



**South Ribble**

**Local Development Scheme**

**January 2018 – December 2021**

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## Introduction

A Local Development Scheme is required under [section 15 of the Planning and Compulsory Purchase Act 2004](#) (as amended by the Localism Act 2011). This must specify (among other matters) the documents which, when prepared, will comprise the Local Plan for the area. It must be made available publically and kept up-to-date.

National planning policy places local plans at the heart of the planning system, so it is essential that they are in place and kept up-to-date. Local plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design. They are also a critical tool in guiding decisions about individual development proposals, as local plans (together with any neighbourhood plans that have been made) are the starting point for considering whether applications can be approved. It is important for all areas to put an up-to-date plan in place to positively guide development decisions.

Within this area, there is joint working between the Central Lancashire authorities (made up of South Ribble, Chorley and Preston). This work has included the adoption of a joint Central Lancashire Core Strategy in July 2012 as well as a variety of supplementary planning documents, which are part of the Local Plan.

## Purpose of the Document

This document covers the three year period between November 2017 and October 2020. In relation to South Ribble, it supersedes the previous LDS which was published in April 2015.

The LDS includes the following information:

- Details of the Local Plan documents to be prepared from December 2017 onwards; and a timetable for their preparation.
- Information about the resources available, within South Ribble, to prepare the Local Plan documents.
- Potential risks to the timely achievement of the work programme set out in this LDS and how these risks are to be managed.

## Hierarchy for Existing and Proposed Planning Documents

- [National Planning Policy Framework](#) (NPPF) (adopted March 2012)
- [Lancashire Waste and Minerals Core Strategy](#) (adopted 2009)
- [Lancashire Waste and Minerals Site Allocations DPD](#) (adopted September 2013)

- [Central Lancashire Core Strategy](#) (adopted July 2012)\*
- [South Ribble Local Plan](#) (adopted July 2015)
- [Community Infrastructure Levy Charging Schedule LDD](#) (adopted July 2013)
- [Penwortham Neighbourhood Development Plan](#) (adopted March 2017)\*
- Supplementary Planning Documents (SPDs) ([emerging](#) and [adopted](#))\*

\*Documents which make up the Local Development Framework

The Core Strategy is the main document of the Local Plan. It is/will be supported by the South Ribble Local Plan, Neighbourhood Development Plans and SPDs.

Development Plan Documents (DPDs) have the greatest weight in **local** planning policy. They form the Development Plan, along with the NPPF.

## Current Position

### Core Strategy DPD

The Core Strategy is the strategic document of the Plan and covers all three Central Lancashire authority areas – South Ribble, Chorley and Preston. The Core Strategy was found sound by an independent Planning Inspector in May 2012 and was adopted in July 2012. This document sets the overall strategic vision for the area, including issues such as setting housing requirements and principles for infrastructure.

### Local Plan

Each Central Lancashire authority has produced a separate Local Plan – which combines the allocation of land for development uses and the protection of land. It also includes Development Management criteria policies including car parking standards and uses within town, district and local centres.

The South Ribble Examination for the Local Plan took place in March 2013 and was found sound on all matters except gypsy and traveller and travelling showpeople accommodation. This issue will be addressed as part of the review of the Local Plan.

The Inspector finalised her report on the Local Plan in June 2015. In this she concluded that the Plan satisfied the requirements of Section 20(5) of the 2004 Act and met the criteria for soundness in the NPPF, subject to her recommended main modifications. The Local Plan was adopted in July 2015.

## Neighbourhood Development Plan

Through the Localism Act 2011 the Government is giving local communities a direct say in the future development of their neighbourhood, parish or town. Communities can, but are not required to, produce a Neighbourhood Development Plan. This is a planning document that guides and shapes development in the local area and is created by local people.

Penwortham Town Council, as a ‘relevant body’, has prepared a Neighbourhood Development Plan for the town of Penwortham which covers the area within the town boundary for Penwortham. The preparation of the Penwortham Town Neighbourhood Development Plan satisfied all the procedural steps and was formally “made” (adopted) by Full Council in March 2017.

## Statement of Community Involvement

The council’s Statement of Community Involvement was last updated and adopted in December 2013 following a consultation which was carried out on the proposed updated version. The Statement will be reviewed concurrently with the Local Plan (see the following timescales).

## Timescales

The following table shows the anticipated timescales for each stage of the process, which will be reviewed in line with the anticipated amendment to Regulation 10A – Review of Local Government Documents (commencing April 2018).

	Central Lancashire Core Strategy/South Ribble Local Plan – Review	Statement of Community Involvement	Supplementary Planning Documents	Community Infrastructure Levy Review
Jan-18	Evidence Gathering including Call for Sites	Preparation		Based on the stated intent in the 2017 Autumn Statement a CIL review will be subject to a further consultation by Government.
Feb-18				
Mar-18		Consultation		
Apr-18				
May-18		Consider responses		
Jun-18		Adoption		
Jul-18				
Aug-18				
Sep-18				
Oct-18	Preparation of Issues & Options			
Nov-18				
Dec-18	Issues & Options Public Consultation			

	Central Lancashire Core Strategy/South Ribble Local Plan – Review	Statement of Community Involvement	Supplementary Planning Documents	Community Infrastructure Levy Review
Jan-19				
Feb-19	Review of Issues & Options			
Mar-19				
Apr-19				
May-19	Preparation of Preferred Options			
Jun-19				
Jul-19				
Aug-19	Six week consultation on Preferred Options			
Sep-19				
Oct-19	Review Preferred Options consultation responses and prepare responses to representations			
Nov-19				
Dec-19	Preparation of Publication Document			
Jan-20				
Feb-20	Publication Consultation		Evidence Gathering	
Mar-20			Preparation of SPDs	
Apr-20	Review publication stage and prepare responses to representations/ prepare for submission			
May-20				
Jun-20				
Jul-20	Submission		Review consultation responses and prepare responses to representations	
Aug-20	Pre-hearing meeting with Inspector (8 weeks after submission, 6 weeks before examination)			
Sep-20	Examination			
Oct-20	Inspector's Report		Preparation of final SPDs	
Nov-20	Endorsement by Cabinet/Council Adoption		Endorsement by Cabinet/Council Adoption	
Dec-20	Publish Adoption Statement		Publish Adoption Statement	

Note: All consultations must be for a minimum of six weeks

Evidence will be gathered during 2018 to determine whether it is necessary to carry out a review of both the Central Lancashire Core Strategy and/or South Ribble Local Plan. Evidence being gathered is made up of:

- Objectively Assessed Need (Housing) – completed September 2017
- Retail – completed September 2017
- Employment Land – completed October 2017
- Playing Pitch/Public Open Space – Looking to let the contract January 2018
- Strategic Flood Risk Assessment – need for review will be assessed early in 2018

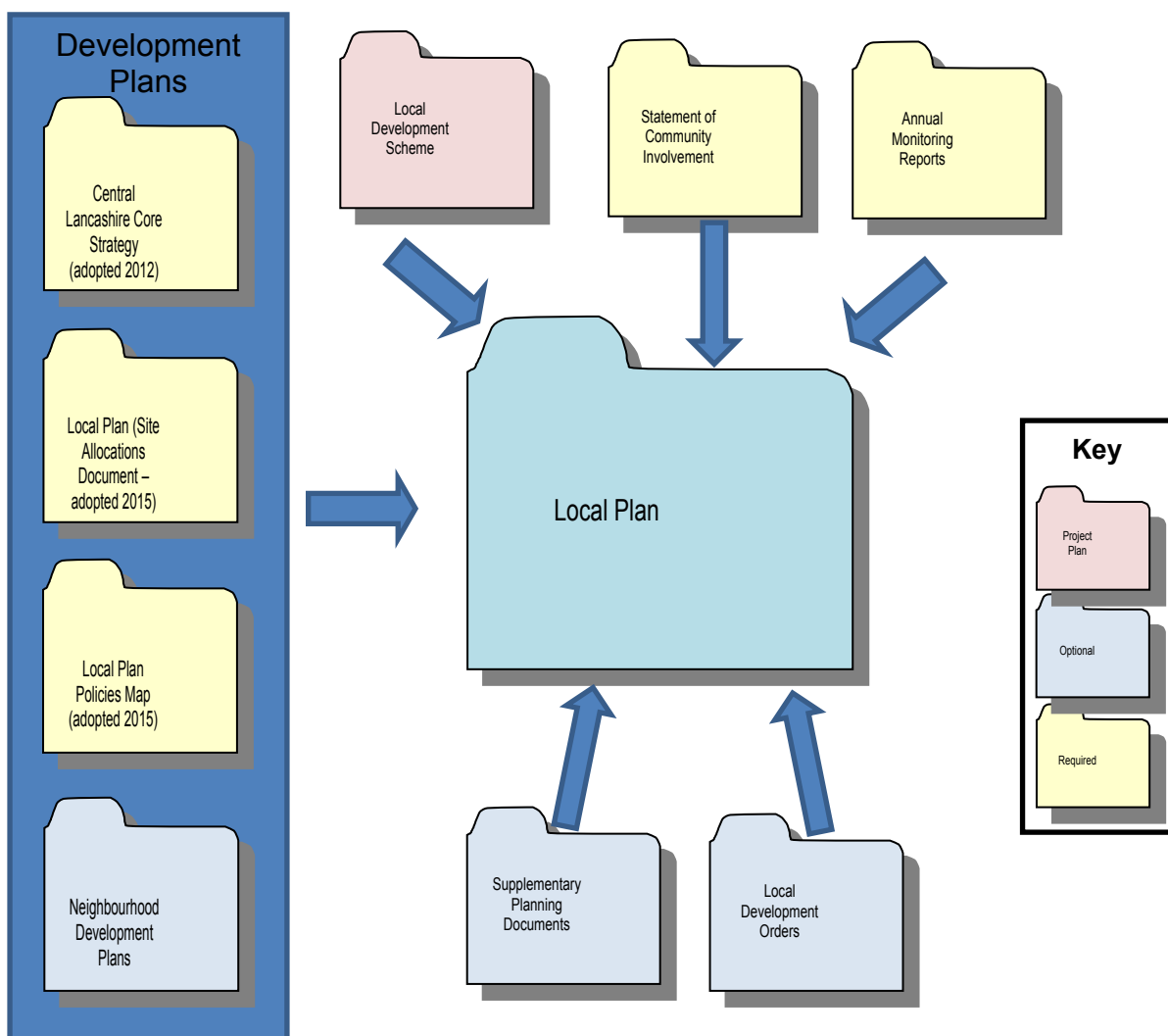
## Annual Monitoring Report

South Ribble Borough Council prepares a monitoring report, which is made available to the public in the autumn of each year.

The latest report can be viewed on the [authority's website](#).

## Relationships within the Local Development Framework

The following diagram shows the relationships between the documents which make up the Local Development Framework.



## Resources

The following in-house resources will be made available:

- 0.5 (equivalent) x Planning Manager
- 1 (equivalent) x Assistant Planning Manager
- 1.7 (equivalent) x Planning Policy Officers
- Input from Intelligence & Monitoring Officer

In addition, joint working between the Central Lancashire teams is coordinated through a Central Lancashire officer working group. There is also a Joint Advisory Committee made up of members from the three Central Lancashire authorities and Lancashire County Council.

The Planning Policy Team can draw on additional resources from other teams within South Ribble Borough Council, for expertise on, for example:

- Development Management
- Strategic Housing
- Environmental Health
- Enterprise Services (including Leisure and Economic Development)
- Property Services
- Sports Development
- Parks/Arboriculturalist
- Community Works
- Legal

Lancashire County Council has a strategic planning function. The borough council draws on their expertise in areas such as:

- Flood
- Transport and highways
- Minerals and waste
- Education

Other external organisations, including the NHS, Environment Agency and Historic England, are also called on as and when necessary.

Consultants are engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production of studies as part of the evidence base for the Local Plan.

## Risk Assessment of Delivering Local Plan Programme

At the time of preparing the LDS, the main risks to programme slippage are:

- **Staff turnover/absence** – This potential problem has been mitigated by the allocation of responsibility for production of the Local Plan to all members of the planning policy



team, to allow for cover if required. Also the authority has established good working relationships with consultants with a view to employing them from time to time, subject to mutual agreement and financial arrangements.

- **Political delay** – The potential for delays due to the political process is increased by the requirement for joint/aligned documents (such as some of the SPDs) to be endorsed by the relevant decision-making structure of each Central Lancashire authority. This has been mitigated by involving Members from all three authorities in a Joint Advisory Committee informed by Local Plan working groups in each district authority enabling Members to be fully involved at an early stage.
- **Capacity of the Planning Inspectorate and other agencies to cope with demand nationwide** – The authority gives early warning of the Local Plan programme and invites comments on time-scales. However, this risk is largely out of the authority's control.
- **Joint Working** – Although there are considerable benefits in joint working, there are risks in terms of programming work and political decision making. The three authorities are minimising this risk through a memorandum of understanding.
- **'Soundness' of Local Plans** – Joint and independent working, this risk is minimised by liaising closely with relevant partners and agencies, neighbouring authorities and by having regard to the soundness toolkit and procedural implications.
- **Changing Legislation** – The risk of changing legislation during the local planning process is a challenge. This impact is minimised by attending relevant events, liaising with the relevant Government departments, keeping up-to-date with new policy and legislation and assessing how this may impact on the Local Plan. This is largely out of the authority's control.
- **Finance/Resource Availability** – Finance and resource availability pose a significant challenge. It is reviewed by the authority and assessed on an annual basis. The risk of lack of finance has been mitigated by advance budgeting and joint working savings.