

22 January 2019
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**To: Members and Officers of
the Central Lancashire Strategic Planning Joint Advisory Committee**

Dear Sir/Madam

Central Lancashire Strategic Planning Joint Advisory Committee – 29 January 2019

I am now able to enclose, for consideration at the above meeting, the following reports that were unavailable when the agenda was printed.

Agenda No Item

6. **Minutes of last meeting** (Pages 1 - 6)

8. **Central Lancs Local Plan Update** (Pages 7 - 12)

11. **Draft Local Development Scheme** (Pages 13 - 22)

Yours faithfully

Ally Brown
Director of Corporate Services

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Minutes of **Central Lancashire Strategic Planning Joint Advisory Committee**

Meeting Date **13 November 2018**

Members Present: Councillor Alistair Bradley (Chair), Councillor Paul Walmsley (Vice-Chair) and Councillors Martin Boardman, John Potter, Jon Hesketh, Phil Smith, Margaret Smith, Michael Green

Officers: Mark Lester (Director of Business, Development and Growth), Zoe Whiteside (Development and Regeneration Manager), Alison Marland (Chorley Council), Chris Hayward (Director of Development, Preston City Council), Chris Blackburn (Planning Policy Team Leader, Preston City Council), Jonathan Noad (South Ribble Borough Council), James Hoskinson (Central Lancashire Technical Officer), Johndaniel Jaques (Central Lancashire Planning Policy Officer) and Ruth Rimmington (Democratic and Member Services Team Leader)

Apologies Councillors Peter Moss, Clifford Hughes MBE and Rebecca Noblet

27 Appointment of Chair for the Meeting

As Councillor Alistair Bradley was detained in traffic Councillor Margaret Smith (South Ribble Borough Council) was appointed as temporary Chair.

28 Welcome by the Chair and Introductions

The Chair welcomed everyone to the meeting and invited attendees to introduce themselves.

29 Minutes of Last Meeting

Decision: That the minutes of the meeting held on 4 September 2018 be confirmed as a correct record.

30 Declarations of Any Interests

There were no declarations of interests received.

31 **Central Lancashire Local Plan Review Update**

Zoe Whiteside, Development and Regeneration Manager, Chorley Council, presented the report. The post of Local Plan Coordinator has not been filled, but a further round of recruitment will be undertaken. The draft Memorandum of Intent and Statement of Common Ground (SCOG) have been drafted and has been sent to the Legal teams at South Ribble and Preston for comments.

Councillor Alistair Bradley arrived and took the Chair.

A detailed programme has been developed and the team have been working to this. Details of this were set out in a presentation. Stage One relates to Issues and Options, Stage Two considers Preferred Options and Publication is Stage Three. The final Stage (Four) is submission. Members queried the timescales and noted that a comprehensive risk register has been produced to ensure that all risks are accurately recorded, and mitigations are put in place. A successful Member Learning Session had been held the previous evening with Chorley Councillors and Parish Councillors and this will be offered to other authorities.

Members noted the evidence in relation to

- Gypsy and Traveller Accommodation Assessment (GTAA)
- Strategic Flood Risk Assessment (SFRA)
- Transport
- Issues and Options
- Strategic Housing Economic Land Availability Assessment (SHELAA)
- Statement of Community Involvement (SCI)

Decision: That the report be noted.

32 **Government Response to Supporting Housing Delivery Through Developer Contributions**

Zoe Whiteside, Development and Regeneration Manager, Chorley Council, presented the report which provides an update regarding the governments' plans to reform developer contributions (including CIL and section 106).

The proposals are intended to reduce the complexity and uncertainty of developer contributions which are purported to act as a barrier to the delivery of housing. The government are keen to provide clarity and certainty to developers around the contributions they are expected to make. Officers await the detailed consultation and guidance and will need to determine the potential impact particularly for plan-making.

Members agreed that overall, these are positive steps, in particular with regards the removal of the pooling restriction and the removal of the requirement to consult twice on CIL reviews. This will improve the

deliverability of a CIL review being undertaken and delivered in alignment with the local plan.

Decision: That the report be noted.

33 Central Lancashire Core Strategy Monitoring 2017/18

Chris Hayward, Director of Development, and Chris Blackburn, Planning Policy Team Leader, Preston City Council, presented the report which updates Members on the latest Core Strategy Monitoring Report.

During the monitoring year 1,613 dwellings were completed in Central Lancashire, 272 units above the target of 1,341. The dwelling completion targets were exceeded in Chorley and Preston but there is under provision in South Ribble.

Core Strategy Policy 7 requires market housing schemes to deliver affordable housing as onsite provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability. During the year (April 2017 – March 2018) a total of 409 affordable dwellings were delivered across Central Lancashire consisting of 172 in Chorley, 197 in Preston and 40 in South Ribble. Together this exceeded the Core Strategy target of 126 by 283 dwellings.

An error was noted in the provision during 2013/14 for South Ribble – the figure should read -71, not 71. Employment land take up is below the Core Strategy target at the current rate.

Members discussed the trend for over delivery in recent years and noted that there has been a commitment to share the spread of development across Central Lancashire. Members commended the work in relation to the provision of affordable homes.

Decision: That the report be noted.

34 Open Space and Sports and Recreation Study Update

Jonathan Noad (Director of Planning and Property), South Ribble Borough Council, gave a verbal report.

The purpose of the Study is to find out how open spaces are used, thought of and what we can do to improve them. Open spaces are places that can be used by the public, including parks, play areas, playing pitches and more.

This is an important piece of work across the areas and is being undertaken in conjunction with sporting organisations.

A draft report has been received from the Consultants and a report will be presented to the next meeting.

Decision: That the report be noted.

35 Retail Study Update

Alison Marland, Principal Planning Officer, Chorley Council, presented a verbal report.

Both Preston and Chorley have received their individual draft retail reports from consultants White Young and Green. The South Ribble part of the study was completed last year and is also being updated to reflect the latest data.

The consultants still need to insert the latest Experian data expected in December which means the quantitative findings will change. The findings of the study will be taken to respective Local Plan Working Groups in mid-December/ early January.

Once the study is finalised it is part of the evidence for the new Central Lancashire Local Plan and will assist in formulating updated retail policies for the Central Lancashire area. The three documents forming the retail study will be uploaded onto the Councils websites.

Decision: That the report be noted and that the consultants be invited to give a presentation at the next meeting.

36 City Deal Update

Chris Hayward (Director of Development, Preston City Council) gave an update.

Preston Western Distributor Road - a planning application for the Hodder Aquaduct will be considered the following evening. It is recommended for approval.

The Inquiry relating to the Compulsory Purchases Order (CPO) is due to commence the following week and expected to last two to three weeks.

Jonathan Noad (Director of Planning and Property), South Ribble Borough Council, advised that a consultation on works to Penwortham Town Centre is currently underway.

Members noted that all of the works contribute to the greater scheme and once they are all completed residents will see the benefits.

Decision: That the update be noted.

37 Exclusion of Public and Press

Decision: To exclude the press and public for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

38 Draft Central Lancashire Council's Statement of Common Ground (Paragraph 3)

Zoe Whiteside, Development and Regeneration Manager, Chorley Council, presented the report which provides an update on the preparation of the first Statement of Common Ground for the three Central Lancashire Local Planning Authorities plus Lancashire County Council as counter signatory.

Members discussed the need to consider the obligations on LCC, including highways and mineral planning and school places. The engagement with LCC is critical.

The Statement must be in place before the consultation can begin on the draft plan.

Decision: To note the contents of the report and the contents of the first draft Statement of Common Ground which is included at appendix one.

39 Technical Consultation of Updates to National Planning Policy and Guidance (Paragraph 3)

Chris Blackburn, Planning Policy Team Leader (Preston City Council) gave a presentation.

The presentation set out changes which have occurred over the last few months, and detailed the Standard Housing Methodology and the Housing Delivery Test.

Members noted the need for discussions with other Local Authorities, such as Blackburn, and to have the infrastructure in place to support additional housing.

Decision: That the presentation be noted.

40 Dates of Future Meeting

Decision: To note the meeting dates, but to change the meeting start time to 6.30pm and to change the 5 November meeting date.

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Report of	Meeting	Date
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
Zoe Whiteside	01257 515771	21/1/2019	

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

CENTRAL LANCASHIRE (DRAFT) LOCAL DEVELOPMENT SCHEME FEBRUARY 2019- JUNE 2022

PURPOSE OF REPORT

1. To provide details of the updated Central Lancashire Local Development Scheme February 2019-June 2022.

RECOMMENDATION(S)

2. To endorse the contents of the report.

EXECUTIVE SUMMARY OF REPORT

3. This report presents the contents of the draft Central Lancashire Local Development Scheme (LDS). This is a statutory document which councils are required to publish on their websites, which identify new planning policy which is required and how and when these are to be prepared.

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

(If the recommendations are accepted)

4. To ensure the programme for review of the Central Lancashire Local Plan is updated and that the obligations to maintain an updated LDS are met.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. None.

NEXT STEPS

6. Following approval by the three councils, the LDS will be published on each of the respective council's websites and the Central Lancashire Local Plan website. There will also be a need to update PINS with regards the timetable for this new local plan and anticipated timeline for the EIP.

Report Author	Ext	Date	Doc ID
Zoe Whiteside	5771	21/01/2019	

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Central Lancashire
Local Development Scheme
February 2019- June 2022

Prepared jointly by Preston, South Ribble and Chorley Councils



CITY DEAL
Preston, South Ribble & Lancashire

Central Lancashire Local Development Scheme 2019- June 2022

Introduction

This document is a joint Local Development Scheme (LDS) prepared by Preston City Council, South Ribble Borough Council and Chorley Council to identify what the councils are going to do over the next three years to prepare new and revised planning policy which will form part of the Development Plan. The Development Plan can include Local Plans and Neighbourhood Plans.

Every local planning authority in England has to prepare a Local Plan, which includes all of the local planning policies for that area, and any planning applications have to be decided in line with it unless material considerations indicate otherwise. The purpose of the LDS is to identify new and revised planning policy the Councils are preparing to form the Local Plan. Under planning regulations, the Councils are required to regularly update this document and post it on their respective websites.

The LDS is produced jointly to reflect the joint working between the three authorities, specifically the existing Core Strategy adopted in 2012 and the commitment to undertake a review of the Core Strategy and three Local Plans, in order to produce a single Central Lancashire Local Plan. There will be allocation plans and maps prepared for each local authority area as part of this work.

The three Councils of Preston, South Ribble and Chorley have reached a consensus that the Joint Core Strategy and the individual local plans require a review of the policies and each has taken a formal decision to commence this work, working collaboratively to produce a single Plan. As this is a review, with commonalities across the three areas operating as a single housing market area and functioning economic area, it is not envisaged to be as comprehensive as starting the entire process from the beginning.

This document describes the programme for the review of the Local Plan which will include a comprehensive review of the existing development plan policies, refreshing the required evidence base, inviting a call for sites and producing a draft publication plan for consultation ahead of an examination in public for adoption.

Within the area, there is joint working with the Central Lancashire authorities (made up of Preston South Ribble and Chorley Councils). This work has included the adoption of a joint Central Lancashire Core Strategy in July 2012 as well as individual local plans containing development management policies which were adopted in 2015.

Purpose of the Document

This document covers the three year period between April 2018 and March 2021. It supersedes the previous LDS's which have been operating separately in the three authorities.

The Local Development Scheme includes the following information:

- ▶ Details of the high level programme for the undertaking of a review of the existing statutory development plan including the Central Lancashire Core Strategy, Chorley Local Plan, South Ribble Local Plan and Preston Local Plan.
- ▶ Details of the evidence currently under commission and to be commissioned in order to inform the preparation of the new Local Plan.
- ▶ Information about the resources available, within Central Lancashire, for preparing the Local Plan.
- ▶ The risks associated with situations that might arise that could adversely impact on the achievement of the work programme set out in the LDS and how these risks are to be managed

Current Development Plan

Central Lancashire Core Strategy

The Central Lancashire Core Strategy adopted in July 2012, is the strategic document of the plan and covers all three Central Lancashire authority areas – Preston City, South Ribble Borough and Chorley. and. It sets the overall strategic vision for the area, including issues such as setting housing requirements and principles for infrastructure.

Local Plan

Each Central Lancashire authority worked in partnership to produce a separate Local Plan, adopted in July 2015. The Local Plans set out development management policies, and allocate or protect land for specific uses, such as housing, employment or greenspace.

Neighbourhood Plan

The Inner East Preston Neighbourhood Plan, prepared by the local neighbourhood forum with the support of the city council, forms part of the development plan and was made in April 2015.

Other Documents

Statement of Community Involvement

Chorley Council's Statement of Community Involvement was adopted in September 2014.

South Ribble Council's Statement of Community Involvement was adopted in December 2013

Preston City Councils' Statement of Community Involvement was adopted in April 2006

Supplementary Planning Documents

Supplementary Planning Documents (SPDs) offer local planning authorities the opportunity to add guidance on specific policy areas. The purpose of SPDs is to provide guidance on the interpretation and implementation of relevant planning policies, particularly those in the Central Lancashire Core Strategy. The following Central Lancashire SPDs have been adopted:

- Affordable Housing – Oct 2012
- Controlling Re-Use of Employment Premises – Oct 2012
- Rural Development – Oct 2012
- Design Guide – Oct 2012
- Access to Healthy Food* – Oct 2012
- Open Space, Sport and Recreation – Sept 2013
- Biodiversity and Nature Conservation SPD – July 2015
- Employment Skills SPD – Sept 2017

*The Access to Healthy Food SPD was adopted in October 2012, however, after consideration at the Chorley and South Ribble Local Plan Examinations, the SPD and proposed Local Plan policy with their references to a 400m exclusion zones was not considered robust and the SPD has been suspended (in Chorley and South Ribble) pending a review which will inform whether it is revised or withdrawn and reviewed alongside the requirements of the new Local Plan.

Resources

The three councils are working as a partnership to undertake a review of the Local Plan and therefore are jointly resourcing a central team to undertake the work. Additionally, a bid to MHCLG for Planning and Housing Delivery Grant has been successful which will contribute to the resources required.

The following in-house resources will be made available in a central team:

- 1 x Local Plan Coordinator (Planning Manager)
- 2 x Planning Policy Officers
- 1 x Technical Officer
- 1 x Local Plan Programme officer

This team will be complemented by the substantive posts at each respective council as required. In addition, joint working between the Central Lancashire teams is coordinated through a Central Lancashire officer working group. There is also a Joint Advisory Committee made up of members from the three Central Lancashire authorities and Lancashire County Council.

The Planning Policy teams can draw on additional resources from other teams within each council for expertise on areas such as:

- Housing
- Neighbourhood Management
- Environmental Health
- Economic Development
- Property Services
- Parks
- Corporate Policy

Lancashire County Council has responsibilities for:

- Transport and highways
- Minerals and waste
- Cross-boundary issues
- Health
- Education

Consultants are engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production of evidence base studies such as the Open Space Sports and Recreational Assessment and Retail Study.

Risk Assessment of Delivering LDS Programme

In preparing the LDS, the main risks to programme slippage are:

- **Staff capacity/Turnover/Absence** – This potential problem has been mitigated by the creation of a central team with responsibility for production of the Local Plan. There is a risk that recruitment of the officers will be problematic due to a general lack of planning officers in the market however contingency plans are in place to improve the offer if required. Also the Central

Lancashire authorities have established good working relationships with consultants with a view to employing them from time to time, subject to mutual agreement and financial arrangements.

- **Political Delay** – The potential for delays due to the political decision-making process is increased by the requirement for joint/aligned documents to be approved by the relevant decision-making structure of each Central Lancashire authority. This has been mitigated by involving Members from all three authorities in a Joint Advisory Committee informed by member working groups in each district authority enabling Members to be fully involved at an early stage.
- **Joint Working** – Although there are considerable benefits in joint working, there are risks in terms of programming work and political decision making. The three authorities are minimising this risk through a memorandum of understanding.
- **‘Soundness’ of Local Plan** – Joint and independent working, this risk will be minimised by liaising closely with relevant partners and agencies, neighbouring authorities and having regard to the soundness toolkit and procedural implications.
- **Changing Legislation** – The risk of changing legislation during the preparation of the Local Plan is a challenge. This impact will be minimised by attending events, liaising with the relevant Government department, keeping up-to-date with new policy and legislation and assessing how this may impact on the Local Plan. This is largely out of the authority’s control.
- **Finance/Resource Availability** – Finance and resource availability will be a significant challenge in the forthcoming years. This will need to be considered by the authorities and assessed on an annual basis. The risk of lack of finance has been mitigated by advance budgeting and joint working savings and the successful Government award of Planning Delivery Funding for two years.

Programme for Review of Central Lancashire Local Plan

Table of Key Stages of Local Plan Preparation

Key Stage	Description	Timescale
Stage One Issues and Options (Regulation 18- statutory Consultation)	Consultation process involving engagement of all stakeholders, statutory (UU, EA, HE etc.) and non-statutory including public bodies, members of the public, developers etc. This will include publication of the initial tranche of sites suggested for development.	Expected Summer 2019 Consultation Period July 2019-September 2019
Stage two Preferred Options (Regulation 18)	Following Issues and Options Consultation, further detailed consideration of the sites will be undertaken looking at consultation responses and review of existing policies and drafting of the new Local Plan policies will be undertaken. This will conclude with a 'Preferred Options' draft Local Plan being published for consultation.	Expected Spring 2020 Consultation Period March 2020 to May 2020
Stage Three Publication Draft (Regulation 19)	The new draft Local Plan, the Integrated Appraisal and statement of consultation along with any topic papers and	Expected early 2021. Consultation Period January 2021 to March 2021
Stage four Submission Stage	Collation of final responses to the publication stage and submission to the Planning Inspectorate ahead of the examination in public.	Submission to the Planning Inspectorate expected May 2021
Adoption	This will follow the examination in public which is expected to last between 6 and 12 months. The length of time depends on the representations made and the extent to which the Inspector requires further work to be undertaken and/or modifications to the draft plan.	Expected by June 2022

Evidence to support this Review

- Retail & Leisure Study
- Open Space, Sport and Recreational Assessment
- Central Lancashire Highways & Transport Strategy (to Include Walking and Cycling)
- Local Plan Viability Assessment
- Employment
- Flood Risk/Drainage
- Transport Study
- Gypsy and Traveller and Travelling Showpeople Accommodation Assessment

Monitoring and Review

Each authority monitors the delivery of the Local Plan including policy achievement, targets and milestones such as housing land availability and housing delivery. The annual monitoring reports review document preparation progress over the preceding year compared to the targets and milestones set out by the authorities in the LDS.

The latest monitoring reports for each of the councils can be viewed at each of the authorities' websites:

Preston

<http://www.preston.gov.uk/yourservices/planning/planning-policy/monitoring/>

South Ribble

<http://www.southribble.gov.uk/sites/default/files/2017%20South%20Ribble%20Monitoring%20Report.pdf>

Chorley

<http://chorley.gov.uk/Documents/Planning/Planning%20Policy/FINAL%20Chorley%20Local%20Plan%20Authority%20Monitoring%20Report%202017.pdf>