

<b>REPORT TO</b>	<b>DATE OF MEETING</b>
<b>COUNCIL</b>	<b>22 JULY 2015</b>

Report template revised July 2012



<b>SUBJECT</b>	<b>PORTFOLIO</b>	<b>AUTHOR</b>	<b>ITEM</b>
<b>SOUTH RIBBLE SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT</b>	<b>STRATEGIC PLANNING</b>	<b>STEVEN BROWN</b>	<b>10</b>

## **SUMMARY AND LINK TO CORPORATE PRIORITIES**

The final report of Inspector, Susan Heywood, following the Examination of the South Ribble Site Allocations Development Plan Document was submitted on 8<sup>th</sup> June 2015. This Authority specifically requested that the Inspector recommend any modifications necessary to make the plan sound to enable adoption to take place. Subject to a number of modifications set out in her report the Plan has been found to be sound. This report summarises the Inspector's conclusions and recommendations to allow adoption of the Plan. Following a change in terminology set out in Government guidance for such documents the Site Allocations Document will be henceforward known as a 'Local Plan'.

We have now reached the end of a long plan preparation process, and the Inspector's report represents a significant milestone. This is a key policy document which helps the Council protect parts of the Borough from development but also ensures managed growth in the Borough for the next fifteen years. The Plan, once adopted, will be the most significant planning policy document for the Borough. It identifies and allocates land required over a 15 year period in order to achieve the vision for growth outlined in the Central Lancashire Core Strategy and ensures that the necessary infrastructure will be put in place to support this growth. It provides a level of certainty about which areas will be developed or protected in the future and will help the Council defend its position in the event of any future planning appeals.

## **RECOMMENDATIONS**

That the Council:

- a) is recommended to adopt the South Ribble Site Allocations and Development Management Policies DPD (Local Plan) and upon adoption shall then be used for Development Management decision making purposes.
- b) delegate the making of any minor presentational and text amendments required for the final print version of the adopted document to the Planning Manager in consultation with the Strategic Member for Planning.

## **DETAILS AND REASONING**

The South Ribble Site Allocations DPD was subject to an independent Examination in Public between 5<sup>th</sup> and 14<sup>th</sup> March 2013. During the examination it became apparent that the absence of any allocation of sites for gypsies and travellers required further justification. The examination was suspended and the Council undertook further work updating the gypsy and traveller needs assessment. A partial report was issued in September 2013 which dealt with all matters except for the provision of accommodation for gypsy and travellers.

It was subsequently agreed that the Gypsy and Traveller needs would be a separate assessment exercise across Central Lancashire and this is still on-going with a view to preparing a discreet Gypsy and Traveller Plan within a specified timeframe.

The Inspector's report sets out the conclusions that the Site Allocations and Development Management Policies Development Plan Document provides an appropriate basis for the planning of the Borough over the next 15 years providing a number of modifications are made to the Plan. The Council requested the Inspector to advise what the modifications are and these are summarised in the table below. The modifications have all been incorporated into the final text of the Plan.

- *The inclusion of a performance monitoring framework for effectiveness;*
- *Deletion of references to the Regional Strategy;*
- *Clarification of the scale of development envisaged in smaller villages, to ensure compliance with the CS;*
- *The inclusion of a commitment to carry out further work on the GTAA and to produce a separate Gypsy and Traveller Accommodation Plan within a specified timeframe;*
- *Alteration to policies B2 and B3 to ensure the Plan is positively prepared;*
- *Alteration to policy B6 to ensure consistency with the National Planning Policy Framework (the Framework);*
- *The inclusion of an explanation of the requirements for masterplans;*
- *Changes to clarify the extent of the Moss Side Test Track site and the support for improved public transport provision;*
- *Changes to the access requirements to the Heatherleigh/Moss Lane site to avoid placing unnecessary constraints on development;*
- *Change to the range of acceptable uses for the Cuerden Strategic Site to promote economic development;*
- *Changes to clarify the access arrangements required at the Samlesbury Strategic Site/Enterprise Zone to promote economic development and to include reference to the proposed Biological Heritage Site for clarity;*
- *Changes to clarify and update the housing figures and alterations to the phasing requirements to ensure a positive approach to housing delivery;*
- *Change to the employment land supply figures to accord with the CS;*
- *Amendment to ensure that the protection of employment sites is in accordance with the Framework;*
- *Alterations to the retail chapter of the Plan to avoid undue constraint on large retail outlets, to support the economic development aims of the Town Centre Masterplan for consistency with the CS, to define retail frontages to ensure the Plan is effective and to ensure that policies relating to the change of use of premises avoid undue restriction and are positively prepared;*
- *Amendments to Green Belt policies to reflect the Framework;*
- *Alterations to the policy referring to Areas of Separation to avoid undue constraint to development;*
- *Clarification that Green Corridors are Green Wedges as identified in the CS;*
- *Addition of a policy relating to biodiversity and nature conservation and reference to ecological networks for clarity and to ensure compliance with the Framework.*
- *Alteration to the justification to policy F1 to ensure that the adoption of parking standards complies with the Framework.*

Taking into account all the representations, written evidence, the discussions during and correspondence after the hearings, the report then goes on to identify six main issues upon which the soundness of the Plan depends. These issues being:

**Issue 1 – Plan Preparation and Legal Compliance. Has the Plan been positively prepared in compliance with all relevant legal requirements? Is it consistent with national policy and the Core Strategy?**

The examiner concludes that the plan has been positively prepared in compliance with all relevant legal requirements and generally consistent with national policy and adopted Core Strategy.

**Issue 2 – Is the Plan’s approach to housing justified by the evidence base and consistent with national planning policy and the Core Strategy?**

The conclusion reached is that overall there is no conclusive evidence to substantiate the fears that the allocations, either individually or cumulatively, would have a significant detrimental impact on local infrastructure. The site allocations within the Plan as a whole would provide an appropriate contribution to meeting housing need in the area and none of the allocations are unsound

**Issue 3 – Is the approach of the plan to employment and retail matters justified, consistent with national planning policy and capable of effective implementation?**

The Examiner notes the Council’s approach to employment and retail matters has been informed by a range of evidence sources including the Core Strategy, Employment Land Review, Retail and Leisure Review, Leyland Town Centre retail position paper as well as individual site assessments and ongoing public engagement. On this basis it is concluded that subject to the proposed modifications, the plan’s approach to employment and retail matters is sound.

**Issue 4 – Are the Major Sites justified having regard to alternatives and are they capable of effective and timely implementation?**

The plan identifies a number of major sites for both employment and residential led development. The Examiner concludes that the sites allocated are sound and justified by evidence, and have been considered against all reasonable alternatives.

**Issue 5 – Does the Plan take a justified approach to all other policy matters which is consistent with national planning policy?**

The Examiner concludes that overall, and subject to the modifications recommended, the policies in Chapters A –H are consistent with national policy and the Core Strategy. They are positively prepared, are justified and there is no evidence to indicate that they will not be effective in their implementation.

**Issue 6 – Will the Plan be effective in its implementation? How will adequate and necessary infrastructure be secured in a timely fashion? How will the plan be monitored and are there robust contingency provisions?**

The Examiner is of the view that available evidence indicates that adequate contingency and monitoring provisions are in place and the plan will be effective in its implementation supported by timely provision of necessary infrastructure.

It is therefore clear that the Inspector is satisfied that the six issues have been satisfactorily addressed in the plan, hence why she is able to recommend adoption subject to the modifications set out earlier in this report.

## CONCLUSION

This report considers the Inspector's final report in relation to the South Ribble Site Allocations and Development Management Policies Development Plan Document (Local Plan). The Inspector has concluded that the legal requirements for preparing the plan have been complied with and that subject to the modifications outlined in this report, considers the document provides an appropriate basis for the planning of the Borough over the next 15 years. In view of the conclusions reached by the Inspector, the recommendation to Members is that the Site Allocations Development Plan Document should now be adopted.

Copies of the text of the final version of the plan to be adopted which includes all the modifications suggested by the Inspector and a 'tracked change' version showing the changes from Partial Version 2013, will be available in the Members room before Council and also displayed on-line.

## 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.

<b>FINANCIAL</b>	The document preparation costs were allowed for in estimates
<b>LEGAL</b>	The preparation of the document has complied with relevant legislation
<b>RISK</b>	The preparation of the Site Allocations has been risk assessed as part of the Local Development Scheme and is subject to annual review
<b>THE IMPACT ON EQUALITY</b>	An Equality Impact Assessment has been produced as part of the document preparation

<b>OTHER (see below)</b>			
<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

The Planning Inspectorate – Susan Heywood BSC (Hons) MCD MRTPI, Report on the Examination into the Site Allocations and Development Management Policies Development Plan Document, June 2015

Site Allocations and Development Management Policies Development Plan Document Partial Version November 2013