


CABINET REPORT			ITEM 5
DATE	LEAD MEMBER	LEAD OFFICER	
6 November 2013	Councillor Hughes	Helen Hockenhill/ Kezia Taylerson	
SUBJECT	LDF South Ribble Site Allocations and Development Management Policies Development Plan Document Partial Version		

SUMMARY AND LINK TO CORPORATE PRIORITIES

This report explains the latest stage in the preparation of the Site Allocations DPD, the results and implications of the Inspector's Partial Report and what will happen next in the process.

The Site Allocations DPD is the last key planning document to be prepared in the emerging LDF and when formally adopted will supersede the Local Plan (2000).

The Site Allocations DPD is linked to the Council's corporate priorities of Delivering a Strong South Ribble in the heart of a prosperous Central Lancashire; Creating Strong and Healthy Communities; together with a Clean, Green and Safe Environment.

RECOMMENDATIONS

That Cabinet recommends that Council:

- a) accepts the Main Modifications recommended by the Planning Inspector and the findings of her Partial Report (Appendix 1).
- b) endorses the Site Allocations and Development Management Policies DPD – Partial Version (Appendix 2), including all Main Modifications amendments for Development Management purposes.
- c) delegates authority to the Planning Manager in consultation with the Cabinet Member for Strategic Planning and Housing to make minor text, layout and formatting amendments.

DETAILS AND REASONING

The Site Allocations DPD follows on from the Central Lancashire Core Strategy (adopted July 2012) and forms the last key stage of the emerging LDF. The Site Allocations DPD, when adopted will allocate sites across the borough for housing, employment, retail, open space, biological heritage sites etc. as well as bringing in a series of development management policies which will be used to inform decisions on planning applications.

As Members will know, there was an examination into the Site Allocations DPD with a Planning Inspector in early March 2013. Since this date there has been on-going communication with the Planning Inspector, Ms Heywood, to provide additional information, discuss Main Modifications that are required in order to ensure that the Site Allocations DPD is sound and consult on these modifications.

The Main Modifications were endorsed by Planning Committee on 24 April for public consultation between 21 June and 16 August 2013. There were 13 representations received to the Main Modifications which were duly passed on to the Planning Inspector.

Once the consultation had ended and the Planning Inspector had considered the representations, the Council received the Partial Report (Appendix 1). This set out the Inspector's decision on all issues, except Gypsy and Traveller Accommodation (GTAA) (which will be discussed later in this report).

The Inspector recommended a few small changes, additional to the Main Modifications, in response to these representations received. These were:

- A definition of 'comprehensive development' to be added to the Glossary;
- Some minor additions to MM06 in terms of the wording relating to the provision of Masterplans;
- The housing completions shortfall remains at 809 dwellings to March 2013 rather than 692 dwellings as the authority had argued. This relates to delivery of housing, when the 417 dwellings per year are not delivered the shortfall from each year has to be delivered over the Plan period – this does not impact on the overall supply of housing or mean any extra houses need to be delivered above the 15 year supply;
- A consultation will be required on a cartographic error relating to the Green Belt boundary at the Enterprise Zone (EZ) to tie in with the official designated boundary of the EZ. This is due to take place from the 17 October to November 28, alongside a public consultation on the Masterplan for this site.

Members will be pleased to know that the Planning Inspector supports all of the allocations that the authority has proposed and considers the sites to be justified, effective and in line with national policy. The findings in the Partial Report are a positive step forwards in adopting the LDF and relate to all areas aside from the GTAA.

The next stage is for Cabinet and Council to consider the endorsement of the Partial Report to the Site Allocations DPD and the recommended Main Modifications for Development Management purposes (which this report recommends) as included in the Site Allocations Partial Version (Appendix 2).

The Planning Inspector stated in paragraph 19 of her Partial Report that:

'For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all of the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However, because of the very advanced stage in the examination process that the main modifications set out in the attached Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers' (Paragraph 19, Partial Report).

This is a very positive statement which means that the Site Allocations DPD will now carry 'significant weight' in the development management process.

SOUTH RIBBLE LOCAL PLAN (2000)

The Local Plan (2000) remains an adopted development plan until the Site Allocations DPD is formally adopted (anticipated spring/autumn 2014). However, due to the advanced stage of the Site Allocations DPD and the 'significant weight' that is now attached, only limited weight will be attributed to the Local Plan (2000) going forward.

GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION (GTAA)

As part of the Examination into the Site Allocations DPD the Planning Inspector requested updated information on Gypsy and Traveller Accommodation Assessment (GTAA) needs and required evidence to support whether there was an unmet need within South Ribble or the wider Central Lancashire, which the Site Allocations DPD should provide for.

The Council, alongside Preston City Council and Chorley Borough Council have procured consultants Arc4 to produce an updated GTAA report in order to assess any future need and whether a site/s may need to be allocated within South Ribble and/or surrounding Central Lancashire. The GTAA report is due to be finished in December 2013 and the findings of the assessment will be reported to Cabinet in January 2014.

The next steps are for the officers to receive the findings of the GTAA and then programme the last stages of the Site Allocations DPD production. There are two potential outcomes.

1) If there is no need to identify a site then a consultation can occur on the findings of the GTAA only, the Inspector can organise a last hearing session and the remains of the Report can be issued which would lead to full adoption of the Site Allocations DPD in Spring 2014.

2) If a need is identified and the authority needs to allocate a site/s, either a transit site or permanent site, this will take a lot longer. There will need to be a 'Call for Sites', consultation and sustainability appraisal on a choice of sites, a preferred site chosen, representations sent to the Inspector and a hearing session before we would receive the remains of the Report. Then the authority would be in a position to adopt the Site Allocations DPD fully by autumn 2014.

The officers will receive the GTAA report in December and can feedback the findings of the assessment to Members at Cabinet in January 2014. Members can then decide what course of action they wish to take.

CONCLUSION

In conclusion, the Partial Report of the Site Allocations DPD is a positive step forward in the lengthy LDF process and once endorsed by Members at Cabinet and Council will allow 'significant weight' to be attributed to the DPD when used to make decisions on planning applications. New timeframes for the full adoption of the Site Allocations DPD is anticipated for Spring/Summer 2014, however this could change depending on which scenario is necessary.

WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these. The risk assessment which has been carried out forms part of the background papers to the report.

FINANCIAL	<p>There will be preparation costs for documents and these will be contained within the current Local Plan revenue estimates and the production of joint documents is more cost effective than acting alone.</p> <p>In the case of the preparation of the GTAA this has been on a joint basis with Chorley Council and Preston City Council, for economies of scale.</p>
LEGAL	<p>The preparation of the DPD complies with the relevant legislation. Once the Site Allocations and Development Management Policies DPD Partial Version has been endorsed by Council then more weight can be given to it when making decisions on planning applications. In accordance with the Inspector's own comments it will be appropriate to accord this document significant weight in the planning decision process.</p>
RISK	<p>The preparation of the LDF including the Site Allocations DPD has been risk assessed as part of the local development scheme and is subject to annual review.</p>
OTHER	<p>An Equality Impact Assessment has been undertaken as part of document preparation.</p> <p>A Sustainability Appraisal has been undertaken as part of the document Preparation.</p>

Background Documents

Appendix 1 - Inspector's Partial Report

Appendix 2 - Site Allocations DPD Partial Version