



| Report of | Meeting | Date |
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| Central Lancashire Planning Policy Officers | Central Lancashire Strategic Planning Joint Advisory Committee | 29 th January 2019 |

CENTRAL LANCASHIRE LOCAL PLAN REVIEW UPDATE

PURPOSE OF REPORT

1. To provide members with an update on the progress of the review of the Central Lancashire Local Plan.

RECOMMENDATION(S)

1. To note the contents of the report.

EXECUTIVE SUMMARY OF REPORT

Periodic update on Central Lancashire Local Plan Review including:

- Programme
- Evidence Gathering
- Issues and Options

| Confidential report Please bold as appropriate | Yes | No |
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REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

2. To note the contents only

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

3. None.

STAFFING

4. The post of Local Plan Coordinator has finally been filled and the new post holder will hopefully be joining the team in 2-3 months' time. This will give the team additional 'hand on' capacity in addition to providing day-day management and project management.

MEMORANDUM OF INTENT (PARTNERSHIP AGREEMENT)

5. The draft Memorandum of Intent (which sets out arrangements for matters concerning finance, procurement and staffing) has been circulated to the three legal teams and will be followed up in order to arrange for signature by all 3 councils.

STATEMENT OF COMMON GROUND (SCOG) (STATUTORY FRAMEWORK AGREEMENT FOR PLAN-MAKING BETWEEN AUTHORITIES)

6. This has been drafted and will be discussed at the next officer steering group meeting. 4th February 2019. It is required by NPPF and PPG and whilst these will evolve between duty to cooperate authorities and statutory consultees such as UU and EA however given the three councils are committed to producing a single local plan, this document is required and further iterations may be needed as we progress, as it needs to set out which strategic issues will be addressed through the plan and also any matters of either agreement or disagreement.
7. The draft includes details of the housing redistribution principle which has already been agreed and Preston have confirmed they are agreeable to the principle of redistribution of housing where an evidence base justifies this approach and we are awaiting confirmation from South Ribble Council.
8. The SCOG was presented to JAC in December 2018 and following confirmation of agreement in principle from the three councils, Counsel opinion will be sought on the robustness of the document (PAS have indicated they intend to release 'best practice' templates of SCOGs but there are no dates as yet) and will then to the three councils for formal approval and publication. This will provide a robust basis for the emerging plan as well as helping defend any planning appeals which come in during the period to adoption of a new plan.

PROGRAMME

9. A detailed programme has been developed and headline dates were shared at the JAC (see LDS in papers for this timetable) and the team have been working to this and so are on track. Further consideration needs to be given to the timetable and resourcing of a CIL review and the new manager will be tasked with exploring this and bringing proposals to the JAC. These will need to tie in with the forthcoming changes to developer contributions proposed by government.

LOCAL DEVELOPMENT SCHEME

10. This item is on the agenda.

CALL FOR SITES 2

11. There is a second call for sites commencing in January (at time of writing expected to commence Monday 28th January 2019) and this will run for 10 weeks. The key message is that we would welcome smaller sites as well as larger ones (given the requirements of the new NPPF for 10% of the housing requirement to be allocated on sites no larger than one hectare). A further key message is that sites submitted as part of round 1; do not need to be resubmitted.

EVIDENCE

Gypsy & Traveller Accommodation Assessment

12. This work has now commenced by the consultants ARC4 and a draft report is expected before the end of March.

Strategic Flood Risk Assessment

13. Two bids have been received and these have been evaluated, with a report going to the relevant portfolio holder at Chorley for approval to award the contract. This contract will be

awarded before the end of January 2019.

Retail & Leisure Study

14. This item is on the agenda.

OSSRA

15. This is an item on the agenda.

Housing Study

16. A specification needs to be commissioned for a brief housing study update which will meet the requirements of the new NPPF and in particular, look at

- Specialist housing need (including numbers for new plan)
- More detailed work on the affordable need including specifying the type and tenure required in each area.
- Provide the evidence to support the redistribution of housing need across Central Lancashire.

17. G.L Hearn will be approached initially as the consultant who completed the 2017 Strategic Housing Market Assessment (SHMA) because of their prior knowledge of the central Lancashire area.

Transport

18. This item is on the agenda. For members note, Chorley has tendered for a Chorley Highways and Transport Strategy. Three bids were received and it is expected the contract will be awarded before the end of January 2019.

Green belt Assessment

19. Members are advised that there is no justification at this stage for the councils to commission a green belt assessment. Members will be advised as and when this is appropriate and it is envisaged that once the work has commenced on the SHELAA (see below), officers will be able to look at the potential future supply of land and take account of the need for specific uses including housing and employment. Members will be fully informed throughout this process.

20. For clarity, NPPF (paragraph 137) states:

21. *Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies.*

These reasonable options must take into account whether the strategy:

- a) Makes as much use as possible of suitable brownfield sites and underutilised land;
- b) optimises the density of development in line with the policies in chapter 11 of the framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
- c) Has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

RISK

22. A comprehensive risk register is in place and currently there are no significant identified risks to the project. As the project progresses, any key risks will be reported.

ISSUES AND OPTIONS

23. Work has commenced on the preparatory work required for the Issues and Options Consultation Stage and a series of workshops have taken place with the three Local Plan (member) Working Groups and a further one for the JAC following this meeting.
24. These workshops are important as they are the first stage in collecting members' views about what the new plan should aim to achieve, picking up the 'big ticket' issues and ensuring any omissions or areas to improve from the previous local plan are addressed.
25. There will be further workshops arranged with chief officers of the three councils (the format of which will be for discussion with the steering group) and workshops arranged for development management colleagues.
26. These sessions will feed into the consultation stage which is programmed to take place late summer 2019. The consultation will run for a minimum of 12 weeks (and possibly longer if commences during the summer break).
27. The information gathered from engagement will guide the development of an 'Issues and Options Consultation Paper' which will set the scene across Central Lancashire, looking at the delivery of the existing plan and then generate questions and issues for considerations for the new plan including objectives and policies. This paper will be accompanied by a survey (which will be a survey monkey online questionnaire although alternative formats will be available for those who require it). Respondents to the survey will be asked to provide their views as to the identified headline objectives and issues with the opportunity to provide their own too.
28. Accompanying the Issues and Options consultation paper, will be the first tranche of site suggestions.
29. Further details regarding Issues and Options will follow at a future JAC meeting and the consultation paper and site suggestions will be subject to endorsement by JAC and formal approval by all 3 councils.

THE STRATEGIC HOUSING ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA)

30. The call for sites is a first start in developing the assessment of land availability to meet the future needs as identified as part of the technical evidence gathered ahead of plan-making. It looks at land which is suitable, available, and achievable to meet housing and economic needs and is an important step in plan preparation.
31. PPG guides the methodology to be used when assessing land availability and the Central Lancs Team have prepared a database which will be populated with sites from across the Central Lancs footprint. Once this system has been endorsed by all three council officers, it will be populated with identified sites to be assessed and it will evolve and grow as the plan develops, with sites being assessed for certain uses. It is not the sites allocation policy; it's more a system to collect basic criteria about sites.
32. It is envisaged that the initial indications of sites with indicative use and level of supply for the new plan will be available in May 2019 and these will be made available to members at the earliest opportunity

| Report Author | Ext | Date | Doc ID |
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