

Report of	Meeting	Date
Central Lancashire Planning Local Plan Coordinator	Central Lancashire Strategic Planning Joint Advisory Committee	Tuesday 22 <sup>nd</sup> March 2022

## CENTRAL LANCASHIRE LOCAL PLAN UPDATE

### RECOMMENDATION(S)

1. To note the contents of this report.

### EXECUTIVE SUMMARY OF REPORT

2. This report updates members on the development of the Local Plan and the suite of evidence base documents supporting it.

<b>Confidential report</b>	Yes	No
Please bold as appropriate		

### REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

3. None, for information only.

### ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

4. None.

### LOCAL PLAN DELIVERY

5. Work is progressing to procure additional support to assist in the preparation of the Local Plan following approval by Chorley Councils Cabinet on 24<sup>th</sup> February 2022, Chorley are required to give approval as they will be acting as lead on the procurement for this work. Cabinet agreed for additional support to be provided via extension of work to existing contracts with consultants who are currently supporting the Local Plan. Work is now

underway to secure new contracts to enable development of the Preferred Options for consultation this year.

6. In addition, each of the 3 councils have agreed for resources from within their planning departments to be made available to support the Local Plan, with officers from the 3 councils taking lead on key topic areas.
7. Once all contracts are in place with the consultants, we will produce an updated Local Development Scheme setting out the key milestones for plan production, with the aim of bringing this to the next meeting of this group.

### **SITE ASSESSMENT WORK -SHELAA**

8. As part of the work on appraising sites, all owners of existing allocated sites which have not come forward for development in the current Local Plans, have been contacted to understand if they are still sites which should be considered for development and to understand the landowners position in regards to these. To date, all existing allocated sites have been taken forward to the SHELAA for assessment, but we need to understand if there are any barriers to delivery which have or may affect the development potential of these sites.
9. Work on the initial site assessment in line with the SHELAA methodology is nearing completion to identify those sites which should be considered further. Following this more detailed work to look at the suitability of sites will commence before we bring a refined list to members.

### **LOCAL PLAN POLICY REVIEW**

10. The Local Plan team have undertaken a review of the existing Local Plan Policies to assess how they perform against recent changes to NPPF as part of our work in identifying where new policies are required.
11. The review focussed on comparing the wording of adopted Local Plan policies with the wording of national policy (as set out in the Framework) - i.e. whether and to what extent there is conflict between the two. In that regard, the review only assessed each policy's degree of consistency with the Framework.
12. The review did not consider whether policies could be deemed 'out-of-date' for other reasons - e.g. the five year land supply situation, changes to local evidence, or the Council's priorities.
13. As well as assessing the existing policies, the review findings has also highlighted additional requirements brought in through NPPF which would require a policy response through the new Local Plan. A separate report on this work is being presented to the committee.
14. The review findings are being used to assist with the work in drafting policies for the new Local Plan, and in engagement work with Development Management Teams to

understand what changes may be needed to these policies going forward, or if completely new policies are required.

## **EVIDENCE DOCUMENTS**

### **STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

15. A final suite of sites which have been submitted following the close of call for sites 3 have been sent to our consultants JBA to complete the Level 1 SFRA work. This marks the last set of sites we will be assessing as we move forwards to preparing the Preferred Options document. This additional level 1 work is required to enable us to complete the initial assessment of sites in line with the SHELAA methodology.
16. Work on the Level 2 assessment will be required for any sites we wish to consider further that have been identified (through the level 1 work) as potentially having flood risk issues and for which this second stage of work will be necessary. JBA will commence work on this as soon as the sites which need to be taken forward for more detailed assessment are identified through the SHELAA and agreed with members.

## **HOUSING EVIDENCE**

17. DLP planning Ltd are progressing well with their work on preparing a new housing study for Central Lancashire. This work will be looking at the housing need for the area, including those specific requirements of specialist housing and affordable housing, as well as also how the housing need should be delivered across the three councils.
18. Once completed, this work will be used to inform the preparation of the preferred options document. The final document will be published alongside the Preferred Options consultation.

## **EMPLOYMENT LAND STUDY UPDATE**

19. The update undertaken in 2021 to assess any changes in need arising from the recent pandemic has now been completed and the findings are being used to inform the development of the Preferred Options Document.

## **CENTRAL LANCASHIRE DENSITY STUDY**

20. A further stage of work on the Housing Density Study has been identified. This will involve a session with developers to discuss the work undertaken by Hive which has reviewed recent delivery rates on sites permitted through the existing local Plan.
21. The aim of this session will be to review the findings for each of the typologies and discuss what density levels would be considered appropriate going forward over the next plan period.

22. The aim of this work is to gain agreement from developers on the expected levels of delivery to inform the basis of plan policies for the new Local Plan. NPPF is clear that local plans must make the best use of land available, as such the density levels to be applied will be key to evidencing this has been achieved.
23. On agreement of the above, the densities will be applied to the sites which are identified within the Strategic Housing (and Economic) Land Availability Assessment (SHLAA/SHELAA).

## **CENTRAL LANCASHIRE TRANSPORT MASTERPLAN**

24. Lancashire County Council are currently in the process of procuring consultants to prepare an updated model for the Central Lancashire Transport Masterplan work with the intention to undertake detailed modelling work later this year, and preparing a updated transport masterplan to be issued alongside the Publication of the Local Plan in 2023.
25. This work will require the potential list of sites to be taken forward to be provided to LCC and their consultants for assessment with the aim of this work to identify any issues arising from the options presented and infrastructure needs which could be associated with their delivery. Any requirements will then be addressed through the emerging Infrastructure Development Plan (IDP)

## **CENTRAL LANCASHIRE LANDUSE STUDY**

26. Land Use Consultants (LUC) are progressing work on the land use study which will be published alongside the Preferred options document once completed.
27. The key areas of work for this study as discussed previously are set out below:
  - A strategic Green Belt assessment (this will cover all the existing Green Belt, safeguarded land and other areas designated as open countryside in Preston and Chorley)
  - An assessment of areas of separation (areas of separation in South Ribble and Chorley are already being assessed as Green Belt. Preston will be assessed in the same way).
  - A strategic-scale assessment of landscape value (this will cover all of Central Lancashire's open land).
  - A strategic-scale assessment of settlement settings (this will be applied to all settlements inset from the Green Belt and all settlements of a comparable size in countryside areas outside of the Green Belt).
  - Recommendations regarding policies for Central Lancashire to replace the existing Local Plan policies.
28. As noted previously, this study will form a key component of the evidence base for the Local Plan and is being used to assist with work on developing new policies covering open space designations.

## **LOCAL PLAN VIABILITY**

29. Consultants Aspinall Verdi have been appointed to complete works relating to the plan viability and Community Infrastructure Levy review. In addition, they will also be assisting

in preparing the Infrastructure Development Plan which will list all infrastructure needs for delivery of the new local plan.

30. This work is expected to be progressed over the coming months, however it is dependent on completion of the sites identification work, assessment of any infrastructure needs for their delivery, as well as completion of work on the draft policies.

#### **DUTY TO COOPERATE (DtC)**

31. There have been no DtC meetings since the last Local Plan Working Group. However, we are progressing with work on identifying DtC needs for the Local Plan as we move towards Preferred Options, to identify those parties we will need to start direct engagement with. Climate change and air quality.
32. There have also been a number of DtC requests from neighbouring Councils who are progressing work on their plan, this includes Blackburn with Darwen Council, Wyre Council and the 9 greater Manchester Councils as part of the Places for Everyone consultation.

#### **Contact for Further Information:**

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Central Lancashire Local Plan Team