

Report of	Meeting	Date
Director Partnerships, Planning and Policy (Introduced by the Executive Member (Partnership and Planning))	Executive Cabinet	14 October 2010

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT**

### **PURPOSE OF REPORT**

1. To inform members of the progress on the Site Allocations and Development Management Policies Development Plan Document.
2. To outline the key stages of the Site Allocations Work.

### **RECOMMENDATION(S)**

3. That the Executive Cabinet approve the Site Allocations and Development Management Policies – Issues and Options document for a public consultation exercise.
4. That authority to make minor amendments to the attached draft document in advance of the public consultation exercise be delegated to the Director of Partnerships, Planning and Policy in Consultation with the Cabinet Member for Business.

### **EXECUTIVE SUMMARY OF REPORT**

5. The purpose of the Site Allocations Development Plan Document (DPD) is to explore how the general principles and policies set out in the Core Strategy can be fleshed out to provide sufficient detail to guide site allocations. It will determine specific sites for development in accordance with the policies and general locations for development set out in the Core Strategy. It identifies local issues and includes policies to either protect existing uses on sites or guide the way these sites are developed
6. Each of the Central Lancashire authorities (Chorley, South Ribble and Preston) has prepared individual Site Allocations and Development Management Policies – Issues and Options documents for public consultation. It is intended to consult on these documents during the same time period in order to allow them to be progressed at the same time and for cross border issues to be fully considered. The documents seek to engage on general issues and options and development management policies only. Committing to allocating sites for specific uses and finalising the development management policies comes later in the Development Plan Process, i.e. ‘preferred options’ stage. However, the Issues and Options document will identify those sites which are considered ‘non-starters’ such as greenbelt sites and list development management policies that are intended to be saved, amended and introduced through this document.

### **REASONS FOR RECOMMENDATION(S)**

**(If the recommendations are accepted)**

7. The Site Allocations and Development Management DPD is a key element in the delivery of the Core Strategy. Members will be aware that the Core Strategy was put on pause to allow consideration of the impact of the abolition of the Regional Spatial Strategy. However this does not impact on Issues and Options stage of the Site Allocations document which is mainly about seeking views on the suitability of the sites and uses that have been put forward in order to assist in the evaluation of these sites. It does not directly relate to specific targets for land allocation and it is therefore appropriate that work continues to progress this document.

## **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

8. None

## **CORPORATE PRIORITIES**

9. This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the Central Lancashire sub-region	/	Develop local solutions to climate change.	/
Improving equality of opportunity and life chances	/	Develop the Character and feel of Chorley as a good place to live	/
Involving people in their communities	/	Ensure Chorley Borough Council is a performing organization	/

## **BACKGROUND**

8. The purpose of Chorley's Site Allocations Development Plan Document (DPD) – document attached - is to determine specific sites for development in accordance with the policies and general locations for development set out in the Core Strategy in order to meet Chorley's development needs to 2026. It will identify local issues and include policies to either protect sites or guide the way these sites are developed, ensuring that where development takes place, proper provision of necessary community facilities, infrastructure, landscaping and open space and affordable housing is incorporated into the design and development of a scheme.
9. The Issues and Options stage aims to:
- Stimulate early discussion with consultees (residents/statutory agencies/Lancashire County Council) as to the content of the DPD.
  - Request responses on the potential scale of development in each settlement.
  - Consider potential development sites previously submitted to the Council for consideration in the LDF process.
  - Consider the potential development sites identified through the various evidence base studies (Employment Land Review, SHLAA etc).
  - Identify other potential development sites not identified so far.
  - Identify key local issues and provide the local planning policy framework (development management policies) for the Borough.
10. Information on sites for development has been gathered from various sources over a number of years. The first call for sites was carried out by Chorley Council for a 6 week period in Sept/Oct 2005. The second was carried out jointly with Preston and South Ribble for 6 weeks in July/Aug 2007. Landowners and developers were invited to tell us if they would like their land considered for development. A further community survey relating to site suggestions ended on the 26th January 2010. The intention of this exercise was to ascertain whether the community felt that there were sites that would be

particularly suitable for uses e.g. sport and recreation or conversely be protected from changes of use. To date 389 site suggestions within Chorley Borough have been made.

11. The identification of sites in the Issues and Options version does not mean that the Council thinks all of the sites are suitable, nor that they will be developed. **No decisions have been made yet and not all suggested sites will be needed nor allocated for development/protection rather they are sites 'up for discussion'.** The list will not be definitive and additional sites may well come forward during this consultation stage. The amount of land to be allocated in each settlement will be dependent on the spatial strategy being advanced in the Core Strategy. However, it is only at the next 'preferred options' stage that preferred sites and policies will be identified.
12. Although the site suggestions that have been submitted mainly relate to housing or commercial/employment development uses, the Site Allocations and Policies Development Plan Document will also identify land and policies for uses such as:
  - Community facilities
  - Mix Use
  - Open Space, Recreation and Tourism
  - Town/local/neighbourhood centres
13. In addition to site suggestions, existing local plan allocations and policies will be re-assessed and rolled forward as appropriate.
14. A report on this subject was presented for information to the LDF Member Working Group on 13<sup>th</sup> September and the Joint Advisory Committee on 21<sup>st</sup> September 2010.
15. It is intended that the consultation period for all three Central Lancashire documents will run from late November until the end of January and will include; member drop-in sessions, parish council liaison meetings, road shows/exhibitions, presentations to local groups, a leaflet, website information, a map interface system hosted by Lancashire County Council and the availability of all information in Council offices and libraries.
16. This engagement will seek endorsement of the general approach taken and views on the suitability of the sites and uses that have been put forward in order to assist in the evaluation of these sites. It will allow people the opportunity to suggest additional sites for consideration. In addition there will be a series of questions about the issues and policies being discussed.
17. Following consideration of representations received a preferred approach towards the issues and options will be set out in a Preferred Options Document in summer 2011. The Publication and Submission stages of the Development Plan Document are provisionally envisaged between October 2011 and March 2012 with the final adoption in December 2012.

Stage	Milestones	Date
1	Issues and Options DPD Public Participation	<b>November 2010/January 2011</b>
2	Preferred Options DPD out for Public Consultation	<b>June 2011</b>
3	Submission to Secretary of State	<b>October 2011 – March 2012</b>
4	Pre-Examination Meeting	<b>June 2012</b>
5	Examination Hearings	<b>July 2012</b>
6	Receipt of Inspector's Report	<b>October 2012</b>
7	Adoption and Publication	<b>December 2012</b>

### **Preferred Options Stage**

18. In preparation for the 'Preferred Options' stage, each site suggestion and existing allocation will be judged against Sustainability Criteria. This assesses the likely social, environmental and economic effects of proposals in order to predict and evaluate effects and necessary mitigation measures.

19. A number of indicators have been selected to determine this. These range from; distance to a railway station and a local centre to access to water, gas and electricity. Each indicator has a set of categories that will identify the site's performance in relation to that indicator. Each of these categories is banded from A to E to give a clear indication as to how a site performs in relation to each indicator and to be able to easily compare the performance of each site. Band A denotes the most sustainable and Band E the least sustainable. Band E has been reserved for those indicators that are considered to be of most significance in determining the sustainability of a site.
20. Banding each site's performance against all the indicators gives a clear overview of the site's sustainability. Each site will then be given an overall Band from A to E to enable a comparison of each site's sustainability to be made. However, there has been no weighting applied to each indicator. Accordingly, the importance attached to each indicator will be considered by way of additional commentary in a schedule of sites.
21. In advance of the detailed Sustainability Appraisal of sites, a filtering exercise was undertaken to eliminate sites suggested that are not in accordance with the Core Strategy. (Appendix H6 of the attached document lists all the site suggestions including those not proposed to be carried forward) Sites have been eliminated if:
  - They are not in the settlements listed in Preferred Core Strategy Policy PCS1: Locating Growth and Investment. This Policy identifies settlements where growth and investment will be focussed and is in accordance with the RSS. These settlements are Chorley Town, Adlington, Clayton Brook/Green, Clayton-le-Woods (Lancaster Lane), Coppull, Euxton, Whittle-le-Woods, Eccleston and Brinscall/Withnell. 19 site suggestions were eliminated for this reason.
  - They are located in the Green Belt or Area of Other Open Countryside including those adjoining one of the settlements listed above. 84 site suggestions were eliminated for this reason.
  - They are in Flood Zone 3. None of the site suggestions were in this Zone therefore no sites were eliminated for this reason.
  - They were under the 0.4ha threshold, were considered not appropriate for a site allocations document or were already under construction. 65 site suggestions were eliminated for this reason.
22. In terms of existing and new allocations, looking at housing and employment sites for example, existing allocations will only be carried forward if there is evidence of need and a reasonable prospect of their take-up. The Core Strategy specifies the amount of housing and employment land required and broad locations of growth. However, on a site by site basis, if there is no reasonable prospect of take-up, the Council can re-allocate, subject to sustainability, need and deliverability, for wider economic uses, alternative uses and softer end uses (such as the delivery of green infrastructure networks), or a mix of uses.
23. In making final decisions consultees will be asked for views on which housing and employment sites should be protected, which could be considered for other uses, which may be appropriate for a mixture of uses etc, and where the additional housing and employment sites should be. To make decisions on existing and proposed new allocations, a detailed schedule of information will be provided covering sustainability issues such as the infrastructure needed to bring the sites forward, and how sites could potentially be phased over the plan period.

## CONCLUSIONS

24. The Site Allocations and Development Management DPD is a key element in the delivery of the Core Strategy. Members will be aware that the Core Strategy was put on pause to allow consideration of the impact of the abolition of the Regional Spatial Strategy. However this does not impact on Issues and Options stage of the Site Allocations document which is mainly about seeking views on the suitability of the sites and uses that have been put forward in order to assist in the evaluation of these sites. It is therefore appropriate that the consultation phase of this document progresses.

## IMPLICATIONS OF REPORT

- 25 This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		No significant implications in this area	

**CHRIS MOISTER**  
**MONITORING OFFICER**

Report Author	Ext	Date	Doc ID
Stephen Lamb	5282	26 <sup>th</sup> July 2010	Cabinet12thaugust2010V2***

Background Papers			
Document	Date	File	Place of Inspection
Planning Policy Statement 3 – Housing	June 2010	-	Union Street