

Site N Liverpool Road, Hutton

Hutton Parish Council raised a concern about an inconsistency between paragraph 3.6 in the Plan, on page 8 which reads as follows:

3.6 Outside of the areas already identified above, South Ribble has a number of smaller villages, in the interest of sustainable development, growth and investment in such places development will be confined to small scale infill, conversion of rural buildings and proposals to meet local need.

In comparison with paragraph 7.38 of the Plan, on page 37 which reads as follows:

7.38 This Greenfield site, measuring 2.4ha, is located on the northern side of Liverpool Road, opposite Hutton Grammar School. Residential properties are located to its east and south with open land to the north. A small wooded area exists to the site's western side together with a public right of way. This appropriate level of development is in line with policy 1 (f) as defined in the Core Strategy.

The Council accepts that the document could be clearer in its link between Central Lancashire Core Strategy Policy 1 (f) which allows for larger scale redevelopment schemes where there are exceptional reasons and paragraph 3.6 within the Plan.

The Core Strategy Policy is outlined below:

Policy 1, clause f) In other places – smaller villages, substantially built up frontages and Major Developed Sites – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes.

In order to provide greater clarity between the Core Strategy and the Plan, the Council proposes to add the following minor amendment:

3.6 Outside of the areas already identified above, South Ribble has a number of smaller villages, in the interest of sustainable development, growth and investment in such places development will be confined to small scale infill, conversion of rural buildings ~~and~~ proposals to meet local need and where there are exceptional reasons larger scale redevelopment schemes may be appropriate.