



Dear Councillor,

CENTRAL LANCASHIRE STRATEGIC PLANNING JOINT ADVISORY COMMITTEE - MONDAY, 4TH DECEMBER 2023

The next meeting of the Central Lancashire Strategic Planning Joint Advisory Committee will be held in the Council Chamber, Town Hall, Chorley on Monday, 4th December 2023 at 6.30 pm. Entrance to the Town Hall during the evening can be gained from the doors on St Thomas's Road, opposite the Police Station.

The agenda and accompanying reports for consideration at the meeting are enclosed.

The agenda papers are being sent to both appointed and substitute Members. Any appointed Member who cannot attend is asked to first contact their substitute to see if he or she can attend instead. Then please contact Ben Storey, Democratic & Member Services Officer either by telephone or email at the address below to give their apology with an indication of whether the substitute Member will attend.

Yours sincerely

Chris Sinnott
Chief Executive of Chorley Council

Ben Storey, Democratic & Member Services Officer
Democratic and Member Services Officer
E-mail: ben.storey@chorley.gov.uk
Tel: 01772 62 5563



CENTRAL LANCASHIRE STRATEGIC PLANNING JOINT ADVISORY COMMITTEE

AGENDA

1 **Appointment of Chair for the Meeting**

2 **Welcome by Chair and Introductions**

3 **Apologies for absence**

4 **Declarations of Interest**

Members are reminded of their responsibility to declare any pecuniary interest in respect of matters contained in this agenda.

If you have a pecuniary interest you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

5 **Minutes of meeting Tuesday, 3 October 2023 of Central Lancashire Strategic Planning Joint Advisory Committee (Pages 5 - 8)**

6 **Strategic Flood Risk Assessments - Presentation from JBA Consulting**

Mike Williamson, of JBA Consulting, will deliver a presentation to the Committee.

7 **Securing Employment Skills via the Planning Process (Verbal Report)**

Presentation by Planning Policy Officers led by the Planning Policy Manager (Preston)

8 **Local Plan Update (Pages 9 - 14)**

Report attached to be presented by the Project Director (Local Plan) (Chorley).

9 **Dates of Future Meetings**

Meetings of the Central Lancashire Strategic Planning Joint Advisory Committee for the 2023/24 Municipal Year:

- 6.30pm Wednesday, 7 February 2024 – South Ribble Borough Council
- 6.30pm Thursday, 28 March 2024 – Preston City Council

10 **Exclusion of Press and Public**

To consider the exclusion of 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.

By Virtue of Paragraph 3: Information relating to the financial or business affairs of any particular person (including the authority holding that information)

Condition: Information is not exempt if it is required to be registered under- The Companies Act 1985, The Friendly Societies Act 1974, The Friendly Societies Act 1992, The Industrial and Provident Societies Acts 1965 to 1978, The Building Societies Act 1986 (recorded in the public file of any building society, within the meaning of the Act) The Charities Act 1993.

Information is exempt to the extent that, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Information is not exempt if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to Regulation 3 of the Town & Country Planning General Regulations 1992(a).

11 **Site Assessment Update including land supply (Verbal Report)**

The Principal Planning Officer (Chorley) to present a verbal update.

12 **Local Plan Budget & Procurement Strategy (Verbal Report)**

The Project Director (Local Plan) (Chorley) to present a verbal update.

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

Meeting date **Tuesday, 3 October 2023**

Members present: Councillor David Borrow (Chair), and Councillors Harry Landless, Alistair Bradley, Alistair Morwood, James Flannery, Elaine Stringfellow, Michael Green and Alan Cullens

Officers: Kim Rennie (Interim Chief Executive), Zoe Whiteside (Project Director Local Plan (Chorley Council)), Chris Hayward (Director of Housing and Development (Preston City Council)), Katherine Greenwood (Principal Planning Officer (Chorley Council)), Carolyn Williams (Planning Policy Manager (Preston City Council)), Elizabeth Hindle (Head of Planning and Enforcement (South Ribble Borough Council)), Catherine Thomas (Planning Manager (South Ribble Borough Council)), Emma Price (Planning Assistant (Chorley Council)) and Lizzie Bilborrow (Member Services Officer (Preston City Council))

Apologies: Councillor Craige Southern, Caleb Tomlinson and County Councillor Sue Whittam

Other Members present: Councillors Kath Unsworth, Phil Smith and Karen Walton

14 Appointment of Chair for the Meeting

Resolved–That Councillor David Borrow be appointed as Chair for the meeting.

15 Welcome by Chair and Introductions

The Chair, Councillor David Borrow, welcomed everyone to the meeting.

16 Apologies for absence

Apologies for absence were submitted on behalf of Councillor Southern (Chorley Council) Councillor Tomlinson (South Ribble Borough Council) and County Councillor Mrs Whittam (Lancashire County Council).

17 Notification of Substitute Members (if any)

There were none.

18 Declarations of Interest

There were none.

19 Minutes of meeting Tuesday, 20 June 2023 of Central Lancashire Strategic Planning Joint Advisory Committee

Resolved – That the minutes of the meeting held on Tuesday, 20 June 2023 be confirmed as a correct record.

20 Part One Preferred Options Consultation Statement

Ms Emma Price, Planning Assistant (Chorley Council) provided an update on the Preferred Options Consultation.

Ms Price informed the Committee that there were four parts to the way the consultation took place. Over 1,000 people were contacted via the Central Lancashire Email List, Social media posts were put out informing constituents about the consultation, 30 in-person drop-in events were held across Central Lancashire and there was an online consultation through the digital platform Citizenspace. Of the people contacted for the consultation, 928 responses were received, from this, 742 were received online via Citizenspace and 236 were received by either letter or email. The 30 drop-in events were spilt up between the three Councils, with 18 being held in Chorley, seven being held in Preston and five in South Ribble. Chorley saw the highest amount of public interest with 504 attendees, South Ribble had 182 and Preston had 148.

Out of the 52 questions asked during the consultation, the highest responses were received on Green Belt (330), Spatial Approach (322), Strategic Objectives (308) and Spatial Vision (339). Ms Price pointed out that out of the potential site allocations the highest responses for Chorley were received for Town Lane, Whittle-le-woods (91), Preston's highest was Land east and west of Dixons Lane, Grimsargh (50), and in South Ribble the highest was Curedale Garden Village (167).

The Part One Preferred Options was the first part of the consultation process and the representations received would help officers in Part Two Preferred Options which will be the full draft plan and will take place in Spring/ Summer 2027. A new Local Development Scheme (LDS) would be published later in 2023 and would set out the timeframe for the remaining plan-making process.

Resolved – That the update be noted.

21 Plan Making Reforms: Consultation on Implementation

Ms Carolyn Williams, Planning Policy Manager (Preston City Council) submitted a report relating to the Levelling-up and Regeneration Bill, Consultation on the implementation of plan-making reforms.

Ms Williams informed the Committee that the Department for Levelling Up, Housing and Communities (DLUHC) had launched a consultation which was open for 12 weeks from 25 July to 18 October 2023. The consultation was seeking views on a proposed new system of plan making and was accompanied by 43 questions around the

proposed reforms. All three Authorities would be submitting their own responses to the 43 questions.

The process for preparing a plan (including adoption) would take no longer than 30 months (2.5 years). The process proposed by Government showed that four months would be used for Scoping and early participation, 23 months would be used for Plan visioning and strategy development, evidence gathering and drafting the plan, Engagement, proposing changes and submission, six months would be used for the Examination and the final month would be used to finalise and adopt the digital plan.

The proposals called for three gateway assessments to be held during the preparation, one at the start, one during the middle of the process and the final one before preparing the final draft for assessment prior to the Examination in Public. The first two were not mandatory, only the last one which was a stop/go assessment. The only one the Joint Advisory Committee would need to do was the third one before submission/examination. Each one likely to take four to six weeks.

Resolved – That the report be noted.

22 Dates of Future Meetings

The dates of the remaining Central Lancashire Strategic Planning Joint Advisory Committee meetings for the 2023/2024 year were noted, with the next meeting being hosted by Chorley Council on Monday 4 December 2023.

23 Exclusion of Press and Public

Resolved - That the public be excluded from this meeting during consideration of the following items of business on the grounds that there is likely to be disclosure of exempt information which is described in the paragraphs of Schedule 12A to the Local Government Act 1972 which are specified against the heading to each item, and that in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing it.

24 Site Selection Update

Ms Katherine Greenwood, Principal Planning Officer (Chorley Council) gave an update on the site selection, and the next steps in the process.

Resolved – That the update be noted.

25 Local Plan Update

Ms Zoe Whiteside, Project Director Local Plan (Chorley Council) provided an update on the progress of the Central Lancashire Local Plan, including the current work the team were undertaking, together with the timescales involved.

Resolved – That the Committee

- (i) noted the content of the report, recognising the importance of critical decisions around Spatial Strategy in the coming weeks
- (ii) (ii) agreed to the Local Plan Workshop of Elected Members and Senior Officers the update be noted.

Chair

Date



Report of	Meeting	Date
Interim Deputy Chief Executive (Chorley)	Central Lancashire Strategic Planning Joint Advisory Committee	4 th December 2023

Local Plan Update

Is this report confidential?	No
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Is this decision key?	No
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Purpose of the Report

1. To provide an update on progress made to prepare a new Central Lancashire Local Plan.

Recommendations

2. To note the contents of the report

Reasons for recommendations

4. Not applicable

Other options considered and rejected.

5. Not applicable

Local Plan Programme

6. Officers are currently engaging with all key consultants, stakeholders and partners who are involved in the Central Lancashire Local Plan (CLLP) preparation, to develop a robust programme for the remainder of the process. Several pieces of evidence and policy preparation are intrinsically linked and therefore its essential that the project plan reflects these and that there is a transparency and accountability with critical deadlines.
7. The three Councils are intending to submit the Local Plan to the Secretary of State by the deadline 30th June 2025 and therefore officers are building a programme around that timeframe, taking account of the required resources and plan making capacity.

Evidence Base: Employment Land

8. BE Group have been commissioned to prepare an update to the Central Lancashire Employment Land Study with this latest work looking specifically at land supply in 2023.
9. The study looked at specific markets including industry, warehousing and offices and estimates the employment land requirement resulting specifically from projected population growth in Central Lancashire (Resident Workforce Forecast). A further model, Resident Workforce has been produced which indicates the additional employment land need from the population growth. This represents the employment land requirement specifically from these extra jobs and is not a forecast of OAN for the whole Central Lancashire economy.
10. A draft report has been provided to officers for review, which includes the main report, an executive summary, list of consultees and site scoring results from the sites reviewed as assessed as part of this work. Several research methods were used, including site visits and telephone/e-meeting interviews with property market stakeholders such as developers, investors, and their agents.
11. The status and likely deliverability of potential future employment sites, put forward for inclusion in the CLLP, were reviewed in detail, compared to forecast objectively assessed need (OAN) and changes in local and national property markets since 2021. The OAN has been compared to the latest population projections for Central Lancashire, to understand how economic growth links to population change in the sub-region and to recorded employment land losses since 2010 and conclusions proposed.
12. The study reviewed over fifty sites which have been identified for employment and mixed uses in Call for Sites/SHELAA and, as of summer 2023, have been put forward as site suggestions in the CLLP as options which could meet the identified OAN of each Local Authority. All of the sites were reviewed in terms of both their qualitative attractiveness to the market and their deliverability, including consideration of some of the practical barriers they may face to development. Additionally, each site was graded using a standard scoring system that consisted of ten objective measures, which further illustrate the site's market desirability and deliverability. The maximum score possible was one hundred, with the ten individual measures each scored out of ten.
13. The full findings of the study will be reviewed by the three home teams and a paper presented to the next JAC with the details and implications for land supply and site proposals.

Strategic Flood Risk Assessment Level 1 Update and Level 2

14. The SFRA Level 1 was produced by JBA in February 2021. This work assessed all the sites received up to that date in relation to flood risk requirements at that time. Following completion of that work, additional guidance was released by government which required further assessment of those sites already reviewed. In addition, further sites were received following call for sites four, and these require review under this process.
15. The update to this work has now been commissioned to JBA. Preston City Council are leading on this on behalf of the partnership. A project inception meeting has taken place and work has commenced in collating data from the councils, the Environment Agency, United Utilities and LCC as the Lead Local Flood Authority.
16. The key milestones for the Level 1 SFRA work are listed below. These timeframes are based on receipt of information by the councils and key partners. Work on the Level 2

would commence following completion of this work and a detailed programme for this work will be provided once we agree on any sites this will apply too.

17. The Level 1 findings will identify the potential flood risk implications for each site suggestion and the need for more detailed flood risk work via a Level 2 assessment, as necessary.

- Draft Level 1 SFRA site assessment and recommendations Feb 2024
- Draft Level 1 SFRA Report March 2024
- Final Report May 2024

Policy Preparation

18. A structure document of the new Central Lancashire Local Plan is now under preparation. There are key policy areas under development which are explored in more detail below:

Design

19. NPPF requires that the Local Plan sets out a clear design vision and expectations to provide certainty about acceptable design principles. Further, policies should be prepared which reflect local aspirations and characteristics and design guides or codes should be prepared which are consistent with the National Design Guide and National Model Design Code. Therefore, to address this in the new CLLP, a piece of work is being undertaken led by Preston Officers, to identify key priorities and principles of a local plan design framework/ including a design vision.

20. This would provide the foundation of the Central Lancashire Design Code policy and would be consulted on at the next stage of consultation. The long-term plan would be to progress the Local Plan based on this work and with a view that a Supplementary Plan of more detailed design codes would follow post adoption.

Open Land Policies

21. A comprehensive piece of evidence called the Open Land Study was undertaken by Land Use Consultants (LUC) and this looked at existing policies (over and above national policy constraining development in the Green Belt) for open land including areas of other open countryside (Chorley Local Plan), protected open land (Preston Local Plan) development in the open countryside (South Ribble Local Plan) and Area of Separation policies.

22. LUC made a series of policy recommendations for future policy in the new CLLP, including a more robust Spatial Strategy policy and consolidation and refinement of the Council's area of separation policies. LUC are commissioned to support the preparation of these policies, taking account of input from the three Councils. As these policies will restrict development in certain locations and inform the Spatial Hierarchy (and therefore the land supply for housing and employment), this is a critical piece of work to be completed in the short term. Given it is envisaged to impact most significantly on Preston land supply, Preston colleagues will be leading on this work.

Spatial Strategy and Hierarchy for Growth

23. A key piece of work will be the finalisation of the Spatial Strategy for the new Local Plan. The three councils will need to agree the strategic locations for growth for housing and employment, taking account of the emerging land supply for housing and employment. This is intrinsically linked to the open land policies referred to above.

Supplementary Development Plans (SPDs)

24. The three Councils will need to decide which, if any, of the many existing SPDs which cover topics including affordable housing, playing pitch and open space assessment, householder design guide, hot food takeaways, rural areas, employment and so forth, will be retained. Workshops with Development Management officers from each Authority have been undertaken to review the value and efficacy of these. The recommendations from these workshops will be used to inform policy writing for the new Local Plan.
25. Proposed changes from the National Government state that SPDs will no longer exist under the new plan-making regime as they do today. The intention of these workshops was to absorb as many elements of the SPDs into the new Local Plan as possible, ensuring the new policies are sufficient to support decision making. Feedback from the workshops have been made into a list of recommendations for policy writers. Given the nature of the feedback, many of the existing SPDs can be set aside upon adoption of the new Local Plan.

Site Selection

26. A verbal update will be provided at the meeting.

Infrastructure

27. We have commenced the work on the Infrastructure Development Plan (IDP). This work has been commissioned to Fore consulting and they are compiling a baseline of infrastructure that is already identified across the three boroughs. Each council will have an Infrastructure Funding Statement (IFS) which was previously the CIL Regulation 123 list.

Strategic Transport Assessment

28. A series of productive discussions have taken place with LCC and Jacobs colleagues with regards the proposed methodology and programme for the Strategic Transport Assessment which is scheduled to commence before the end of November and will be interlinked with key site selection milestones not least SFRA Level 1 and Level 2.

Climate change and air quality

29. The work noted in this report has an overall neutral impact on the Councils Carbon emissions and the wider Climate Emergency and sustainability targets of the Council.

Equality and diversity

30. There are no impacts at this stage and the Local Plan itself is subject to a comprehensive impact assessment and EIA which must be published alongside the draft plan when submitted to the Planning Inspectorate

Risk

31. There is a risk register in place for the preparation of the Local Plan, the main risks are associated with the programme and the absolute deadlines imposed by the Government of submission by 30th June 2025 and adoption by 31st December 2026.

Background documents

32. There are no background papers to this report.

Appendices

33. There are no appendices.

Report Author:	Email:	Telephone:	Date:
Zoe Whiteside	Zoe.whiteside@chorley.gov.uk	01257515711	21/11/23

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