



Report of	Meeting	Date
Central Lancashire Planning Policy Officers	Central Lancashire Strategic Planning Joint Advisory Committee	4 June 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

This is a periodic update on Central Lancashire Local Plan Review including:

- Programme
- Evidence Gathering
- Issues and Options Consultation

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 is in place.

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.

PROGRAMME

6. The programme for the new Local Plan follows our published (statutory) Local Development Scheme (LDS) and the next key milestone in the programme will be the Issues and Options consultation planned for Autumn 2019 which will be followed by the assimilation of the representations made and preparation of the detailed policies and proposals maps.
7. The next consultation thereafter, 'Preferred Options' is planned to be undertaken in Spring 2020 although it is now envisaged this may be more likely to be later into 2020. Plan-making at this spacial scale is a significant project and so it is very common for timescales to be fluid in order to respond to emerging evidence and challenges with the sheer complexity and enormity of the task.
8. The key to a successful local plan being delivered is the effective use of resources and ensuring the programme is closely monitored and the LDS regularly updated, and JAC members will continue to receive regular updates as to the forecasted milestones for the new Local Plan.
9. The anticipated date for adoption of the new Central Lancs Local Plan is currently Summer 2022.

EVIDENCE: HOUSING

10. Icen Projects Consultancy have been commissioned to undertake an additional housing study which will provide the necessary housing need analysis required by the new NPPF, which requires councils to be able to demonstrate taking account of the needs of groups with specific housing requirements are addressed.
11. This includes size, type and tenure of housing need for groups (including but not limited to), those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.
12. This piece of work will also provide robust evidence for an appropriate distribution of housing across the three local authorities. A draft report is expected in the Summer and will be presented to JAC thereafter, informing the review of the existing Memorandum of Understanding (MOU) between the three councils and the future policy for housing distribution.

EVIDENCE: GYPSY AND TRAVELLER ACCOMODATION ASSESSMENT

13. This is now complete with a presentation of findings to be presented to the JAC. Upon issue of the final assessment report, this will be uploaded to all three council websites and the Central Lancashire Local Plan Website.

EVIDENCE: STRATEGIC FLOOD RISK ASSESSMENT

14. JBA Consulting are undertaking the update to the Level 1 Strategic Flood Risk Assessment (SFRA) for Central Lancashire. This is a crucial piece of evidence which is used to influence the spatial location of development in the new local plan. JBA are progressing with the work and have recently provided a draft version of the functional floodplain for comment, which is a crucial element of the SFRA. The Steering Group has met to discuss this and provide feedback which will be sent to JBA shortly, so that they can produce a final version.

15. There have been issues with communication from LCC as the Lead Local Flood Authority (LLFA), who are a key partner on the Steering Group. Unfortunately, since February, the Central Lancashire Local Plan Team have been seeking provision of data that the LLFA hold, and it is only recently that they have provided an indication of when this will be made available.
16. In addition, some data is not in a suitable format for sharing format so JBA are meeting with the LLFA to review this and ascertain what additional work will be involved to be able to use this data.
17. Given the issues faced by the Central Lancashire Team in managing this project, we have prioritised communication with JBA so that they are kept abreast of the situation, and they have dealt with these matters in a professional and flexible manner.

OPEN SPACE RECREATION SPORTS ASSESSMENT (OSSRA)

18. The final separate evidence documents (play pitches standards, playing pitch assessment, open space assessment and strategy action plan) are now complete with a presentation of findings to be presented to the JAC by KKP the consultant. Following this, the documents will be uploaded to all three council websites and the Central Lancashire Local Plan Website.
19. As these are lengthy, technical documents, the three councils may wish to produce individual Open Space Recreation Strategy Summary documents with action plans included, detailing the investment and priority assigned to the suite of projects suggested in the evidence.
20. The schemes or projects included within this evidence will form part of the Infrastructure Delivery plan and or/Infrastructure Delivery scheme, which details all the required investment needed to support the delivery of the new plan.

TRANSPORT

21. Chorley Council has commissioned WYG to produce a Highways and Transport Strategy which will supplement the refresh of a Central Lancashire Transport Masterplan which is being undertaken by LCC.
22. Again, the schemes or projects included within this evidence will form part of the Infrastructure Delivery plan and accompanying scheme, which details all the required investment needed to support the delivery of the new plan.

CALL FOR SITES

23. The Call for Sites exercise as part of local plan-making is a public consultation to identify new land for development and the purpose is to identify potential sites that can be technically assessed for their suitability, availability and achievability (including viability) for housing and economic development to meet identified needs. Stakeholders (which can include landowners, agents, developers, members of the public and elected members) were able to submit sites for consideration and whilst intended to generate sites for future development, sites were submitted for protected uses.
24. The first Call for Sites 1 process was undertaken between 17/08/2018 and Call for Sites 2 was undertaken between 28/01/2019 and 08/04/2019. All sites submitted will be technically assessed as part of a process referred to as the 'Strategic Housing Land and Economic Land Assessment' (SHELAA) and are currently being processed the by thee respective 'home' policy teams of Chorley. Preston and South Ribble.

25. A combined total of 494 Call for Sites were submitted, of which, 194 are in Chorley, 137 are in Preston and 163 are in South Ribble. The tables below show **the indicative summary of housing and employment land proposals and developability based on raw submissions data***

26. This analysis is provided only for indicative reasons and is very heavily caveated as these sites have not yet been assessed for suitability, availability and deliverability, nor have they been subject to any appraisal for site constraints or viability. Therefore, no assumptions or conclusions can be taken from this data at such an early stage.

27. This analysis is only provided to illustrate to JAC members the range of sites submitted and is NOT an indication of the location, volume or use for sites to be allocated.

Housing: Proposals and Potential

	Gross Corrected Site Sizes (Hectares)*	GIS Sizes (Hectares)	Est Net Developable Area for Housing (hectares)	Gross Sum of Residential (No. Dwellings)	Net Est. Housing Development Potential (No. Dwellings)
CBC	1,046.03		530.47	21,818	18,567
PCC	1,065.16		531.28	19,679	18,595
SRBC	1,303.05		551.76	25,364	19,312
Grand Total	34,14.24		1,613.52	6,6861	56,473

Constraint Applied: Within/on 'Safeguarded Land'

	Gross Corrected Site Sizes (Hectares)*	GIS Sizes (Hectares)	Est Net Developable Area for Housing (hectares)	Gross Sum of Residential (No. Dwellings)	Net Est. Housing Development Potential (No. Dwellings)
CBC	123.60		66.07	2,749	2,312
PCC	0.90				
SRBC	273.85		142.93	5,681	5,003
Grand Total	398.35		209.00	8,430	7,315

Constraint Applied: 'Partially or Wholly on Greenbelt Land'

	Gross GIS Corrected Site Sizes (Hectares)*	Est Developable Area Housing (hectares)	Net for	Gross Sum of Residential (No. Dwellings)	Net Est. Housing Development Potential (No. Dwellings)
CBC	755.37	384.67		16,642	13,463
PCC	180.32	89.13		4,076	3,120
SRBC	823.88	351.41		17,240	12,299
Grand Total	1,759.56	825.21		37,958	28,882

Employment: Proposals and Floorspace

	Gross GIS Corrected Site Size (Hectares) *	Office R&D/LI (B1) Floorspace (m2)	General Industrial (B2) Floorspace (m2)	Warehouse (B8) Floorspace (m2)	Retail Floorspace (m2)
CBC	1,046.03	180,600	194,000	162,500	86,600
Employment	11.73			37000	
Housing	837.25				10,600
Housing with retail					
Mixed Use: H&E	102.41	63,600	58,000	29,500	
Mixed Use: O	66.75	117,000	136,000	96,000	76,000
PCC	1,065.16	10,075	70,000	281,000	2,000
Employment	70.44		70000	275000	
Housing	754.43				
Mixed Use: H&E	168.02	10,075		6,000	2,000
Mixed Use: O	52.60				
SRBC	1,303.05	1,974,450	135,950	109,000	21,900
Employment	26.56	3,500	35,000		
Housing	810.09				
Mixed Use: H&E	422.61	1,950,950	85,950	89,000	21,900
Mixed Use: O	22.89	20,000	15,000	20,000	
Grand Total	3,414.24	2,165,125	399,950	552,500	110,500

Constraint Applied: 'Safeguarded Land'

Zero proposals were submitted plans for employment floorspace on Safeguarded Land.

Constraint Applied: 'Partially or Wholly on Greenbelt Land'

Row Labels	Gross Corrected Site Size (Hectares)*	GIS Size	Office R&D/LI (B1) Floorspace (m2)	General Industrial (B2) Floorspace (m2)	Warehouse (B8) Floorspace (m2)	Retail Floorspace (m2)
CBC	737.90		86,600	89,000	67,500	1,600
Employment	11.73				37,000	
Housing	600.87					600
Housing with retail						
Mixed Use: H&E	67.49		44,600	48,000	29,500	
Mixed Use: O	49.04		42,000	41,000	1,000	1,000
PCC	180.32		4,000		6,000	2,000
Housing	26.63					
Mixed Use: H&E	148.72		4,000		6,000	2,000
Mixed Use: O	4.97					
SRBC	823.88		1,954,450	86,950	55,000	21,900
Employment	26.56		3,500	35,000		
Housing	433.93					
Mixed Use: H&E	346.98		1,950,950	51,950	55,000	21,900
Mixed Use: O	1.68					
Grand Total	1,742.10		2,045,050	175,950	128,500	25,500

*Sites have not been screened for duplicate submissions presenting multiple options on a given site (whether for housing and/or mixed use, employment etc.), as such hectareage and dwelling numbers may be deflated when corrected following the completion of the SHELAA assessment.

*Office floorspace square meterage does not account for multiple floors. As such only ground floor floorspace is assumed and used in these calculations. Later corrective clarifications are likely to have a significant inflationary effect on the housing figures for these sites, which will each be identified during the SHELAA.

GREENBELT ASSESSMENT

28. 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.

RISK

29. 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.

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 June 2019 and these will be made available to members at the earliest opportunity for discussion and debate.
33. Working alongside this process, is the Integrated Sustainability Appraisal (SA) which is required by planning legislation as the methods to ensure the proposals within the local plan are sustainable, contributing to improvements in environmental, social and economic conditions as well as identifying and mitigating any potential adverse effects that the plan may have.
34. A Scoping report is being produced which sets out the methodology for the SA including the context, objectives and approach of the assessment.
35. The scoping stage is a requirement of the process, although a scoping paper is not necessarily required, it is considered best practice and is the mechanism for consulting with 'consultation bodies' to ensure the SA is proportionate and relevant to the local plan being assessed. The consultation with these bodies (who are defined by Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004 and include Historic England, Natural England and the Environment Agency) is expected to take place in June 2019.

ISSUES AND OPTIONS

36. 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 the JAC following this meeting. These workshops were 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.
37. 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 for our consultees and issues for considerations for the new plan including objectives and policies.
38. This paper will include 'site suggestions' from each of the three boroughs following the detailed assessment of sites by officers and subsequent internal considerations and approvals by each of the three respective executive cabinets.
39. The Issues and Options consultation will be via a digital platform, called 'Citizenspace'. This is the software used by GMCA recently and is proven to be user friendly, has great functionality to be attractive and more interesting than other more 'basic' methods like PDFs and will vastly reduce the volume of back-office processed in terms of assimilating and analysing representations. This will help with
40. The key message will be to encourage all those who wish to submit their views to the consultation via the website and help and advice will be available to assist customers, stakeholders etc to do this. Paper copies will be available for those unable to use the online portal however it is expected this will be in a minority of cases.

41. Accompanying the Issues and Options consultation paper will be the first tranche of site suggestions.
42. Full details regarding the Issues and Options Consultation will follow at a future JAC meeting and the consultation materials and site suggestions will be subject to endorsement by JAC and formal approval by all 3 councils.

Report Author	Ext	Date	Doc ID
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