

REPORT TO	DATE OF MEETING
Cabinet	02/04/14

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SUBJECT	PORTFOLIO	AUTHOR	ITEM
Update on the Central Lancashire Gypsy and Traveller Accommodation Assessment (GTAA) and the adoption of the Site Allocations Development Plan Document (DPD)	Strategic Planning and Housing	Debra Holroyd-Jones	9

SUMMARY AND LINK TO CORPORATE PRIORITIES

This report explains the latest stage in the preparation and adoption of the Site Allocations Development Plan Document (DPD), including the need for further work on the recent Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) and the preparation of a separate Development Plan Document to deal with the accommodation needs for Gypsy and Traveller and Travelling Showpeople within Central Lancashire.

The Site Allocations DPD is a key planning document in the Local Development Framework (LDF) process and when formally adopted it will supersede the South Ribble Local Plan (2000). The Council are now in a position to prepare for the adoption of the Site Allocation DPD following a further Main Modification consultation relating to Gypsy and Traveller and Travelling Showpeople.

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:

- a) endorses the Main Modification relating to Gypsy and Traveller and Travelling Showpeople for a 6 week consultation period and subsequent submission to the Planning Inspectorate.
- b) accepts the need for further work on the GTAA and agrees to the preparation of a joint Gypsy and Traveller and Travelling Showpeople Development Plan Document (DPD) with the neighbouring authorities of Chorley and Preston.

DETAILS AND REASONING

As Members are aware at the Examination into the Site Allocations DPD in March 2013, the Planning Inspector requested updated information on a Gypsy and Traveller Accommodation Assessment (GTAA) to assess the needs and requirements and evidence as to 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 commissioned 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 was finalised in December 2013 and the findings have been considered by the Planning Inspector. The inspector has a number of issues and concerns with the findings nevertheless she also recognises that the Council wishes to pursue the adoption of the Site Allocations DPD as quickly as possible to ensure the Council have up to date planning policies on all other matters contained within the DPD.

On that basis the Inspector has proposed a 'pragmatic approach' to allow the Council to adopt the Site Allocations DPD before the policy matters relating to Gypsy and Travellers are resolved. In order to achieve this, a further Main Modification (additional text) will be required to the Site Allocations DPD, to explain that further work will be carried out on the GTAA and that a separate Development Plan Document (DPD) on Gypsy and Traveller and Travelling Showpeople Accommodation will be prepared by the Council, working with Chorley and Preston Councils.

Officers have prepared wording in the form of a Main Modification in consultation with the Planning Inspector. The wording will replace Para 7.9. of the Partial Version Site Allocations DPD.

This Main Modification text is as follows –

'Working with Preston and Chorley Councils a Central Lancashire Gypsy and Traveller and Travelling Showpeople Assessment (GTAA) was commissioned in July 2013. The overall purpose of the study was to assess overall accommodation need and distribution for each participating local authority, undertaken in a manner which conforms to national policy. The study was finalised in December 2013 and the final report was sent to the Inspector for her consideration. The Council then received letters (dated 6 February 2014 and 5 March 2014) from the Inspector highlighting various issues and matters in relation to the GTAA.

In light of this the Council now commits to undertake further work on the Gypsy and Traveller Accommodation Assessment (GTAA) within 12 months (from February 2014), with a view to resolving the outstanding concerns as highlighted in the annex to the Inspector's letters. The Council also makes the commitment to produce, jointly with the neighbouring authorities of Chorley and Preston, a separate Gypsy and Traveller and Travelling Showpeople accommodation Development Plan Document (DPD), to include transit site provision, in line with the outcomes of the further GTAA work. The timescales for this work are documented within the updated Local Development Scheme (LDS).

In carrying out this work, and in the assessment of any future planning applications which may come forward, the Council recognises the need to ensure fair and equal treatment for the gypsy and traveller and travelling showpeople community and the need to facilitate the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

The Council recognises that the gypsy and traveller and travelling showpeople population can be hard to reach when undertaking GTAAs and that there may be a need resulting from overcrowding on existing sites, concealed households or those living in bricks and mortar which the current GTAA has been unable to identify.

Any future planning applications submitted to the Council relating to gypsy and traveller and travelling show people sites will be assessed on the basis of the

Central Lancashire Core Strategy Policy 8 and the national 'Planning policy for traveller sites', or any subsequent national policy.'

The Main Modification text will need to be the subject of public consultation for a six week period, which is proposed to begin on Monday 7 April 2014 and end on Sunday 18 May 2014, subject to Cabinet endorsing the recommendations contained within this report.

The representations received on the Modification will be forwarded for consideration by the Planning Inspector; this would then inform her Final Report on the Site Allocations DPD before adoption.

It is important to note that the consultation is in relation to the wording of the Modification text only, and that any matters relating to the accommodation needs of Gypsy and Traveller and Travelling Showpeople within Central Lancashire will be consulted on separately once further work has been carried out on the GTAA and the preparation of a separate DPD on these matters has commenced.

An indicative timeframe for the Main Modification consultation and adoption of the Site Allocations DPD is detailed below –

Task	Timescale
Cabinet Meeting - Report on Site Allocations and update on GTAA position	2 April 2014
6 weeks Main Modifications Consultation	7 April 2014 -16 May 2014
Modifications consultation information and responses sent to Inspector	23 May 2014
Final report on the Site Allocation DPD received from Inspector	Approx w/c 23 June 2014
Full Council Meeting - Final Site Allocations DPD for adoption.	23 July 2014
Adoption of Site Allocations DPD	23 July 2014
Judicial Review Period	24 July 2014 – 5 September 2014

Once further work has been carried out on the GTAA, approx over the next 6 months, Members will be updated on the process and the timescales of preparing a separate DPD on Gypsy and Traveller and Travelling Showpeople accommodation needs.

CONCLUSION

In conclusion, consulting on the main modifications is a positive step forward in the lengthy LDF process. Once consultation has taken place, subject to the Inspector's final report, the Council will be in the position to adopt the Site Allocations DPD.

Once the Site Allocations is endorsed by Members at Cabinet and Council this will mean that 'full weight' will be attributed to the DPD when used to make decisions on planning applications and planning appeals. The Council would have an up to date Local Plan and a sufficient housing land supply that is formally adopted. This will enhance our ability to resist planning applications in areas where we would not want to see development.

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 further work on the GTAA this will be 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 endorsed it will become a material planning consideration.</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

Site Allocations DPD Partial Version - November 2013

GTAA – December 2013