

REPORT TO	DATE OF MEETING
Cabinet	10/06/15

Report template revised June 2008



SUBJECT	PORTFOLIO	AUTHOR	ITEM
Policy C4 Site Allocations and Development Management Policies Development Plan Document (DPD) - Cuerden Strategic Site	Strategic Planning	Helen Hockenhull	5

SUMMARY AND LINK TO CORPORATE PRIORITIES

This report aims to provide Cabinet with an update on the adoption of the Site Allocations Development Plan Document, the new Local Plan, and in particular the recent consultation on the proposed further modification to Policy C4 - Cuerden Strategic Site.

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

The Cabinet are asked to note the report.

DETAILS AND REASONING

Work on the Site Allocations and Development Management Policies Development Plan Document, (the new Local Plan), commenced in the latter half of 2010. This is a key policy document which helps the Council protect parts of the Borough from development and also ensure managed growth in the Borough for the next fifteen years. Throughout the years officers within the Planning Team have followed national procedures, often lengthy and complex, to get a document which the Planning Inspectorate would see as sound and legally compliant. Along the way Cabinet and Council have been kept informed of developments.

Cabinet will be pleased to learn that after many years of detailed work we are now reaching the end of the process and the Council will soon be able to adopt the policy document. As Members are aware there have been a number of challenges along the way that have delayed progress, more latterly, Policy C4 – Cuerden Strategic Site.

Approval was sought at Cabinet in September 2014 to consult on a revised policy wording for the Cuerden site contained within the Development Plan. This consultation was carried out during October/November of last year and the Planning Inspectorate was kept informed throughout the process. Following suggestions from the Planning Inspectorate the Council approved this revised wording for further consultation at their meeting on 21 January 2015. These responses were also submitted to the Planning Inspector for her consideration.

The Inspector’s Final Report on this policy and the rest of the policy document is expected imminently. Officers are hopeful that this report will find the Development Plan Document sound and legally compliant in all respects.

This is a milestone for the Borough in Planning terms and gives the weight to future decision making on all sites coming forward.

It is currently anticipated that the Plan will be able to be presented to Council on 22 July 2015 for adoption.

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	The cost of document preparation is included in local plan revenue estimates. The potential cost of any Legal Challenge to the document in the High Court could be significant.
LEGAL	The preparation of the DPD complies with the relevant legislation. Once endorsed it will become a material planning consideration.
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> <p>In recommending a further amendment to Policy C4, the risk associated with this approach and alternative courses of action have been considered.</p>
THE IMPACT ON EQUALITY	An Equality Impact Assessment has been undertaken as part of document preparation.

OTHER (see below)	
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<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>

BACKGROUND DOCUMENTS

Site Allocations and Development Management Policies Development Plan Document
Partial Version Nov 13.