

Report of	Meeting	Date
Central Lancashire Planning Local Plan Coordinator	Central Lancashire Strategic Planning Joint Advisory Committee	Monday 12 <sup>th</sup> September 2022

## CENTRAL LANCASHIRE LOCAL PLAN UPDATE

### RECOMMENDATION(S)

- To note the contents of this report.

### EXECUTIVE SUMMARY OF REPORT

- 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
Please bold as appropriate		

### REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

- None, for information only.

### ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- None.

### LOCAL PLAN DELIVERY

- Work is progressing to develop the Preferred Options Document for consultation. We are aiming for consultation to start later this year with the document to include draft policies and potential locations for future development. The Preferred Option stage is the last formal consultation stage; therefore, stakeholders will still have the opportunity to comment on the proposals put forward at this time before we finalise the draft plan for Publication next year.

2. Delivery of the plan is behind the published local Development Scheme (LDS), as such a revised LDS is being prepared which seeks consultation on the preferred options starting this year, with Publication and submission next year and examination and adoption following that.
3. The consultation will also be supported by a series of topic papers where it is felt this aids stakeholder understanding as well as Integrated Assessment and Habitats regulation Assessment of the draft plan.

#### **SITE ASSESSMENT – SHELAA UPDATE**

4. Work on the sites is continuing as we progress towards refining the list of sites received through the call for sites process. The complete list of sites will be assessed through the IA and HRA process to identify any issues which may impact on their development, and options going forward will be sent to LCC for assessment of any potential education and transport issues. Any sites for which a flood risk issue has been identified will be referred for further assessment through the Level 2 Strategic Flood Risk Assessment (SFRA).
5. A site assessment report, detailing the process undertaken to refine the list of sites will accompany the Preferred Options Document when this is consulted on.

#### **EVIDENCE DOCUMENTS**

##### **HOUSING EVIDENCE**

6. DLP planning Ltd have prepared a draft report detailing their housing evidence, see separate report detailing the key findings from this. The housing study was commissioned to identify a range of scenarios for modelling future housing need for the plan area in line with national guidance. A summary of the preferred scenario is presented below.
7. The preferred scenario put forward by DLP is based on an employment led population forecast, utilising data prepared as part of wider work at the Lancashire level through the Econometric Model prepared by Cambridge Economics. This model has also informed the development of the Greater Lancashire Plan. This data has also been used in the recent update to the employment land study therefore ensuring the evidence base documents for the Local plan align with each other, as well as the work being undertaken at the wider Lancashire work.
8. The preferred scenario looks in more detail at commuting patterns to understand how future employment growth requirements for the 3 authorities may be supported by housing growth.
9. To ensure we are meeting local employment requirements as far as possible, it is proposed to use a 1 to 1 commuting pattern, meaning that where new employment is created, the associated homes required are also provided in that authority. This is

aimed at reducing travel to work and reflect each of the three authorities' ambition to grow their economy and provide the homes required to meet this need locally.

10. This option identifies for Central Lancashire a housing need of 1,334 homes per year ( 20,010) over the plan period. This is higher than the Local Housing Need (LHN) set out in the governments Standard Method, which collectively is currently 988 for Central Lancashire, the reasons for this are considered below.
11. The NPPF states that the Standard Method should be used to calculate LHN "*unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals*" (NPPF, paragraph 61). The LHN calculated using the Standard Method is therefore a minimum starting point for determining the number of homes needed in a local authority area.
12. PPG<sup>1</sup> identifies circumstances in which it may be appropriate to consider whether actual housing need is higher than the Standard Method and identifies a number of factors which may need to be considered. In preparing their assumptions, DLP have considered a number of factors which may suggest a different housing need for Central Lancashire. These include past completion rates, employment growth forecasts and commuting patterns which has led to the preferred scenario of a higher LHN for Central Lancashire of 1,334 per annum.
13. The preferred scenario from this work will be used to develop the policy position in the Local Plan and aid discussion on how this need can be met and distributed across the three councils.
14. In addition to this study, consultants Arc 4 have also been appointed to prepare a Housing Need Assessment for each of the Councils. A separate report will be produced for all three councils and will provide a calculation on the specific needs of housing types and tenures for each of the three Authorities.
15. This information will again feed into the housing policy work being developed for the Local Plan.

## **CENTRAL LANCASHIRE TRANSPORT MASTERPLAN**

16. Lancashire County Council have commissioned consultants Jacobs 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.
17. The model is starting to look at the site suggestions and draft growth options we are working towards in the Local Plan to assess any potential impacts which may be identified and require infrastructure improvements to make them deliverable. The findings of this work will feed into the assessment of viability for the Local Plan and production of the Infrastructure Development Plan (IDP).

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<sup>1</sup> PPG Paragraph: 010 Reference ID: 2a-010-20201216

18. As reported previously, work on completing a new Central Lancashire Transport Masterplan work will follow this with the intension having an updated transport masterplan accompanying the Publication of the Local Plan.

### **CENTRAL LANCASHIRE LANDUSE STUDY**

19. Land Use Consultants (LUC) have started work on the detailed Green Belt and landscape sensitivity work as reported at the last meeting. In recap, the Green Belt assessment will look at the impact of development on sites submitted within the Green Belt and what effect that development may have on the significance of the Green belt in those locations, with the Landscape work looking at any variations in sensitivity to development which may occur due to development of the site suggestions.
20. The findings of this work will be used to assist in finalising the position on site suggestions and also enable the authorities to provide evidence in relation to any decisions made on site suggestions which will feed to the site assessment report.

### **LOCAL PLAN VIABILITY AND INFRASTRUCTURE DELIVERY PLAN (IDP)**

21. There is no significant change in work on viability as reported at the last meeting. This is due to this work being depended on the outcomes from other studies still in development. Consultants Aspinall Verdi are in position to deliver reports on this work once this data is available. They have started work on preparing the Infrastructure Development Plan (IDP) and homes teams are feeding into this work with an update on any local delivery of projects included in the existing Infrastructure Delivery Statements.
22. Work on the delivery of the 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)**

23. 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.
24. Initial findings on part of this work have been presented in draft form to the Councils for consideration on point (i). This identifies some changes in requirement to meet potential growth in family units requiring additional plots which the Local Plan will need to address.
25. Arc4 are working on developing policies and supporting topic paper for GTAA and in relation to point (ii) are currently gathering data on transit needs based on movements of groups noted across the plan area since the last GTAA was undertaken.
26. The final report will be presented to this group in due course.

### **OPEN SPACE ASSESSMENT**

27. 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.

28. The homes teams have been assisting with this work in updating the status of existing open space sites. This work has focused on a desk-based update to note any improvement work undertaken or planned since the last study was completed, or to note any specific improvements which are required.
29. This work is then fed into the existing open space database and will be updated by KPP in their assessment on future needs. Work is complete for 2 of the 3 councils, with outstanding work due to be completed shortly.
30. Once this update is complete and the list of proposed sites to be allocated is 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.

### **DEVELOPER FORUM**

31. As part of our continuous engagement under Regulation 18, we are holding a developer forum meeting in September on housing matters. This session is by invite only to stakeholders registered on our developer forum database.
32. The session will focus on the reports prepared by DLP and Arc4 to update that group on the position of the Council's in respect of future housing needs for the plan area. The forum will also involve Consultants Hive Planning who have been supporting the Council's on looking at what approach the Local Plan should take to density of housing development.
33. The outcomes of this event will be recorded and will be included in the evidence set out in the Statement of Consultation on submission of the Plan.

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

34. The Councils continue to engage with relevant authorities and bodies on matters affecting the development of the local Plan. No specific responses or meetings have occurred since the last meeting of this group.

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

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Central Lancashire Local Plan Team