloads.

Measures to minimise the risk:

- maintain staffing levels.
- utilise the earmarked reserve to buy in expertise and specialist skills.
- raise awareness of LDS among internal partners and build it into service plans.

The level of this risk is **medium**.

5. External Involvement

Sound LDF production relies on the input of external organisations, partners and the community. Some will input into many LDFs and may experience considerable demands upon their expertise. Delays in providing key information/responses at key stages could impact upon the timetable and ultimately the soundness of the plan.

There are also potential issues of consultation overload, consultation apathy, consultation fatigue and limited resources in community groups which may jeopardise effective community engagement and the drawing up of sound plans.

Measures to minimise the risk:

- ongoing dialogue with relevant organisations;
- effective and targeted community engagement, the principles of which are established in the Statement of Community Involvement.

The level of this risk is **medium/high**.

Schedule of contents of Local Development Framework

**South Ribble Local Development Framework
Local Development Scheme
Development Plan Documents (DPDs)**

Document Title	Status	Role and Content	Geographic Coverage	Chain of Conformity	Pre submission consultation on Issues & Options (Reg 25)	Public Participation on preferred options (Reg 26) and sustainability appraisal	Date for submission to Secretary of State	Proposed date for adoption
South Ribble Statement of Community Involvement	-	Document setting out standards and approach to involving stakeholders and community in Production of Local Development Framework	Borough-wide	n/a	Oct – Dec 2004	Feb-April 2005 (Sust. appraisal not required)	July 2005	March 2006
Core Strategy	DPD	Sets out vision, objectives and strategy for the spatial development of the area and will provide the framework for development control	Borough-wide	General conformity with RSS and PPSs. Will take account of Community Strategy All other LDDs will conform with the Core Strategy	December 2006 - March 2007	September 2008	September 2009	December 2010
Site specific allocations (including Proposals Map)	DPD	Sets out site specific allocations to meet Borough's development needs and protect areas from inappropriate development	Borough-wide	General conformity with RSS and PPSs. Conformity with Core Strategy	November 2008	November 2009	November 2010	May 2012
Development Control Manual	DPD	Sets out detailed criteria and standards for use in the determination of planning applications	Borough-wide	General conformity with RSS and PPSs. Conformity with Core Strategy	November 2008	November 2009	November 2010	May 2012
Leyland Town Centre Action Area Plan (if required)	DPD	Sets out spatial policies to secure regeneration and guide investment in the town centre	Leyland town centre	General conformity with RSS and PPSs. Conformity with Core Strategy	November 2008	November 2009	November 2010	May 2012



**South Ribble Local Development Framework
Local Development Scheme
Supplementary Planning Documents (SPDs)**

Document Title	Status	Role and Content	Geographic Coverage	Chain of Conformity	Date for publication of draft	Date for submission to Secretary of State	Proposed date for adoption
Open Space SPD	SPD	Provides further detail for delivery of new Public Open Space as part of new residential development	Borough-wide	Conformity with PPG17, Core strategy and Council's POS strategy	January 2010	-	April 2011
Affordable Housing SPD	SPD	Provides further detail regarding the provision and definitions of affordable housing in the local context	Borough-wide	Conformity with PPS3, Housing Strategy, Core Strategy and Joint Housing Market Study	January 2010	-	April 2011





LDD Profile: Statement Of Community Involvement

Document details:

Title:	Statement of Community Involvement
Role and subject:	Document setting out standards and approach to involving the community and stakeholders in the production of the LDF.
Status:	LDD
Chain of conformity:	n/a
Geographic coverage:	Borough-wide

Estimated Timetable:

<i>Milestones (key ones shown in italics)</i>	<i>Date:</i>
Preparation of draft SCI with Reg 25 consultation	October – December 2004
<i>Public participation as required by Reg 26</i>	February – April 2005
Preparation of submission document	April - June 2005
<i>Submission of SCI to SOS as required by Reg 28</i>	July 2005
Public consultation period on submitted SCI (Reg 29)	July/August 2005
Pre-examination consideration of representations	October 2005
Examination period <i>including commencement of the examination</i>	November 2005
Receipt of Inspector's binding report:	December 2005
<i>Adoption and publication</i> Adopted	March 2006

Arrangements for production:

Lead department/organisation:	Forward Planning team
Management arrangements:	LDF Working Party (Members and Officers), Planning Committee. and Portfolio holder for Planning and Regeneration.
Resources (including external):	Staffing resources within the Forward Planning Team plus other officers as expertise is required. Financial provision (over and above normal annual budget) made within an earmarked reserves to cover large one-off costs incurred in development plan production.
Approach to involving stakeholders and community:	By letter to all on consultee database (>600 organisations). Discussion at 8 area committees and at town / parish councils. Dissemination in council's free newspaper, at libraries and on website.
Post Production:	Monitoring & possible updates will be based on experience of use of the SCI.



LDD Profile: Core Strategy**Document details:**

Title:	Core Strategy
Role and content:	Strategic document setting out the vision and spatial strategy for the Borough, including strategic development requirements and strategic areas of development restraint.
Status:	Development Plan Document
Chain of conformity:	National Planning Policy Statements (PPS), North West Regional Spatial Strategy (RSS). Will take account of South Ribble Community Strategy and have regard to the Lancashire Structure Plan (<i>whilst saved</i>).
Geographic coverage:	Borough-wide

Estimated Timetable:

<i>Milestones (key ones shown in italics)</i>	<i>Commencement Date:</i>
Pre-production period, <i>including commencement of document preparation:</i>	already started
Preparation of issues and alternative options including initial Sustainability Appraisal (incl. Reg 25 consultation)	December 2006
<i>Public participation on preferred options and formal sustainability appraisal as required under Reg 26.</i>	September 2008
Consideration of representations and discussions with community/stakeholders:	January 2009
Preparation of submission DPD and amendments to sustainability appraisal	March 2009
<i>Submission of DPD to SOS:</i>	September 2009
Public consultation period on submitted DPD (Reg 29):	September 2009
Pre-examination consideration of representations:	November 2009
<i>Pre-examination meeting</i>	January 2010
<i>Commencement of Examination:</i>	March 2010
Receipt of Inspector's binding report:	September 2010
<i>Adoption and publication of DPD:</i>	December 2010

Arrangements for production:

Lead department/organisation:	Forward Planning Team
Management arrangements:	LDF Working Party (Members and Officers), Planning Committee. and Portfolio holder for Planning and Regeneration, potential joint working with Preston and Chorley.
Resources (including external):	Staffing resources within the Forward Planning Team plus other officers as expertise is required. Financial provision (over and above normal annual budget) made within an earmarked reserves to cover large one-off costs incurred in development plan production. Planning Delivery Grant will be used to buy in additional resources. Planning Inspectorate responsible for setting examination date and production of binding report.
Approach to involving stakeholders and community:	Involvement to be in accordance with the adopted SCI
Post Production:	Core strategy to be monitored on an annual basis by means of an Annual Monitoring Report. This will highlight whether there is a need to review and update the Core Strategy in the light of current performance and any emerging changes to the national, regional or strategic planning context. Where review is necessary, this will be scheduled in the annual revisions to the LDS.



LDD Profile: Site Specific Allocations (including Proposals Map)**Document details:**

Title:	Site Specific Allocations (including Proposals Map)
Role and subject:	Sets out the site specific allocations to meet the Borough's development needs (e.g. housing and employment) and identifies areas which are protected from inappropriate development (e.g. green belt and safeguarded land).
Status:	Development Plan Document
Chain of conformity:	Core strategy, national planning policy statements (PPS), North West Regional Spatial Strategy (RSS) and South Ribble Community Strategy.
Geographic coverage:	Borough-wide

Estimated Timetable:

<i>Milestones (key ones shown in italics):</i>	<i>Commencement Date:</i>
Pre-production period, <i>including commencement of document preparation:</i>	already commenced
Preparation of issues and alternative options including initial Sustainability Appraisal (incl. Reg 25 consultation)	November 2008
<i>Public participation on preferred options and formal sustainability appraisal as required under Reg 26.</i>	November 2009
Consideration of representations and discussions with community/stakeholders:	March 2010
Preparation of submission DPD and amendments to sustainability appraisal	May 2010
<i>Submission of DPD to SOS:</i>	November 2010
Public consultation period on submitted DPD (Reg 29):	November 2010
Pre-examination consideration of representations:	March 2011
<i>Pre-examination meeting</i>	July 2011
<i>Commencement of Examination:</i>	September 2011
Receipt of Inspector's binding report:	February 2011
<i>Adoption and publication of DPD and revised Proposals Map:</i>	May 2012

Arrangements for production:

Lead department/organisation:	Forward Planning Team
Management arrangements:	Local Development Framework Working Party (Members and Officers), Planning Committee and Portfolio holder for Planning and Regeneration.
Resources (including external):	Staffing resources within the Forward Planning Team plus other officers as expertise is required. Financial provision (over and above normal annual budget) made within an earmarked reserves to cover large one-off costs incurred in development plan production. Planning Delivery Grant will be used to buy in additional resources.
Approach to involving stakeholders and community:	Involvement to be in accordance with SCI
Post Production:	The DPD will be monitored on an annual basis by means of an Annual Monitoring Report. This will highlight whether there is a need to review and update any part of it in the light of current performance and any emerging changes to the national, regional or strategic planning context. Where review is necessary, this will be scheduled in the annual revisions to the LDS.



LDD Profile: Development Control Manual

Document details:

Title:	Development Control Manual
Role and subject:	To provide non-site specific, detailed polices and standards which will be used in the determination of planning applications. SPD may be produced to give further guidance on the application of these policies.
Status:	DPD
Chain of conformity:	Core Strategy
Geographic coverage:	Borough-wide

Estimated Timetable:

<i>Milestones (key ones shown in italics):</i>	<i>Commencement Date:</i>
Pre-production period, <i>including commencement of document preparation:</i>	January 2005
Preparation of issues and alternative options including initial Sustainability Appraisal (incl. Reg 25 consultation)	November 2008
<i>Public participation on preferred options and formal sustainability appraisal as required under Reg 26.</i>	November 2009
Consideration of representations and discussions with community/stakeholders:	March 2010
Preparation of submission DPD and amendments to sustainability appraisal	May 2010
<i>Submission of DPD to SOS:</i>	November 2010
Public consultation period on submitted DPD (Reg 29):	November 2010
Pre-examination consideration of representations:	March 2011
<i>Pre-examination meeting</i>	July 2011
<i>Commencement of Examination:</i>	September 2011
Receipt of Inspector's binding report:	February 2011
<i>Adoption and publication of DPD and revised Proposals Map:</i>	May 2012

Arrangements for production:

Lead department/organisation:	Forward Planning Team in conjunction with the Development Control team
Management arrangements:	LDF Working Party (Members and Officers), Planning Committee and Portfolio holder for Planning and Regeneration.
Resources (including external):	Staffing resources within the Forward Planning and Development Control Teams plus other officers as expertise is required. Financial provision (over and above normal annual budget) made within an earmarked reserves to cover large one-off costs incurred in development plan production. Planning Delivery Grant will be used to buy in additional resources.
Approach to involving stakeholders and community:	Involvement to be in accordance with SCI
Post Production:	The DPD will be monitored on an annual basis by means of an Annual Monitoring Report. This will highlight whether there is a need to review and update any part of it in the light of current performance and any emerging changes to the national, regional or strategic planning context. Where review is necessary, this will be scheduled in the annual revisions to the LDS.



LDD Profile: Leyland Town Centre Action Area Plan (if needed)

Document details:

Title:	Leyland town Centre Action Area Plan
Role and subject:	Sets out the planning policies to secure regeneration and guide investment in the town centre in the wider context of the regeneration of the town centre. <i>The need for this DPD will be determined when the masterplan is finalised in Summer 2007.</i>
Status:	Development Plan Document
Chain of conformity:	Core strategy, national planning policy statements (PPS6), North West Regional Spatial Strategy (RSS) and South Ribble Community Strategy.
Geographic coverage:	Leyland Town Centre

Estimated Timetable:

Milestones (key ones shown in italics):	Commencement Date:
Pre-production period, <i>including commencement of document preparation:</i>	already commenced
Preparation of issues and alternative options including initial Sustainability Appraisal (incl. Reg 25 consultation)	November 2008
<i>Public participation on preferred options and formal sustainability appraisal as required under Reg 26.</i>	November 2009
Consideration of representations and discussions with community/stakeholders:	March 2010
Preparation of submission DPD and amendments to sustainability appraisal	May 2010
<i>Submission of DPD to SOS:</i>	November 2010
Public consultation period on submitted DPD (Reg 29):	November 2010
Pre-examination consideration of representations:	March 2011
<i>Pre-examination meeting</i>	July 2011
<i>Commencement of Examination:</i>	September 2011
Receipt of Inspector's binding report:	February 2011
<i>Adoption and publication of DPD and revised Proposals Map:</i>	May 2012

Arrangements for production:

Lead department/organisation:	Forward Planning Team
Management arrangements:	Local Development Framework Working Party (Members and Officers), Planning Committee and Portfolio holder for Planning and Regeneration.
Resources (including external):	Staffing resources within the Forward Planning Team plus other officers as expertise is required (e.g. from the Regeneration Team). Financial provision (over and above normal annual budget) made within an earmarked reserves to cover large one-off costs incurred in development plan production.
Approach to involving stakeholders and community:	Involvement to be in accordance with SCI
Post Production:	The DPD will be monitored on an annual basis by means of an Annual Monitoring Report. This will highlight whether there is a need to review and update any part of it in the light of current performance and any emerging changes to the national, regional or strategic planning context. Where review is necessary, this will be scheduled in the annual revisions to the LDS.



LDD Profile: Open Space SPD

Document details:

Title:	Open Space SPD
Role and subject:	Provides further details for the delivery of new public open space as part of residential developments
Status:	SPD
Chain of conformity:	PPG17, Core Strategy and Council's Public Open Space Strategy
Geographic coverage:	Borough-wide

Estimated Timetable:

<i>Milestones (key ones in italics)</i>	<i>Commencement Date:</i>
Preparation of draft SPD and sustainability appraisal report	March 2009
<i>Draft SPD and sustainability appraisal report issued for public consultation (Reg 17)</i>	Jan 2010
Consideration of consultation representations:	April 2010
<i>Adoption and publication of document:</i>	April 2011

Arrangements for production:

Lead department/organisation:	Forward Planning Team
Management arrangements:	LDF Working Party (Members and Officers), Planning Committee. and Portfolio holder for Planning and Regeneration.
Resources (including external):	Staffing resources within the Forward Planning, Regeneration and Property Services teams. Possible use of external consultants (as for open space study).
Approach to involving stakeholders and community:	Involvement to be in accordance with the SCI
Post Production:	The need to review the SPD will be made apparent through the monitoring of the open space policies contained within higher order DPDs which will take place through the Annual Monitoring Report and in the light of any changes to the national planning policy context. Where review is necessary, this will be scheduled in the annual revisions to the LDS.

LDD Profile: Affordable Housing SPD

Document details:

Title:	Affordable Housing SPD
Role and subject:	Provides further detail regarding the provision of affordable housing and definitions of affordability in the local context. Provides evidence of need based on up to date surveys and housing needs assessments.
Status:	SPD
Chain of conformity:	Conformity with PPS3, Housing Strategy, Core Strategy and Joint Housing Market Study
Geographic coverage:	Borough-wide

Estimated Timetable:

<i>Milestones (key ones in italics)</i>	<i>Commencement Date:</i>
Preparation of draft SPD and sustainability appraisal report	March 2009
<i>Draft SPD and sustainability appraisal report issued for public consultation (Reg 17)</i>	January 2010
Consideration of consultation representations:	April 2010
<i>Adoption and publication of document:</i>	April 2011

Arrangements for production:

Lead department/organisation:	Forward Planning team
Management arrangements:	LDF Working Party (Members and Officers), Planning Committee. and Portfolio holder for Planning and Regeneration.
Resources (including external):	The Forward Planning and Housing teams will work closely to produce the SPD.
Approach to involving stakeholders and community:	Involvement to be in accordance with the SCI
Post Production:	Future housing needs assessments and market studies will identify whether there is any need to amend the SPD



Programme for LDD production 1st January 2007 to 31st December 2012



List of policies in South Ribble Local Plan and relationship to the LDF

(Note: the saving of local plan policies is the subject of a separate protocol.
This list indicates how current local plan policies may relate to the LDF)



POLICIES	COMMENT	ACTION	DESTINATION
Development Policies			
D1 New Development	Needs updating to reflect emerging RSS and structure plan	Review	Core Strategy DPD
D2 Royal Ordnance Urban Village	Establishes principles for development of this large site. Policy remains relevant.	Review	Site Specific Allocations DPD
D3 Existing Built-Up Areas	Policy still required but needs to reflect Interim Housing Policy	Review	Core Strategy DPD
D4 Green Belt	Key strategic policy. No changes to boundaries envisaged.	Save	Merge into Core Strategy DPD. Show boundaries on Proposals Map DPD
D5 Development in the Green Belt	Policy remains relevant.	Save	Merge into Development Control DPD
D6 Major Developed Site Myerscough College	Development complete, policy no longer relevant	Delete	-
D7 Major Developed Site – Whitbread Brewery	Policy remains relevant.	Save	Merge into Site Specific Allocations DPD
D8 Safeguarded Land	Assessment needed to determine whether development land is required	Review	Principle in Core Strategy, boundaries on Proposals Map DPD
D9 Local Needs in Villages	Policy remains relevant. Boundary amendment to reflect development taken place	Review	Site Specific Allocations DPD
D10 Green Wedges	Policy remains relevant.	Save	Principle in Core Strategy, boundaries on Proposals Map DPD
D11 Best and Most Versatile Agricultural Land	Policy remains relevant.	Save	Merge into Core Strategy DPD
D12 The Re-use and Adaptation of Rural Buildings	Review in line with PPS7	Review	Development Control DPD
Housing Policies			
HP1 Allocation of Housing Land	Key strategic policy. Needs to reflect Structure Plan, emerging RSS & up to date housing land supply information. Interim policy to be reviewed and incorporated.	Review	Core Strategy. Any specific sites to be shown in Site Specific Allocations DPD
HP2 Affordable Housing - Overall Target	2004 housing needs survey undertaken	Review in accordance with latest needs survey	Core Strategy DPD
HP3 Affordable Housing - Site Specific Targets			Any specific sites to be shown in Site Specific Allocations DPD
HP4 Requirement for Affordable Housing on Other Sites			Core Strategy DPD
HP5 Rural Areas Exception Policy	Policy remains relevant.	Save	Core Strategy DPD
HP6 Mechanisms to Ensure Affordability	Policy remains relevant	Review	Development Control DPD
HP7 Agricultural Workers Dwellings	Review in line with PPS7	Review	Development Control DPD
HP8 Removal of Agricultural Occupancy Conditions	Review in line with PPS7	Review	Development Control DPD
HP9 Caravan Sites for Gypsies	Needs to reflect guidance in PPG3	Review	Development Control DPD
Employment Policies			
EMP1 Allocation of Employment Land	Key strategic policy. Needs to reflect Structure Plan, emerging RSS and current employment land position.	Review	Core Strategy DPD
EMP2 Major Inward Investment Site	Needs to reflect Structure Plan and emerging RSS	Review	Core Strategy DPD
EMP3 Main Existing Employment Areas	Need to be reviewed to address issue of loss of employment land	Review	Site Specific Allocations DPD
EMP4 Other Existing Sites			



EMP5 Business Use			
EMP6 Mixed Use Schemes	Need to review on account of housing land over-supply situation and the adequate employment land supply	Review	Site Specific Allocations DPD
EMP7 Land at West Paddock, Leyland	Policy remains relevant.	Save	Merge into Site Specific Allocations DPD unless site developed before then.
EMP8 Land at Samlesbury Aerodrome	Policy remains relevant.	Save	Merge into Site Specific Allocations DPD
EMP9 Strategic Landscaped Areas in Employment Areas	Policy remains relevant.	Save	Merge into Site Specific Allocations DPD
Retail Policies			
LTC1 Land at Southern Towngate	A small part of the original allocation is still available but likely to be developed before 2007.	Review	Merge into Site Specific Allocations DPD if not developed by 2007
LTC2 Allocation of Development Sites for Town Centre Uses	The allocations have been implemented.	Delete	-
LTC3 Other Development within the Town Centre	Need to review in line with Retail Study, Regeneration Action plans and town centre masterplan when finalised.	Review	Policies for Leyland Town Centre to be included in Core Strategy DPD, Site Specific Allocations DPD and District Centres SPD or possible town centre Action Area Plan.
LTC4 Criteria for Determining Applications			
LTC5 Hough Lane and Chapel Brow Improvements			
LTC6 Linking of Chapel Brow and Hough Lane			
LTC7 Car Parking in Leyland Town Centre			
FR1 Definition of District Centres	Need to review in light of Retail Study and PPS6 when finalised.	Review	Shopping hierarchy in Core Strategy DPD. Specific boundaries in Site Specific Allocations DPD.
FR2 Capitol Centre, Walton le Dale			Core Strategy DPD
FR3 Development Elsewhere in the Urban Area			Development Control DPD
FR4 Other Retail and Commercial Development within the Existing Built-Up Area			
FR5 Loss of Local Shops	Effectiveness needs to be examined	Review	Development Control DPD
Environment Policies			
ENV1 Landscape Protection and Enhancement	Need to review in light of Landscape Strategy for Lancashire, Structure Plan and accompanying SPG: Landscape and Heritage	Review	Core Strategy DPD
ENV2 Sites of Special Scientific Interest	Policy remains relevant.	Save	Merge into Core Strategy DPD. Show boundaries on proposals Map DPD
ENV3 Protecting Other Sites and Features of Nature Conservation Interest	Principle remains relevant. The proposals map will need amending to take account of the changes to biological and geological heritage sites.	Review	Principle in Core Strategy DPD. Show boundaries on Proposals Map DPD
ENV4 The Protection of Wildlife Habitats	Need to review to take account of the Lancashire Biodiversity Action Plan	Review	Site Specific Allocations DPD
ENV5 Habitat Creation		Review	Development Control DPD
ENV6 Wildlife Corridors	Policy remains relevant. Existing boundaries need to be re-examined and consideration given to new corridors.	Review	Site Specific Allocations DPD
ENV7 Protection of Trees and Woodlands	Policies remains relevant but distinction needs clarifying	Save	Development Control DPD
ENV8 Trees and Development		Review	Development Control DPD
ENV9 Unstable or Contaminated Land	Need to review to take account of changes in legislation and the Council's contaminated land strategy.	Review	Development Control DPD
ENV10 Derelict Land Reclamation	Policy requires review in the light of allocations in the plan and recent	Review	Development Control DPD



	developments		
ENV11 Environmental Improvement	Need to review in light of current priorities	Review	Development Control DPD
ENV12 Listed Buildings	Need to review to assess whether these policies duplicate existing duties or national guidance.	Review	Development Control DPD if required
ENV13 Alterations and Additions to Listed Buildings			
ENV14 Setting of a Listed Building			
ENV15 Development in Conservation Areas			
ENV16 Article 4 Directions	Statement of intent covered by other provisions	delete	-
ENV17 Development and Archaeological Sites	Policy remains relevant.	Save	Merge into Development Control DPD
ENV18 Development and Historic Parks and Gardens	Policy remains relevant.	Save	Merge into Development Control DPD
ENV19 Coastal Zone	Policy remains relevant.	Save	Merge into Development Control DPD
ENV20 Flood Risk	Need to review in line with PPG25 and up to date flood risk areas.	Review	Development Control DPD
ENV21 Groundwater Resources	Policy remains relevant and could be combined with ENV23	Review	Development Control DPD
ENV22 Pollution	Policy remains relevant	Save	Merge into Development Control DPD
ENV23 Water Resources and Development	See ENV 21	See ENV21	
ENV24 External Lighting and Development	Policy remains relevant	Review	Development Control DPD
ENV25 Hazardous Substances and Installations	Policy remains relevant	Save	Merge into Development Control DPD
ENV26 Development of Renewable Energy Schemes	Need to review in line with PPS22	Review	
Open Space and Recreation Policies			
OSR1 New Development Standards	Needs to be reviewed in line with PPG17 and the Council's Public Open Space Strategy.	Review	Overall framework for open space in Core Strategy DPD. Standards in Development Control DPD
OSR2 Provision of Open Space in Association with New Housing Developments	Policy needs simplifying and will reflect changes to OSR1	Review	Development Control DPD
OSR3 New Sites	Needs to be reviewed in line with Council's Public Open Space Strategy and corporate priorities.	Review	Site Specific Allocations DPD
OSR4 Parks and Other Public Open Spaces	Principle remains relevant. Review in line with PPG17 and the Council's Public Open Space Strategy.	Review	Site Specific Allocations DPD
OSR5 Amenity Open Spaces	As OSR4	Review	Site Specific Allocations DPD
OSR6 Private, Educational and Institutional Recreational Open Spaces	As OSR4	Review	Site Specific Allocations DPD
OSR7 Allotments	Principle remains relevant, may need rewording.	Review	Site Specific Allocations DPD
OSR8 New Facilities	Policy remains relevant.	Save	Merge into Development Control DPD
OSR9 Golf Courses	Review necessity of policy	Review	Development Control DPD
OSR10 Commercial Stables	Review necessity of policy	Review	Development Control DPD
OSR11 Priority Areas	Review necessity of policy	Review	Development Control DPD
OSR12 Recreational Routes	Principle remains relevant. Wording to be reviewed.	Review	Development Control DPD
OSR13 Disused Transport Routes	Principle remains relevant. Wording to be reviewed.	Review	Development Control DPD
OSR14 Footpath Network	Review necessity of policy	Review	Development Control DPD
OSR15 Tourism Developments	Needs to be reviewed in light of Structure Plan	Review	Development Control DPD
OSR16 Small Scale Tourism	Review in light of PPS7	Review	Development Control DPD



OSR17 Holiday Caravans	Policy remains relevant	Save	Merge into Development Control DPD
Transport Policies			
T1 Protection of New Highway Routes and Schemes	Strategic transport matter – the continued protection of the Penwortham bypass is required	Save	Merge into Core Strategy DPD and Proposals Map DPD
T2 Reservation of Land for Highways	All the schemes completed	delete	-
T3 Link Road	Policy remains relevant	Save	Merge into Site Specific Allocations DPD
T4 Park and Ride Sites	Scheme complete	delete	-
T5 Road Hierarchy	Policy remains relevant.	Save	Merge into Core Strategy DPD
T6 Control of Development Affecting Trunk Roads	Review necessity for policies. Scope for merging.	Review	Development Control DPD
T7 Implications of Development for Non Trunk Roads		Review	Development Control DPD
T8 Traffic Management T9 Traffic Calming	Principle remains relevant with scope for combining policies	Review	Development Control DPD
T10 Parking Standards	Principle remains relevant. Need to review in light of PPG13.	Review	Development Control DPD
T11 Cycling	Principle remains relevant	Save	Merge into Development Control DPD
T12 Footpaths and Bridleways T13 Pedestrian Movement	Policies remain relevant with scope for merging	Review	Development Control DPD
		Review	Development Control DPD
T14 Facilities in Highway Schemes	Needs reviewing	Save	Merge into Development Control DPD
T15 Pedestrianisation	Partly implemented. Need to be reviewed in line with Regeneration Strategy/ Pilot Areas Action plans.	Review	Site Specific Allocations DPD and District Centres SPD
Quality of Development Policies			
QD1 Design Criteria for New Development	Principle remains relevant, could incorporate design guide within policy. Policies could be merged.	Review	Development Control DPD
QD2 Design of Residential Extensions and Free Standing Structures			
QD3 Design of New Shopfronts	Merge with QD5	Review	Development Control DPD
QD4 Crime Prevention	Policy could be strengthened to incorporate up to date guidance	Review	Development Control DPD
QD5 Security Shutters	Merge with QD3	Review	Development Control DPD
QD6 Noise Sensitive Developments	Review in light of PPG24	Review	Development Control DPD
QD7 Landscaping in new Developments	Scope for merging with QD1	Review	Development Control DPD
QD8 Landscaping along Major Highway routes	Scope for merging with QD1	Review	Merge into Site Specific Allocations DPD
QD9 Advertisements	Policy remains relevant	Save	Merge into Development Control DPD
QD10 Personal Mobility	Review in line with new DDA Act	Review	Development Control DPD
QD11 New Agricultural Buildings	Policy remains relevant. Policy could be combined with QD1	Review	Development Control DPD
QD12 Telecommunications	Review in line with PPG8	Review	Development Control DPD
Community Services Policies			
C1 Community Facilities	Policy remains relevant.	Review	Development Control DPD
C2 Existing Community Services	Policy needs strengthening and clarifying	Review	Development Control DPD
C3 School Sites	Policy remains relevant.	Save	Merge into Site Specific Allocations DPD
C4 Community Centres	Policy implemented	delete	-
C5 Public Utilities	Policy remains relevant	Save	Merge into Development Control DPD
Implementation Policies			
IMP1 Community Benefit	Policy remains relevant	Save	Merge into Development Control DPD



