

Report of	Meeting	Date
Central Lancashire Planning Local Plan Coordinator	Central Lancashire Strategic Planning Joint Advisory Committee	Tuesday, 5 July 2022

Central Lancashire Local Plan Update

Recommendation(s)

1. To note the contents of this report.

Executive Summary of Report

2. This report provides an update on the progress of the development of the Central Lancashire Local Plan, and the suite of evidence base documents supporting it.

Confidential report	Yes	No
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Reasons for recommendation(s)

3. None, for information only.

Alternative options considered and rejected

4. None.

Local Plan Delivery

5. We have now commissioned additional support from the following consultants to help progressing work on the Local Plan
 - Aspinall Verdi
 - KKP
 - Arc4
6. Work is also in progress to bring in additional support from DLP, LUC and JBA. The consultants will be assisting in updating existing or preparing new pieces of evidence, drafting policies and preparing topic papers for specific areas of the plan linked to existing work areas they have supported us on.

7. There have been delays in commissioning some of these pieces of evidence which will impact on when the finding will be ready, As these are needed to support the Preferred options, we are working through the programme to establish the earliest date we expect to received them and when we can then prepare a draft PO document ready for consultation.
8. Officers from Chorley, Preston and South Ribble are also involved in providing additional capacity to the team on key areas of the plan including the environment and climate change, sustainable energy, employment and retail and Duty to Cooperate.

Site Assessment – SHELAA update

9. We are engaging again for a final time with owners of existing allocated sites which have not been submitted again for consideration for allocation in the new Local Plan through call for sites 1,2 &3. This engagement is to ensure the plan can demonstrate that any sites taken forward are sites which should and can be considered for development.
10. To date, it has been assumed all existing allocated sites not yet developed would roll forward into the new plan and as such they have been included in the SHELAA for assessment. However, we need to understand if there are any barriers to delivery of these allocations which have or may affect the development potential of these sites and to enable us to make a decision to remove them from the process. This includes understanding whether the landowners' interest in the site have changed.
11. Further to this work, the team have completed our assessment of sites as available and have now progressed to looking at any specific constraints which may affect deliverability. This has included undertaking Heritage Impact Assessments (HIA) on those sites affected by listed assets, and Historic England are supporting us in this process.

Preferred Options Document

12. Work is progressing on developing the Preferred options (PO) document. The officers of the three Councils are aware of the changes proposed through the Levelling Up and Regeneration Bill (LURB) released this month. However, the Governments Chief Planner has been clear than councils should continue to progress their Local Plans under the existing system whilst details on the LURB and changes to NPPF emerge and are consulted on. As such work continues to progress at pace.
13. We are working directly with key partners on developing policies including the EA, UU and LCC on sustainable water management policies and Historic England on those relating to heritage and conservation. LCC are also supporting us in the development of work on health and wellbeing.
14. Work to finalise a timetable for this next stage of the plan process is still progressing, this is linked to understanding when key areas of evidence will be finalised. Delays to work on the Land Use Study and new Housing Study have impacted our progress due to the results of those studies being required to progress a number of areas of the Local Plan.

Evidence Documents

Strategic Flood Risk Assessment (SFRA)

15. JBA have undertaken the assessment of the final suite of sites required to complete the Level 1 SFRA work, these are sites received late and required assessment completing before to enable us to identify which sites will need more detailed assessment due to the level 1 work identifying sites which may require sequential test.
16. A number of sites only have a small proportion of the total available which falls into the higher risk categories; therefore, we need to understand the level of risk posed and whether we need to undertake a sequential test on all of them. We are working with JBA on determining the final list of sites we need to consider taking forward for this next stage of works.

Housing Evidence

17. DLP planning Ltd are working on preparing options which look at what the housing requirement could be for Central Lancashire. This work utilises data from the latest econometric projections commission by the Lancashire Enterprise Partnership (LEP) along with population forecasts and migration patterns. On agreement of the final options, the consultants will produce their final report, and this will then feed into policy development for the local plan, including supporting approaches on how this requirement will be distributed across the three Councils.

Central Lancashire Transport Masterplan

18. Lancashire County Council have commissioned consultants to prepare a new transport model for Central Lancashire. This will allow us to model the requirements for active and sustainable transport options alongside conventional options like road use.
19. The consultants are currently building this model and it is hoped it will be ready in the coming weeks to allow for site options to be assessed.
20. Work on completing a new Central Lancashire Transport Masterplan work will follow this with the intension of the updated transport masterplan accompanying the Publication of the Local Plan.

Central Lancashire Landuse Study

21. Land Use Consultants (LUC) are continuing their work on the land use study, with the Councils looking to commission a more detailed assessment on Green Belt harm and landscape sensitivity to feed into the work on assessing sites.
22. The Green Belt assessment will look at the impact of releasing any of the site suggestions put forward during the call for sites process to date within the Green Belt, and any potential harm caused by this release.
23. The landscape sensitivity work will identify any variations in sensitivity to development for specific site suggestions. This work will use the Lancashire Landscape Assessment (2000) Boundaries as a starting point, and then generate sub -parcels from this. For each sub area an analysis of sensitivity will be provided, and site visits will also be used to support this analysis.
24. 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 refining sites and developing new policies covering all open space designations. It will also be used by the team undertaking the Integrated Impact Assessment of the plan and proposed site allocations.

Local Plan Viability

25. Consultants Aspinall Verdi have started work on preparing the Infrastructure Development Plan (IDP) which will list all infrastructure needs for delivery of the new local plan. To date they have taken information from the existing local lists and will add on any requirements identified as being needed to deliver the new Local Plan.
26. Work on the viability assessment is yet to commence in detailed form, with work to date focussing on looking at local case studies on viability assessment in the area. This work is however reliant on completion of the site work and subsequent assessment of those sites, as well as drafting of policies. As such full plan viability and an update of the Community Infrastructure Levy (CIL) document will continue to be progressed over the coming months as details of the draft PO document emerge.

Gypsy And Traveller Accommodation Assessment (GTAA)

27. Arc4 have been commissioned to update the existing GTAA. The purpose of this work is to:
 - i. Update the GTAA evidence base for Central Lancashire;
 - ii. Review evidence and approaches to transit provision.
28. This work will look to see if the identified need for GTAA as set out in the previous work (2019 report) has changed, as well as presenting options as to how the Councils can meet their requirements in regards to transit sites, and whether identifying actual sites is still the appropriate way forward.
29. Arc4 are also engaged to help in reviewing and drafting policies and supporting topic paper for GTAA.

Open Space Assessment

30. KKP have been commissioned to assess what impact the additional development required to deliver the new local plan will have on the open space needs for Central Lancashire.
31. Work on this is looking at refreshing the existing open space database by looking at what investment has taken place on sites since the last work was undertaken, and also updating with any new sites which may have been delivered or existing sites which have been lost.
32. Once this update is complete and the list of sites known, KKP can then determine any change in need for open space provision across Central Lancashire, KKP are also engaged to support in the review of existing policies and drafting of an open space topic paper.

Duty to Cooperate (DtC)

33. The Councils have been involved in responding to consultations on neighbouring plans in Greater Manchester, Blackburn and Wyre in recent months. We have also met with Historic England and entered into engagement with them in preparing HIA's.

Contact for Further Information:

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Central Lancashire Local Plan Team