



Dear Councillor,

CENTRAL LANCASHIRE LOCAL DEVELOPMENT FRAMEWORK JOINT ADVISORY COMMITTEE - THURSDAY, 29TH JANUARY 2009

The next meeting of the Central Lancashire Local Development Framework Joint Advisory Committee to be held in the **Council Chamber, Town Hall, Chorley on Thursday, 29th January 2009 at 7.00pm**. Entrance to the Town Hall during the evening can be gained from the doors on St Thomas's Road, opposite the Police Station.

An agenda for the meeting is set out below.

The agenda papers are being sent to both appointed and substitute Members. Any appointed member who is unable to attend on 29 January is requested to ascertain whether his/her substitute is able to attend instead and notify Tony Uren either by telephone or email to the address below of their apology with an indication of whether the substitute member will attend.

We hope that as many appointed or substitute members of the Joint Advisory Committee as possible will be able to attend the meeting.

Yours sincerely

Donna Hall
Chief Executive of Chorley Council

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Democratic and Member Services Officer
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Distribution

All members of the Central Lancashire Local Development Framework Joint Advisory Committee

Councillors

Councillors Terry Brown (Chorley Council), Peter Malpas (Chorley Council), Greg Morgan (Chorley Council), Neil Cartwright (Preston City Council), John Collins (Preston City Council), Danny Gallagher (Preston City Council), J C Hughes MBE (South Ribble Borough Council), J Hesketh (South Ribble Borough Council), A Ogilvie (South Ribble Borough Council) and Matthew Tomlinson (Lancashire County Council).

Substitute Councillors:

Laura Lennox (Chorley Council), Peter Goldsworthy (Chorley Council), Geoffrey Russell (Chorley Council), Stuart Greenhalgh (Preston City Council), Carl Crompton (Preston City Council), Alan Hackett (Preston City Council), P Mullineaux (South Ribble Borough Council), B Yates (South Ribble Borough Council), P Stettner (South Ribble Borough Council) and Jennifer Mein (Lancashire County Council)

Officers:

Julian Jackson (Central Lancashire LDF Team Co-ordinator), Jane Meek (Corporate Director (Business), Chorley Council), Peter Kuit (Director of Development, Preston City Council), John Dalton (Head of Planning and Housing, South Ribble Borough Council), Mike Kirby (Chief Planning Officer, Lancashire County Council) and Tony Uren (Democratic and Member Services Officer).

AGENDA

1. **Appointment of Chair for the Meeting**
2. **Welcome by the Chair and Introductions**
3. **Apologies for absence**
4. **Minutes of last meeting**
 - a) To confirm as a correct record the minutes of the last meeting of the LDF Joint Advisory Committee held on 9 September 2008 (enclosed). (Pages 1 - 4)
 - b) Matters arising not otherwise covered on agenda
5. **Overview of purpose of LDF Joint Advisory Committee (Pages 5 - 8)**

Report of Joint LDF Officer Team, with attached appendix showing progress against Local Development Schemes milestones, enclosed.
6. **Core Strategy - Update on publicity, engagement and overview of representations received (Pages 9 - 26)**

Report of Joint LDF Officer Team, with an appendix summarising the community engagement and publicity methods adopted, enclosed.
7. **Regional Spatial Strategy - Implications for the Core Strategy (Pages 27 - 30)**

Report of Joint LDF Officer Team enclosed.
8. **Outline of Growth Point and other probable changes to the Core Strategy (Pages 31 - 32)**

Report of Joint LDF Officer Team enclosed.
9. **Strategic Housing Land Availability Assessment (Pages 33 - 36)**

Report of Joint LDF Officer Team enclosed.
10. **Further opportunities for Joint LDF working and need to review Local Development Schemes (Pages 37 - 40)**

Report of Joint LDF Officer Team enclosed.
11. **Staffing and financial arrangements - Update (Pages 41 - 44)**

Report of Joint LDF Officer Team enclosed.
12. **Dates and venue of next meeting**

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**CENTRAL LANCASHIRE LOCAL DEVELOPMENT FRAMEWORK
JOINT ADVISORY COMMITTEE**

Meeting held at 6.30pm on Tuesday 9 September 2008 at Worden Arts and Craft Centre, Leyland

Present: **Chorley Borough Council**

Councillors Brown and Malpas

Preston City Council

Councillors Cartwright, Crompton and Gallagher

South Ribble Borough Council

Councillors Hughes (Chairman) and Stettner

Lancashire County Council

County Councillor Tomlinson

In attendance: Mr J Jackson - Central Lancashire LDF Team Coordinator

Chorley Borough Council

Mrs A Marland - Acting Planning Policy Manager

Preston City Council

Mr P Kuit - Director of Development

Mr M Molyneux - Planning Policy Manager

Mr C Hayward Assistant Director - City Planning Officer

Mr A Cockerall - Principal Planning Officer

South Ribble Borough Council

Mr J Dalton - Head of Planning and Housing

Mrs H Hockenhull - Planning Manager

Mr J Wallwork - Democratic Services Officer

Lancashire County Council

Mr D Cahill - Planning Officer

Mr M Kirby – Acting Director of Strategic Planning and Transport

22. Appointment of a Chairman for the Meeting

RESOLVED: That Councillor Hughes be appointed Chairman for the meeting.

23. Welcome by the Chairman and Introductions

The Chairman welcomed everyone to the meeting.

24. Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Collins (Preston CC), Hesketh (South Ribble BC) and Ogilvie (South Ribble BC). Councillors Crompton and

Stettner attended the meeting as substitutes for Councillors Collins and Ogilvie respectively.

25. Confirmation of Minutes – 21 July 2008

Mr Jackson informed the group that the Preferred Core Strategy had now been approved by the Cabinets of all three councils for public consultation.

Mr Jackson referred to minute no 08.JEC.19 and in particular the Central Lancashire, Blackpool Growth Point. Mr Kuit referred to a briefing note which had been circulated at the meeting. He stated that the next steps with the Growth Point would involve making further submissions to the government. The main submission to be prepared would be a Programme of Development (POD) by 27 October 2008. This involves identifying sites which were envisaged for accelerated housing development. In addition, a bid would be submitted to the second round of the Community Infrastructure Fund (CIF 2). It was explained that the criteria for the bid was restrictive, but a number of transport schemes would be put forward by the county council on behalf of Central Lancashire and Blackpool. The bid had to be submitted by 15 September 2008.

Councillor Hughes reminded the committee that the POD would need political endorsement and this would provide a further opportunity for councils to consider their respective commitment in pursuing the Growth Point.

Mr Jackson provided an update in respect of minute no 08.JEC.21, and that two letters had now been sent to the government concerning the Housing and Planning Delivery Grant and the lack of funding recognition for joint working. To date, no response had been received.

RESOLVED: That the minutes of the Central Lancashire Local Development Framework Joint Advisory Committee meeting held on 21 July 2008, be approved as a correct record and signed by the chairman.

26. Central Lancashire Community Profile Study

The committee received a report on the Central Lancashire Community Profile Study. Mr Dalton suggested that the document should be made available to all councillors by placing copies in the respective members’ rooms/libraries. Mr Jackson also suggested that the Community Profile Study should be referred to in any council newspapers or publications to raise public awareness.

RESOLVED: That the Central Lancashire Community Profile Study be noted.

27. Preferred Core Strategy – Community Engagement

Mr Jackson presented a report on the community engagement process for the Preferred Core Strategy. He stated that this was a key stage and stressed the importance of articulating the key messages. Also, he stated that it was important to make the strategy easy to read and that the importance of the process to the public needed to be emphasised. Mr Jackson also referred to the various methods in making the strategy accessible to all.

Councillor Gallagher referred to Preston City Council’s ‘Citizenzone’ consultation vehicle and suggested extending this service into South Ribble. Mr Jackson informed the committee that this possibility was being explored. Mr Dalton stated that a South Ribble Partnership Meeting was being held the following day and he would feed back to them on the outcomes. He added that partners would be required to adopt a longer term view. Councillor Hughes suggested that to engage with the public, the consultation should adopt a provocative style. This was supported by Councillor Brown.

RESOLVED: (a) That the report be noted and the arrangements be endorsed;
 (b) That the consultation period be extended until mid December.

28. Preferred Core Strategy – Performance Monitoring and Implementation Framework

Mr Jackson presented a report on the Performance Monitoring and Implementation Framework for the Preferred Core Strategy.

Mr Kuit pointed out that this document was further evidence of the greater scope of the LDF in that many of the listed measures were outside traditional land use planning.

County Councillor Tomlinson referred to PCS3: Renewable and low carbon energy, and that he supported the proposals to re-wet areas of peat land. He indicated that by blocking off gullies on peat and moss land, this would help the land to retain water and therefore reduce the amount of carbon dioxide being released into the air. However, he was unsure how this would be delivered. Mr Jackson informed County Councillor Tomlinson that this had been suggested by the county council's ecologist and that there would have to be a joint land management approach with the land owners and the tenants.

RESOLVED: That the comments made at the meeting be noted.

29. Preferred Core Strategy – Sustainability Appraisal Report

A report was considered which provided an update on the sustainability appraisal of the Core Strategy Preferred Options. Mr Molyneux stated that this was required for the Core Strategy and that the preferred options would be assessed against social, environmental and economic criteria.

RESOLVED: That the report be noted.

30. Community Infrastructure Levy

A report was submitted which summarised the Communities and Local Government paper on how the Community Infrastructure Levy would work in practice and detailed the implications for the Central Lancashire Core Strategy.

Mr Jackson indicated that the Community Infrastructure Levy would in part replace Section 106 monies but that the earliest that this could be introduced anywhere in the country would be Spring 2009. The core strategy would also have to be adopted prior to this being introduced which would mean 2010 at the earliest in Central Lancashire.

Councillor Hughes referred to the Levy which would have to be paid by the developers within 28 days of the commencement of the scheme. He stated that there appeared to be nothing in this scheme which would be an added benefit to councils. He expressed the view that the money should be paid prior to development commencing.

Mr Dalton indicated that this levy appeared to be directed at developers to make payments whereas originally, it intended to be the land owner who would, through a form of taxation, make the contribution.

RESOLVED: That the report be noted.

..... (Chairman)

(The meeting finished at 7.14pm)

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Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	29 January 2009

OVERVIEW REPORT

PURPOSE OF REPORT

1. To explain the key reasons for having a meeting of the Joint Advisory Committee at this time.

RECOMMENDATION(S)

2. That the report be noted.

EXECUTIVE SUMMARY OF REPORT

3. To help Members appreciate the reasons for the Committee meeting this report sets out those matters which are timely to deal with. The main reasons relates to the Growth Point but now is also an opportunity to update Members how the recent consultation stage on the Core Strategy went and was responded to, refer to ongoing housing land work and point to the scope to do and resource further LDF joint working.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. To ensure Members appreciate the significance of the meeting.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. To not introduce the other agenda items.

BACKGROUND

6. Members will appreciate that meetings of the Joint Advisory Committee are only arranged when these are necessary. This will mean an irregular frequency of dates so it is important for Members to appreciate at the outset of each meeting why it is being held. It is intended that this type of overview report will always be the first on each agenda from now on.

REASONS FOR MEETING

7. The main reason for meeting now is that the Core Strategy is approaching the point when decisions about its content need to be made in the context of the Growth Point. The Councils will very soon need to decide whether or not to commit to the Growth Point. If they do then an interim revised of the Core Strategy will, as pointed out in the Preferred version, need to be prepared, approved and consulted on. A later report on this agenda indicates the sorts of changes that would be required in such an eventuality.
8. Now is also a timely opportunity to give Members a review of what publicity and engagement efforts were made to draw attention to and get involvement in the Preferred Core Strategy. The report also includes a brief insight into the range of representations that have been received, although a full report will be presented to a future JAC meeting. Also to help Members to understand some of these representations, a report explaining relevant policies of the finalised Regional Spatial Strategy is included in the agenda.
9. It is also considered pertinent to explain the Strategic Housing Land Availability Assessment work that is on-going as this essential piece of evidence is reaching an important stage and its intended outcomes should not be misunderstood.
10. Finally Members need to appreciate the wider opportunities for joint working in addition to the Core Strategy. These would bring further economies and support the Core Strategy preparation. If the Growth Point goes ahead, a speeding up of the LDF process would be a consistent response and an appropriate expectation as any housing sites brought forward through the Growth Point would need to be first identified in the development plan. However the Growth Point has associated funding that could be used to increase the staff resource available for LDF work.
11. The programming of LDF work in each authority is required to be included in a Local Development Scheme. Taking account of all the above it is timely to flag up with Members the need to revise the Schemes of work. There is scope to firm up these ideas with a further report to Members at a future JAC meeting before the GONW deadline of the end of March.
12. In the meantime attached at Appendix 1 are the existing milestones for the two most important LDF documents as included in the currently in-force Schemes that were prepared in 2007. The inclusion of a table such as this is intended to be a regular feature of JAC meeting agenda papers from now on so that Members can check at a glance the current stage of progress against that expected.

There are no background papers to this report.

Report Author	Tel	Email	Doc ID
Julian Jackson	01772 536774	Julian.jackson@lancashire.gov.uk	JAC Report Jan 09 - Introductory

DATES	CORE STRATEGY	SITE ALLOCATIONS
December 2006	Issues and Options - First Stage	
January 2007		
February 2007		
March 2007		
April 2007		
May 2007		
June 2007		Site Suggestions
July 2007		
August 2007		
September 2007		
October 2007		
November 2007	Issues and Options - Second Stage	
December 2007		
January 2008		
February 2008		
March 2008		
April 2008		
May 2008		
June 2008		
July 2008		
August 2008		
September 2008	Preferred Options	
October 2008		
November 2008		
December 2008		
January 2009		
February 2009		
March 2009		
April 2009	Preferred Options - Growth Point Version	
May 2009		
June 2009		
July 2009		
August 2009		
September 2009	Submission	
October 2009		
November 2009		Preferred Options
December 2009		
January 2010		
February 2010		
March 2010	Formal Examination	
April 2010		
May 2010		
June 2010		
July 2010		
August 2010		
September 2010		
October 2010		
November 2010		Submission
December 2010	Adoption	
January 2011		
February 2011		
March 2011		
April 2011		
May 2011		
June 2011		
July 2011		
August 2011		
September 2011		Formal Examination
October 2011		
November 2011		
December 2011		
January 2012		
February 2012		
March 2012		
April 2012		
May 2012		Adoption

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Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	29 January 2009

CORE STRATEGY – UPDATE ON PUBLICITY, ENGAGEMENT AND OVERVIEW OF REPRESENTATIONS RECEIVED

PURPOSE OF REPORT

1. To explain how the Preferred Core Strategy was publicised, what engagement events were arranged and what other meetings the document was presented to.
2. To briefly set out the scale and range of topics of the representations received.
3. To raise the prospect of the JAC meetings being publicised on the Central Lancashire website.

RECOMMENDATION(S)

4. That the report is noted and Members give their views on JAC publicity.

EXECUTIVE SUMMARY OF REPORT

5. Various ways were tried to publicise the Preferred Core Strategy and gain involvement in it through active engagement. The number of representations received is a little disappointing. There is a varied range of topics covered in the submitted comments. Some of them pose major objections but there are also many comments in support. A full report referring to all the representations will be presented to a future meeting of the JAC. It would be feasible to publicise the JAC meetings on the internet.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

6. To inform Members and seek views.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

7. None.

BACKGROUND

8. The Preferred Core Strategy was published on 30 September 2008. Representations were requested to be submitted by 19 December 2008. This gave nearly 12 weeks for 'engagement' which can be taken to mean to be a more active involvement process that just the more passive 'consultation' approach.
9. In terms of referring to representations received this report is only intended to provide a brief overview for Members to gain an appreciation of the sorts of comments received. The absence of any mention of some representations should not be taken to imply they are of no consequence. There will be a full report to a future meeting of the JAC referring to all the representations submitted.

PUBLICITY AND ENGAGEMENT

10. The attached report at Appendix A summaries the various ways in which attention was drawn to the Core Strategy. It also sets out the engagement events that were specifically organised to involve stakeholders in the document as well as mentioning other meetings where the Core Strategy was presented. The report also refers to the feedback received on the events along with some comments on the appearance of the document and the characteristics of the respondents.
11. To increase the public profile of the LDF joint working the meeting dates of the JAC could be publicised on the Central Lancashire website. As the meetings are only held as and when needed it is difficult for interested parties to be aware of upcoming meetings in advance. Members views are sought on this.

OVERVIEW OF REPRESENTATIONS RECEIVED

12. A total of about 130 representations have been received. Nearly all of these have been recorded as 'formal' comments, these include representations submitted by Councillors. There are a few informal comments put in by Officers of the four councils covering Central Lancashire. This overall number is a slight increase on the 100 or so representations received on each of the preceding Issues and Options reports.
13. Only about 20 of the representors appear to be members of the public acting in their own private capacity and most of these referred to one of two issues – concerns about the future of Ingol golf course and those asking for the Core Strategy to deal with a perceived need for a light aircraft landing strip.
14. A number of developers have queried the way in which the Core Strategy aims to maintain at least a short term supply of housing land. Several planning consultants have made site specific representations to support development on their clients land. Most of these sites have probably been submitted previous as site suggestions – this needs to be checked.
15. Several neighbouring local authorities have made representations, some pointing out that the Core Strategy wrongly refers to the finalised Regional Spatial Strategy (RSS - see separate report on this agenda) and in particular citing concerns related to the status of Preston and the scale of the Tithebarn scheme. Elsewhere there is support for how the Core Strategy refers to Longridge.

16. The Regional Planning Body (now called 4NW) not surprisingly picks up the RSS issues but overall finds the Core Strategy in general conformity with it suggesting only minor wording changes to address the discrepancies.
17. Officials at the Government Office for the North West have raised some wide ranging queries and proposed improvements. They are particular keen to see that the spatial issues, consideration of alternatives and reasoning more clearly set out. They also refer to the need for the Growth Point to be fully embedded in the Core Strategy (should the Councils agree to this going ahead).
18. Not surprisingly the Growth Point is also picked up other leading agencies and some development interests. A separate report on this agenda refers to these matters in more detail.
19. In terms of more specialist interests there are numerous references of support from leading agencies in terms of tourism, commerce and economic development, heritage, sport, higher education and environmental matters.

Background Papers			
Document	Date	File	Place of Inspection
Preferred Core Strategy representations	various		Winckley House, Cross Street, Preston

Report Author	Tel	Email	Doc ID
Julian Jackson	01772 536774	Julian.jackson@lancashire.gov.uk	Report Jan 09 – Reps overview

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APPENDIX A



**Central Lancashire
Local Development Framework
Preferred Core Strategy**

**Community Engagement and
Publicity
Summary Report**

January 2009



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EXECUTIVE SUMMARY

The Preferred Core Strategy and its sister document the Summary Core Strategy are necessarily broad in their content as they aim to cover all the topics and key spatial distribution issues that need to be planned for across Central Lancashire. Although this stage of document preparation is not statutorily prescribed and local planning authorities are free to engage as they wish, the approach adopted was aimed to be extensive and varied. So numerous ways of involving a range of organisations and individuals were tried.

Throughout the engagement process opinions have been gathered and interests registered. Numerous events were specifically set up for these purposes and in addition 'regular' meetings of other organisations were attended by Planning Officers to present the Core Strategy and receive reactions to it.

Varied ways of publicising the opportunity to engage with and comment on the documents were used including, direct mailing to over 2000 addresses and through the internet. In addition there was an advertisement campaign carried by several local newspapers as well as local radio.

INTRODUCTION

There are many different ways to engage and interact with the local community and key organisations. Careful consideration was given to choosing appropriate forms of involvement.

Efforts were made to aid people's ability to access and understand the Core Strategy. The full document is necessarily comprehensive although through the use of 'side notes' on each page an attempt was made to help readers appreciate the significance and sources of the main content. The Summary document was produced as a more straight forward overview of the main document aimed at encouraging readers to investigate the latter for matters they were particularly interested in. Respondents were asked to comment on the presentation of the Preferred Core Strategy. Their overall reaction to the presentation and layout of the document was positive with only a few suggestions being made to improve upon this. The issue of multiple columns on each page was raised and a small number of respondents found this layout to be a little confusing and felt that there was too much detailed information on each page.

In terms ways to respond and make comments representations could be made in a variety of ways:

- On-line form
- Paper form or letter using a Freepost address
- Via e-mail

In addition comprehensive notes were taken at each of the engagement events and other meetings. All of the responses, made through any medium, will be taken into account and considered in respect of the future content of the Core Strategy.

EVENTS

A series of events were organised and other meetings attended from October to mid December 2008. Appendix 1 reproduces the calendar of key events. Some of these were specifically arranged to consider the Core Strategy whilst at other meetings the document was an agenda item for discussion. At most events a Power Point presentation, tailored to the individual audience was shown, followed by a question and answer session.

By Invitation Only

Invitation only events were specifically to meet the needs of particular interests namely:

- Infrastructure providers
- Healthcare providers
- Developers
- Transport and travel representatives
- Local Authority Officers (including regional representatives and those from neighbouring authorities)
- Community Voluntary sector
- Housing providers
- Environmental groups
- Elected Members
- Local Strategic Partnerships
- Business community

Although a variety of venues, time of day and formats were used attendances for some events were poor. Individual numbers of people attending ranged from 2 to 54 although overall nearly 200 people were involved in this way. The better attended events were generally with representatives of organisations where there had been earlier contacts made in the Core Strategy process. Getting the interest of 'new' contacts proved more difficult. Most attendees were followed up later and asked to rate the event using an evaluation form. In total, seven forms were returned and all of them generally scored the events positively. Attendees were asked to rank certain aspects of the event from 1 to 5, with 5 being very satisfied and 1 being very dissatisfied. No attendee scored any aspect lower than 3 and the only specific negative comments to be made were regarding room acoustics and parking arrangements.

Local Strategic Partnership and Elected Members Events

The two largest events were those held for representatives of the four Local Strategic Partnerships (LSPs) and elected Members of the four Councils covering Central Lancashire. It was decided to employ the services of a professional facilitator – Ian Roberts (Greengage Ltd) who ran the meetings and encouraged participation.

At the LSPs event delegates were divided into small groups and asked to concentrate on the specific themes of the Core Strategy. This was preceded by a presentation and general information session, and was followed by a group discussion. A similar style was

adopted at the elected Members' event but concentrated less on particular themes and more on the Core Strategy as a whole.

Area Committees/Fora

Both Preston City Council and South Ribble Borough Council hold a regular series of community events known as Area Committees/Area Fora. These meetings are a an opportunity for members of the public, along with their elected councillors and other interested parties to discuss the important and topical subjects affecting both the local area. South Ribble has a cycle of 6 meetings with Preston Council hosting 5 and each Committee/Forum received a presentation on the Core Strategy and the opportunity to discuss it. The Core Strategy was also an agenda item at Lancashire Local meetings.

Community Groups

Many Core Strategy presentations were made at other community meetings – some open to the public and some private groups – who agreed to allow us to an appropriate item being included on their agenda. This included neighbourhood group meetings in Chorley and meetings across Central Lancashire of parish council associations.

General Public

The aim here was to meet local people in places that are busy with shoppers. These featured eye catching posters were used picking up key messages in the advertising campaign (see later), balloons to give away to children and copies of the Summary Core Strategy – see Appendix 2. South Ribble's venue was Leyland Market, Chorley Officers had a display in the Market Walk shopping centre and Preston staff used the Citizenzone vehicle in various locations across the City. There was some useful feedback from these events but it proved difficult to get folk commenting on the bigger, strategic issues.

PAPER ENGAGEMENT

Letters were sent to over 2000 addresses on the consultation database covering a wide range of national, regional and locally based organisations and individuals. The letters drew attention to the availability of the documents, the timescale of the consultation and the ways comments could be made. Copies of the documents were made available for inspection in each of the District Councils planning offices and local libraries, plus as is the custom in Chorley Borough, local post offices in villages without a library.

Approximately 600 printed copies of the Preferred Core Strategy were made available free of charge during the consultation period as were several hundred copies of the Summary document.

ELECTRONIC ENGAGEMENT

Central Lancashire Website

The Central Lancashire web site was used for several reasons. It was a portal whereby up to date information could be quickly and freely made available. It allowed for representations to be made in a timely fashion and enabled people to browse all the relevant documents along with associated information in a convenient way. An online calendar of events was made available with details of times and directions to the meetings. This information was updated regularly.

A log of 'hits' to the website has been compiled (see Appendix 3). There was an increase in October 2008 of approximately 30% compared to pre-consultation internet use. This increased level of use was maintained throughout the consultation period (September 30th – December 19th).

District Council Websites

The individual Council websites were uploaded with the Core Strategy documents and background information as well as being set up to act as portals to the Central Lancashire Website (See Appendix 4).

MEDIA PUBLICITY

Local Newspapers

As this was a non-statutory stage in preparing the Core Strategy there was no legal requirement to place public notice advertisements in local newspapers. So instead of this it was decided to use a more eye catching advertising campaign devised with the assistance of the Councils' Communications Officers and featuring a few key messages aimed at stimulating interest in the document. The advertisements provided contact information (website address and telephone number) to the Central Lancashire website and the Officer team, where more details could be gained.

To ensure full control over content, advertising space was bought in a range of local newspapers – namely the Chorley and Leyland Guardians, the Lancashire Evening Post, the Lancashire Advertiser and the Citizen franchise. Overall a series of advertisements with accompanying 'advertorial' pieces appeared over several weeks (See Appendix 5). These adverts were also made available on some of the newspapers' own websites in the form of an animated moving banner with direct links to the Central Lancashire website.

During the period of engagement a log was kept of 'clicks' through these newspapers' websites into the Central Lancashire site:

- Guardian Newspapers – 38 direct clicks through out of 30,000 hits
- Lancashire Evening Post – 27 out of 40,000

Almost certainly other viewers of these banners will have accessed the Central Lancashire website independently on other occasions.

Council Newspapers

Each of the three district authorities publishes its own newspaper primarily aimed at informing local residents. South Ribble Borough Council publishes its tabloid sized 'Forward' on a quarterly basis. Chorley Borough Council issues the 'Chorley Borough News', and Preston City Council produces the 'Prestonian' which is available each month.

Advertisements, in the same style as the local newspapers, were placed in each of the publications and so the messages should have been seen in the vast majority of households across Central Lancashire (See Appendix 6).

The Central Lancashire LDF news sheet - 'LDF News' - is also published on a regular basis and is available in paper and online forms and it carried information on the Core Strategy engagement.

Radio Advertisements

Central Lancashire now boasts its own radio station covering the Preston, Chorley and South Ribble areas – Central FM. So this was an appropriate choice for advertising the Core Strategy – not only because the station’s area of coverage matched the plan area but as a new concern the cost of advertising was relatively inexpensive and the service all inclusive i.e. actors, recording and air time. However the downside of using a new radio station was that listener figures were not available.

A series of four separate adverts was commissioned – each with a separate distinct message and each delivered using an actor from a different age group e.g. older man, younger girl etc in an attempt to convey that the Core Strategy is of relevance to everyone. (See Appendix 7)

The four messages advertised were based on those that also appeared in the local newspapers:

1. Land for 17,000 new jobs by 2026
2. 6 Park & Rides around Preston by 2026
3. 24,000 new homes by 2026
4. 4 New railway stations in the area by 2026

The Preferred Core Strategy Comments Form contained an Equality/Diversity Monitoring Form in order to assess whether the community engagement process was reaching all sectors of the community. Of the formal responses received, 28 (about a quarter of the total) were accompanied by a completed equality/diversity monitoring form. This relatively low number may be partly explained by the fact that a large proportion of consultation responses were from planning consultants and formal organisations that tended not use the standard comments form. The completed equality/diversity monitoring forms revealed the following:

- 68% of respondents were male
- 53% of respondents were over the age of 50, with the age group breakdown as follows:
 - 16-24: 11%
 - 25-29: 8%
 - 30-39: 11%
 - 40-49: 17%
 - 50-59: 32%
 - 60+: 21%
- Of the 28 completed forms, the following racial groups were recorded:
 - White: British: 24
 - White: any other: 1
 - Mixed: White & Black Caribbean: 1
 - Gypsies and Irish Travellers: 1
 - Other: 1
- 4 of the respondents considered themselves disabled

CONCLUSIONS

A wide variety of methods were utilised to publicise the Core Strategy and to engage with the public. Undoubtedly many people were made aware of the consultation stage or saw/heard key messages related to it. Inevitably it would only have been a minority of these people who actively took part in the engagement by attending meetings, visiting Council offices, libraries and the websites. In terms of making representations interested organisations typically find documents of this type more relevant than the public at large.

Appendices

Appendix 1 - Calendar of events

Calendar Of Events				
Date	Time	Meeting	Venue	Town
30/09/08		Consultation Commences		
09/10/08	19.00-21.00	Eastern Area Forum	St Oswalds Parish Centre	Preston
15/10/08	10.00-12.30	Preston Strategic Partnership	Harris Knowledge Park	Preston
15/10/08	18.30	Chorley Parishes Council Liaison Meeting	Town Hall	Chorley
17/10/08	All Day	Market Stall	Leyland Market	Leyland
23/10/08	19.00-21.00	Central Area Forum	Catherine Beckett Centre	Preston
27/10/08	19.30	Chorley Lancs Assoc. of Local Councils	Town Hall	Chorley
30/10/08	18.30	Preston Lancashire Local	County Hall	Preston
04/11/08	12.00-15.00	Community and Voluntary Sector	Gujarat Centre	Preston
05/11/08	14.00	Housing Associations	Town Hall	Preston
06/11/08	19.00-21.00	Western Area Forum	Lea County Primary School	Lea
06/11/08	18.30	South Ribble and Preston Assoc. of Local Councils	Civic Centre	Leyland
06/11/08	09.00-13.00	Officer Workshop	Civic Centre	Leyland
10/11/08	14.00-16.00	Infrastructure Providers	Town Hall	Preston
11/11/08	09.00-13.00	Health and Wellbeing	Civic Centre	Leyland
11/11/08	All day	Market Stall	Market Walk	Chorley
13/11/08	16.00-17.30	SMICT (Chorley Partnership)	Tatton Community Centre	Chorley
13/01/08	19.00-21.00	North Area Forum	Harris Park Conference Centre	Preston
13/11/08	19.15-21.30	West Leyland Area Committee	Leyland Baptist Church	Leyland
14/11/08	09.30-13.00	LSPs Event	Town Hall	Chorley
17/11/08	19.15-21.30	Western Parishes Committee	Hutton Village Hall	Hutton
18/11/08	19.15-21.30	Eastern Area Committee	Higher Walton Community Centre	Higher Walton
19/11/08	09.00-13.00	Development Industry	Civic Centre Shield Room	Leyland
19/11/08	18.30	Chorley Equality Forum	Town Hall	Chorley
20/11/08	18.15	South Ribble Lancashire Local	Civic Centre	Leyland
20/11/08	19.00-21.00	Eastern Area Forum	St Oswalds Parish Church	Preston
24/11/08	14.00-16.00	Transport	Town Hall	Preston
26/11/08	09.30-12.00	Environment	Town Hall	Chorley
27/11/08	17.00-19.00	District and County Council Members	Town Hall	Chorley
27/11/08	19.00-21.00	Central Area Forum	Preston and District SCOPE	Preston
02/12/08	13.00-15.00	South West Chorley Forum SWITCH	Eaves Green Community Centre	Chorley
03/12/08	13.00-15.00	East Chorley Forum PAICE	Tatton Community Centre	Chorley
04/12/08	19.00-21.00	Rural Area Forum	Barton Village Hall	Preston
05/12/08	13.00-15.00	Clayton Brook Together	Clayton Brook Village Hall	Clayton Brook
11/12/08	08.00-09.30	Business	Holiday Inn	Preston
11/12/08	19.15-21.30	Penwortham Area Committee	Penwortham Girls High School	Penwortham
15/12/08	19.15-21.30	Leyland East Area Committee	Lancashire Football Association	Leyland
16/12/08	19.15-21.30	Central Area Committee	St Pauls CoFE School	Farington Moss
19/12/08		Consultation Closes		

Appendix 2 - Leyland Market Event



Appendix 3 - Sample Extract - Central Lancashire Website - www.centrallancashire.com

Central Lancashire Website Hits

Date	Total Sessions	Total Page Hits	Total Hits	Total bytes Transferred	Average Sessions Per Day	Average Page Hits Per Day	Average Hrs Per Day	Average Bytes Transferred Per Day	Average Pageviews Per Session	Average Hits Per Session	Average Bytes Per Session	Average Length of Session
December 2008	2589	12727	23195	891.44 MB	83.52	410.55	748.23	28.76 MB	4.92	8.96	352.58 KB	00:30:25
November 2008	2998	12451	25875	181.74 MB	99.93	415.03	862.50	6.06 MB	4.15	8.63	62.07 KB	00:23:06
October 2008	2257	14087	26364	443.58 MB	72.81	454.42	850.45	14.31 MB	6.24	11.68	201.25 KB	00:27:30
September 2008	2084	11914	20075	70.62 MB	69.47	397.13	669.17	2.35 MB	5.72	9.63	34.70 KB	00:27:22
Total Sessions			9928									
Total Website Hits			95509									
Total Page Hits			51179									

Preston South Ribble Chorley Central Lancashire

Your local Councils working together to plan for a better future for everyone

Email Us Links Downloads LDF Newsletter

Welcome to our website

Central Lancashire is a title which describes the administrative areas of Preston, South Ribble and Chorley Councils, and we are working together on the Core Strategy part of our Local Development Frameworks.

This website contains a wide range of information about the Core Strategy process. Use the menu on the left to find out about us and our work.

Latest News and Events

The Central Lancashire Preferred Core Strategy has commenced its community engagement phase which will run through until 19th December 2008.

FIND OUT MORE ABOUT THE CENTRAL LANCASHIRE PREFERRED CORE STRATEGY

Come along and meet us at the Penwortham Area Committee, Penwortham Girls High School, Cop Lane - 11th December at 7pm, Leyland East Area Committee at Lancashire Football Association, Thurston Road, Leyland - 15th December at 7pm and Central Area Committee, St Pauls C E School, Farington on the 16th December at 7pm.

To comment on the Preferred Core Strategy [please click here](#).

To find out about up and coming community engagement sessions, or to view our timetable of community consultation events please go to the [News and Events](#) section.

Need Adobe Reader? Click image to download

Get Adobe Reader

Appendix 4 - Sample Extract - Corporate Intranet

The screenshot displays the South Ribble Borough Council website. The header includes the council's logo, navigation links (Accessibility, Site Map, Advanced Search, Email Alerts, Contact Us, A to Z), a search bar, and an A-Z index. The main content area is titled "Local Development Framework" and contains the following text:

Local Development Framework

The council's planning policies are formally set out in the Local Plan, which is currently being updated and restructured into a "Local Development Framework" (LDF).

Our [newsletters](#) give details of progress on the LDF to date.

The local plan, adopted in 2000, remains the definitive statement of the council's planning policies until the LDF is at a more advanced stage. To view the Local Plan, see the [planning policy](#) webpage.

If you wish to influence future policy, now is your opportunity to get involved in the shape of the new Local Development Framework. South Ribble, along with Preston and Chorley councils have set up a joint team to deal with the Local Development Framework and the development of the Preferred Core Strategy. A period of consultation will take place between early September and 19th December 2008. For more information please take a look at the team's web site - www.southribble.co.uk. The [planning consultations](#) page gives details of active consultations and how you can sign up to future consultations.

The Local Development Framework will be made up of a series of individual Development Plan Documents (DPDs):

- The **Core Strategy DPD** setting out the vision, objectives and spatial strategy for South Ribble
- The **Site Specific Allocations DPD** which identifies specific sites for development (such as housing, employment or open space uses) and sites which are protected from development (eg. green wedges).
- The **Proposals Map** which defines, on an Ordnance Survey map, the precise boundaries of sites identified in the Core Strategy DPD and Site Specific Allocations DPD.
- The **Development Control Policies DPD**, setting out the detailed standards which apply to various types of developments.

Elaborating on the implementation of policies contained in the Development Plan Documents (DPDs) are Supplementary Planning Documents (SPDs). They will be:

- **Open Space SPD**, giving detailed guidance on the provision of new public open space.
- **Affordable Housing SPD**, on the provision of affordable housing.
- **Regeneration Areas SPD**, linking to the Council's pilot regeneration areas of Leyland, Bamber Bridge, Penwortham and Tardy Gate.

The programme for preparing the Local Development Documents is set out in the [Local Development Scheme](#).

Ways in which you can influence the Local Development Framework are set out in the [Statement of Community Involvement](#) and on the [Planning consultations page](#).

Progress on the Local Development Framework, and monitoring of the impact of planning policies, can be found in the [Annual Monitoring Report](#).

Documents in this Section

The left-hand sidebar contains a navigation menu with categories such as Home, Advice and benefits, Business, Community and living, Council and democracy, Environment and planning (highlighted), Housing, Jobs and careers, Leisure and culture, Health and social care, Transport and streets, Discussion Forums, and Useful Links. The right-hand sidebar features a vertical menu with categories including Environment and planning, Planning (highlighted), Development control, Planning application forms, Planning advice and guidance, Planning applications, Planning decision notices, Planning permission - business, Local plan - minerals, Local plan - waste, Local development framework (highlighted), Planning consultations, Planning appeals, Planning enforcement, Planning policy, Planning service and performance, Planning committee, and Statutory register - common land and village greens.

Appendix 5 - Sample Extract - Newspaper Advertisements (2)

A NEW PLAN TO TACKLE THE BIG ISSUES

The next step towards completing the big picture planning blueprint for the future of Central Lancashire – Chorley, Preston and South Ribble – has arrived. This is the chance to create the sorts of places we want now and for generations to come.

The three Councils, assisted by Lancashire County Council, have worked together to produce a new area wide strategy as part of the new style development plan – the Local Development Framework.

Called the Preferred Core Strategy it is a draft for consultation but when finalised, it will guide planning and investment decisions for the next 18 years to 2026. The Councils consider that the current economic slowdown is the time to get plans in place so as to best cater for future growth.

Councillor Peter Malpas executive member for Business at Chorley Council says “Preston, South Ribble and Chorley are very much interconnected as far as transport routes are concerned. The new strategy deals with all types of travel and covers proposals for improving both private and public transport”.

Councillor Neil Cartwright cabinet member for Development at Preston City Council “Rail travel is becoming increasingly popular for commuting, business and leisure trips as people look for an alternative to car use. The strategy aims both to improve services and access to them”.

Councillor Cliff Hughes cabinet member for Regeneration and Planning at South Ribble Borough Council says “Four new stations are suggested in the strategy. The one at Cottam is also earmarked as a Park and Ride. Further stations are proposed at Coppull and Midge Hall”

You can find out more at www.centrallancashire.com or by ringing 01772 536775.

The deadline for comments is 19th December 2008.

4 New Train Stations by 2026?

Have Your Say
www.centrallancashire.com
 01772 536775

Your local councils working together to plan for a better future for everyone

Preston City Council, South Ribble Borough Council, Chorley Council, Lancashire County Council, Central Lancashire

28 Evening Post, Tuesday, November 4, 2008 lep.co.uk

lepbusinessweek

RBS backs £5m care home deal

A TEAM of specialist bankers from Preston has landed a £5m expansion of a regional care home firm.

The deal comes from Royal Bank of Scotland's office in Eborac, Preston has financed the £5m acquisition of Moorhouse Nursing Home in Surrey by Ashberry Healthcare, which is based in Warrington. It has also provided a further £1.5m to add 24 new beds to the dementia care unit of its Hetherington site in the North West.

BioGen buys two new sites

AN ENERGY firm has secured two huge new sites to develop its eco-friendly Energy from Waste plants in a £200m deal. BioGen Power, based on the Whitby Hill Business Park in Blackpool, has secured plots in Newport, South Wales and Doncaster.

John Chubbworth, managing partner of Preston-based law firm Harrison Dray, sealed the deals for firm buying the two new sites on Newport docks and the four-acre, quarter-acre plot in Doncaster.

Dragon's Den here, Lancashire style

LANCASHIRE'S own Dragon's Den panel (which is to pump cash into fast-growing small businesses) is coming to Preston next year.

The Lancashire Investment Panel is offering companies the chance to pitch to a group of businessmen with money to invest and contacts to some of the area's richest residents.

It has held two events in Lancaster in recent weeks and is planning similar events in Cardiff next month before coming to Preston early in 2009.

Trevor Bugh, managing director of consultants Charter Solutions which has come up with the idea, and had also received interest from Manchester and Liverpool to set up similar schemes.

He said: "We are on the same lines as Dragon's Den and are aiming to be as inspiring and possible as we can by offering advice but equally we want to stop people from focusing on the wrong things.

"If people are heading in the wrong direction we will bring them back to reality."

"In Lancaster we have seen some great ideas whether they are products or services and there has been investment direct from the panel in some cases, while in others they are using our contacts with wealthy local investors."

Mr Bugh heads the panel which included Richard Bamford, executive chairman of Preston-based venture capital suppliers Opus UK, of Leeds Enterprise Ventures.

Joseph Tumble of accountants Moore and Spencey, Gill Gardner of Ogletree, Surtees and Gillman and Kevin Sanderson from the Yorkshire Bank.

The first panel saw co-founders Ethos Solutions and environmental firm Carbon and Environment Solutions, both based in Lancaster University, and planning and building trade suppliers Opus UK, of Leeds Enterprise pitch to the panel.

AWARDS ROUND-UP

Bangla named in curry honours

A RESTAURANT near Preston has been named one of the top six in the North West, Bangla Fusion, on Liverpool Old Road in Mech Brook, near Preston, made the final shortlist for the region at the British Curry Awards which received more than 4,000 nominations. The Indian Ocean in Ashton-under-Lyne, Greater Manchester picked up the top prize.

Police are call centre winners

LANCASHIRE Police picked up two awards at the annual North West Call and Contact Centre awards ceremony. It won the best service transformation project and best implementation of technology at the awards organised by Preston-based CallNorthWest, the champion of the regional industry which employs 149,175 people.

Schwan's nets football award

PIZZA manufacturing Schwan's Consumer Brands has been awarded an award for its investment in the Lancashire Football Association. The firm, which has a factory on Marston Place, Leyland, was handed the Food and Drink Federation Community Partnership Award for its work, including a funding major football coaching programme.

Fletchers shortlisted for prize

CAR crash and personal injury law specialists Fletchers Solicitors are in the running for a top honours award at the annual Personal Injury Awards. The firm, which employs 100 people at its head office on East Street in Southport, is shortlisted for the Personal Injury Team of the Year prize at the prize-giving.

Contest for lean times ahead

LANCASHIRE manufacturing businesses have been invited to enter for a new national award to celebrate lean manufacturing. The Shingo Prize will be awarded by the Manchester-based Manufacturing Institute to the business which cuts back on waste in its operations to increase value of a product.

A NEW PLAN TO TACKLE THE BIG ISSUES

The next step towards completing the big picture planning blueprint for the future of Central Lancashire – Chorley, Preston and South Ribble – has arrived. This is the chance to create the sorts of places we want now and for generations to come.

The three Councils, assisted by Lancashire County Council, have worked together to produce a new area wide strategy as part of the new style development plan – the Local Development Framework.

Called the Preferred Core Strategy it is a draft for consultation but when finalised, it will guide planning and investment decisions for the next 18 years to 2026. The Councils consider that the current economic slowdown is the time to get plans in place so as to best cater for future growth.

Councillor Peter Malpas executive member for Business at Chorley Council says “The Councils are working together because the issues faced across Chorley, Preston and South Ribble are very similar and it's more efficient to produce a combined plan. Where people work takes little account of local authority boundaries and many local firms trade with each other”.

Councillor Neil Cartwright cabinet member for Development at Preston City Council says “Based on recent research there could be 1,000 additional jobs across Central Lancashire by 2026. This strategy aims to make sure there is enough land in the right locations for the workplaces of the future to suit a wide range of businesses”.

Councillor Cliff Hughes cabinet member for Regeneration and Planning at South Ribble Borough Council says “Based on recent research there could be 1,000 additional jobs across Central Lancashire by 2026. This strategy aims to make sure there is enough land in the right locations for the workplaces of the future to suit a wide range of businesses”.

You can find out more at www.centrallancashire.com or by ringing 01772 536775.

The deadline for comments is 19th December 2008.

Land for 17,000 New Jobs by 2026?

Have Your Say
www.centrallancashire.com
 01772 536775

Your local councils working together to plan for a better future for everyone

Preston City Council, South Ribble Borough Council, Chorley Council, Lancashire County Council, Central Lancashire

Appendix 6 - Sample Extract - Corporate News Sheet/Advertisement

ISSUE 58 WINTER 2008/09

FORWARD

SOUTH RIBBLE BOROUGH COUNCIL
 Representing the South Ribbles
 www.southribble.gov.uk

A Happy Christmas to all residents of South Ribble

New outdoor look for Autumn/Winter

SOUTH Ribble's parks and open spaces are taking on a whole new look for the new Autumn/Winter season.

With Winter around the corner, there's no better time to visit our parks, both your local park and take in the sights and sounds of the changing season.

Taking time out to stroll through your local park is a great way to shake off the stress, extra and

benefits of the sun-up to Christmas, and the health benefits of walking are vital and natural too. The reason is simple: regular exercise is a source of outdoor exercise and activities throughout the season and on the. Designed for everyone of all ages to enjoy, the new look of our local parks and open spaces (see page 12).

So why not schedule it early into your local park in your festive diary this year?

'Be aware of the Consequences'

Under-age binge drinking warning to parents

PROFESSORS at South Ribble's parents are being warned that to look a child's eye in their overgrown's binge drinking after Christmas and New Year.

The Tull, Chorley and South Ribble Partnership has launched a drinking campaign to remind parents who could be in danger of their teenage children's binge drinking.

The 'Consequences' campaign highlights the dangers that under-age binge drinking can have on a child's health and well-being. It also encourages parents to talk to their children about the dangers of binge drinking and to encourage them to drink responsibly.

At a time when the average 16-year-old in South Ribble is drinking 10% of a standard adult glass of alcohol, the campaign aims to encourage parents to talk to their children about the dangers of binge drinking and to encourage them to drink responsibly.

It's a warning that South Ribble Partnership is issuing to parents for their own to get hold of alcohol in the first place, and talking to their children about the dangers of binge drinking.

Dr. James and South Ribble Partnership is committed to working with the community to ensure that our parks and open spaces are a source of outdoor exercise and activities throughout the season and on the. Designed for everyone of all ages to enjoy, the new look of our local parks and open spaces (see page 12).

So why not schedule it early into your local park in your festive diary this year?

inside:

Shopping in Leyland page 4

A new home front page 13

Come and join us in YOUR area - pages 14/15

WIN! Four pairs of Tickets for the winter's top box office movies in our p2 crossword!

6 New Park and Rides Around Preston by 2026?

Have Your Say

www.centrallancashire.com
 01772 536775

Your local councils working together to plan for a better future for everyone

Preston South Ribble Chorley Central Lancashire

Appendix 7 – Sample Extract - Central Radio Advertisements

106.5 fm centralradio

CLIENT: Chorley Council	DUR: 20
TITLE: new homes	WRITER: SH
SCRIPT: 202610	EXEC: JC
DATE: 11/12/08	COST:

VO Tell us what you think.

Chorley, Preston and South Ribble want to hear your views on plans to build 24,000 new homes by 2026.

Call Preston 53 67 75 or visit central Lancashire.com and have your say. All comments should reach us by the 19th of December.

Appendix 8 - Online Timetable of events

N	Western Parishes Area Committee	Eastern Area Committee		Lancashire Local Preston City Eastern Area Forum			
	24	25	26	27 Preston City Council Central Area Forum	28	29	30
2008							
December	Mon	Tue	Wed	Thu	Fri	Sat	Sun
	1	2 Chorley SWITCH Meeting	3 Chorley PAICE Meeting	4 Preston City Council Rural Area Forum	5 Clayton Brook Together Meeting	6	7
	8	9	10 Chorley Lancashire Local Meeting	11 South Ribble Penwortham Area Committee	12	13	14
	15 South Ribble Leiland East Area Committee	16 South Ribble Central Area Committee	17	18	19 Close of Consultation	20	21
	22	23	24	25	26	27	28
	29	30	31				
	2008						



Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	29 January 2009

REGIONAL SPATIAL STRATEGY - IMPLICATIONS FOR THE CORE STRATEGY

PURPOSE OF REPORT

1. To summarise the regional development framework policy in the final published version of the North West Regional Spatial Strategy (RSS) and advise on implications for the Core Strategy.
2. To comment on representations on the Preferred Core Strategy document relating to the Core Strategy's interpretation of RSS policy.

RECOMMENDATION(S)

That the report be noted.

EXECUTIVE SUMMARY OF REPORT

3. The final version of the North West RSS was published on 30 September 2008. The Central Lancashire LDF Preferred Core Strategy was published on the internet on that date, paper copies were still in the course of being printed. Consequently, with a few exceptions the document related to the previous version of RSS that contained the Secretary of State's Proposed Changes. Officers had anticipated it was likely that there would be only minor changes to RSS when the final version was published. However, as a result of representations to the Secretary of State's Proposed Changes, the regional development framework in the published version of Policy RDF1 includes amended wording relating to the emphasis for growth placed on certain towns and cities, including Preston.
4. Some representations to the Central Lancashire Preferred Core Strategy, particularly from other nearby Councils in Lancashire, refer to this change and point out that references to RSS policy in the document are incorrect (because they refer to the previous version). Nevertheless it is your Officers' view that had the final version of RSS been published in time for the Preferred Core Strategy to correctly reflect the final wording of RDF1, the preferred strategy for Central Lancashire would probably have remained unchanged. Officers are confident that the spatial vision for Central Lancashire is in general conformity with the regional development framework for the North West, as set out in the final published version of RSS. The representation received from 4NW confirms this.

REASONS FOR RECOMMENDATION(S)**(If the recommendations are accepted)**

5. Members need to be aware of the final published version of RSS and its implications for the Central Lancashire Core Strategy.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

None.

SUMMARY OF CHANGES TO THE REGIONAL DEVELOPMENT FRAMEWORK IN THE PUBLISHED VERSION OF RSS

- 6.1 **Policy RDF1 Spatial Priorities** – this policy has changed from the Secretary of State's (SoS) Proposed Changes version, reverting to the previous wording recommended by the Examination in Public Panel Report. The bullet point in the policy setting out the third priority for growth in the North West now refers to all the towns and cities within the three North West City Regions and Preston is referred to at the same level as Blackburn, Blackpool and Burnley. The SoS's Proposed Changes effectively elevated Preston within the third bullet point by listing it in bold type, along with the towns and cities of Carlisle, Chester, Crewe, Lancaster and Warrington. The SoS's reason for this was the need in the North West to build on success as well as tackle need and, wherever possible, link the two. The towns that were listed in bold type all have particular advantages, for example due to their location or their attractiveness to the market. The SoS was not proposing unbridled growth in these locations but was recognising that the opportunities they present should be harnessed in sustainable ways. The published RSS has removed the priority afforded to these centres – the reasons given relate to the fact that some representations expressed concern about how the policy would work and the approach taken.
- 6.2 **Policy CLCR1 Central Lancashire City Region Priorities** – the fifth bullet point in this policy now deletes the words 'and harness its potential for economic growth in sustainable ways' from the end of the sentence that now just reads 'develop the role of Preston as a regional transport gateway in line with policy RT3'.
- 6.3 **Policy CLCR2 Focus for Development and Investment in the Central Lancashire City Region** – this policy states that the main urban areas have strong functional links with smaller towns. The published RSS has added the words 'the policy boundaries of the towns and the definition of surrounding key and local service centres should be set out in LDFs.'

Policy CLCR2 builds on the strengths and opportunities of each of the four main centres in the City Region and lists the attributes for each. Within the attributes for Preston the strength and opportunity of Preston as a 'higher order centre for retailing and services' was mentioned in the SoS's proposed changes. The other three main centres (Blackpool, Blackburn and Burnley) were referred to as 'retail and service centres'. Some consultees objected to the difference in wording between the four centres, stating that this was in conflict with the listing of retail centres in RSS Policy W3. Consequently, CLCR2 has been changed in the published RSS to refer to Preston as a 'retail service centre', in order to align with the other centres' references.

IMPLICATIONS OF THESE CHANGES FOR THE CENTRAL LANCASHIRE CORE STRATEGY

7. The Core Strategy is required to make clear spatial choices about where development should go in broad terms. These spatial choices need to have regard to and be in general conformity with the RSS. The Preferred Core Strategy document referred to the latest available draft version of RSS, which included the SoS's Proposed Changes. The final version of RSS was published on 30 September 2008, the day on which the Preferred Core strategy was web published but still being printed. Consequently it was not possible to amend the document to fully reflect the wording of the final version of RSS.
8. Some representations to the consultation on the Preferred Core Strategy refer to the fact that the document relates to the earlier draft version of RSS. The RSS errors pointed out in these representations are accepted and the next stage in the preparation of the Core Strategy will reflect the final version of RSS.
9. However officers are confident that the spatial vision for Central Lancashire, as set out in the Preferred Core Strategy, remains in general conformity with the regional development framework for the North West, as set out in the final published version of RSS and the Regional Planning Body – 4NW agrees. Whilst the wording of policy RDF1 in the final published RSS does not differentiate the city of Preston from the other major towns in Lancashire, it includes Preston (as a city in one of the three North West City Regions) as the third priority for growth after Manchester, Liverpool and the inner areas surrounding these regional centres. Officers are also confident that the final RSS sub-regional policies CLCR1 and 2 fully reflect the spatial vision for the Central Lancashire area.

Report Author	Tel	Email	Doc ID
Janet McDonald	01772 534160	janet.mcdonald2@lancashire.gov.uk	JAC Report January 09 – Published RSS

Background Papers			
Document	Date	File	Place of Inspection
The North West of England Plan Regional Spatial Strategy to 2021	30 September 2008		www.gos.gov.uk/gonw/Planning

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Report of	Meeting	Date
LDF Joint Officer Team	Central Lancashire LDF Joint Advisory Committee	29 January 2009

OUTLINE OF GROWTH POINT AND OTHER PROBABLE CHANGES TO CORE STRATEGY

PURPOSE OF REPORT

1. To indicate the types of changes that would be appropriate to make to the Core Strategy should the Growth Point go ahead and a related interim revised version of the Core Strategy be produced.

RECOMMENDATION(S)

2. That Members support the types of changes envisaged.

EXECUTIVE SUMMARY OF REPORT

3. The Preferred Core Strategy was not able to take account of the Growth Point but recognised the possibility of interim changes to it being required and consulted on if the Growth Point were to go ahead. Representations have been made identifying such changes and the opportunity a further version of the Core Strategy offers to improve the document.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. To enable Members to appreciate the likely Core Strategy content implications of the Growth prior to detailed amendments being done.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. To not flag up possible changes in advance of working up revisions.

BACKGROUND

6. The Preferred Core Strategy referred to the Central Lancashire, Blackpool Growth Point as an aside in Chapter 5. This set out the background to this national initiative and outlined the envisaged quantum of new housing provision referred to in the local Expression of Interest submission. The Government’s announcement supporting this bid came too late for the Preferred Core Strategy to reflect. Therefore it was recognised that if the Growth Point were to finally go ahead the Core Strategy would probably need to be revised to reflect how proposals to accelerate housing development could most appropriately be achieved. It was envisaged that such revisions would take the form of an interim version of the Core Strategy that would be consulted on prior to the next full stage of document preparation (that leading up to submission).
7. As envisaged by the Preferred Core Strategy the second round of bidding for the Growth Point was the submission of a Programme of Development in October 2008. This document was subsequently supported by Government. It firmed up the likely scale of housing development, its possible phasing and how it could be achieved specially.

TYPES OF CHANGES

8. The key types of changes that would be appropriate to make to the Core Strategy to reflect the Growth Point and related matters include those set out below. These relate to the sorts of issues that some parties have made in their representations on the Preferred Core Strategy. These include the following:
 - a. Changes to the preferred spatial distribution/apportionment of growth and investment, including possible additional strategic sites;
 - b. Reflecting the proposed accelerated rate of residential development envisaged in the Housing Chapter
 - c. Possible related changes to infrastructure provision including transportation proposals and other physical considerations such as flood risk.
9. These are all matters that key organisations (Government Office for the North West, 4NW – previously the Regional Assembly – the Homes and Communities Agency (HCA) – the merged English Partnerships and Housing Corporation) have raised in their representations. The HCA suggests two locations for being designated as additional strategic sites – land south of Eastway near Broughton, Preston and that at Kingsfold/Tardy Gate, South Ribble. Both could accommodate a mix of uses including housing and include key transport proposals.
10. The Government’s Regional Office also suggest that an interim version of the Core Strategy gives the opportunity to better explain and present the key spatial proposals of the Core Strategy, the alternatives considered and the selection reasoning referred to.

Background Papers			
Document	Date	File	Place of Inspection
Preferred Core Strategy Representations from GONW, 4NW and HCA	December 2008	-	Winckley House, Cross Street, Preston

Report Author	Tel	Email	Doc ID
Julian Jackson	01772 536774	Julian.jackson@lancashire.gov.uk	JAC Report – Jan 09 Growth Point



Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	29 January 2009

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PURPOSE OF REPORT

1. To explain the purpose and overall content of Strategic Housing Land Availability Assessments and summarise the approach being followed in Central Lancashire.

RECOMMENDATION(S)

2. That the report is noted.

EXECUTIVE SUMMARY OF REPORT

3. The Assessments are required by Government and are a key part of the evidence base for LDFs, particularly for informing the preparation of Site Allocations documents. Central Lancashire is a single housing market area so it is appropriate for the Councils to work jointly on the Assessment. The national guidance also requires partnership working with developers and other bodies involved in housing provision and a Panel of such representatives has been set up to consider the sites and assumptions proposed. It is necessary to assess a wide range of possible housing sites so that the most appropriate ones can be identified in a transparent way.

REASONS FOR THE RECOMMENDATION(S)

(if the recommendations are accepted)

4. To raise Members awareness of this work.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. None

BACKGROUND

6. National planning policy requires local planning authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) to help to support the delivery of sufficient land for housing. The purpose of a SHLAA is to:
 - Identify sites with potential for housing
 - Assess their housing potential
 - Assess when and whether sites are likely to be developed.

The aim is to identify sites where housing could be deliverable within five years and sites that could be developed for housing in the longer term.

7. SHLAAs are a key component of the evidence base for the LDF and are used to inform plan-making. However, SHLAAs do not in themselves allocate sites for housing development. They only indicate potential housing sites. Allocation of sites will take place in a proposed Site Allocations document or documents, in accordance with growth locations identified in the Joint Core Strategy. The Site Allocations process will be subject to community engagement and independent examination.
8. Housing and Planning Delivery Grant may be awarded for completion of a SHLAA before the end of March this year, but this has not yet been confirmed. The Government Office for the North West have indicated that the Government are hoping to consult on a proposed Housing and Planning Delivery Grant allocation mechanism in January/February this year.

THE CENTRAL LANCASHIRE APPROACH

9. Chorley, Preston City and South Ribble Districts form part of the same housing market area and work is well advanced on a joint SHLAA, which will be completed before the end of March. A partnership approach is recommended for SHLAA production and views have been sought from the Central Lancashire Housing Market Partnership during its preparation.
10. Government guidance indicates the types of sites that should be included within the assessment. This includes sites for housing development that are currently in the planning process and sites that are not currently in the planning process, such as vacant land and buildings identified in the National Land Use Database. The three Councils have also received a considerable number of site suggestions for development, as part of a call for sites to inform future site allocations. These sites have fed into the process and are being assessed. The assessment includes greenfield and brownfield sites in both urban and rural areas.
11. The characteristics of each site have been recorded and assessed and their housing potential then worked out taking account of any site constraints and site location. Different housing density ranges have been developed for different types of locations, reflecting typical densities that can be found in these locations. For example, higher densities have been assumed appropriate for more sustainable locations, such as Preston City Centre, with lower housing densities assumed for suburban and rural locations.
12. Assessing when and whether sites are likely to be developed involves assessing their suitability, availability and achievability for housing.

13. In terms of suitability, factors such as policy restrictions, physical problems and limitations (such as access, flood risk and contamination), the potential impacts of development on environmental features and the environmental conditions which would be experienced by prospective residents are all considered.
14. A site is considered available for housing development when, on the best information available, there is confidence that there are no legal or ownership problems that would prevent its development. Therefore, sites need to be controlled by a housing developer who has expressed an intention to develop, or a land owner who has expressed an intention to sell.
15. A site is considered achievable for housing development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is affected by market factors, site cost factors and delivery factors relating to a housing developer. GVA Grimley were commissioned to assist in this assessment and they have assessed all of the sites in the Central Lancashire SHLAA for achievability.
16. POS Enterprises are also assisting with the SHLAA work and are offering advice on the work done so far. They are also facilitating the first of two Housebuilder Panel Meetings that are planned in January and February this year. This will enable further developer input into the process and help to ensure that the SHLAA is as robust as possible.

There are no background papers to this report.

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Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	29 January 2009

FURTHER OPPORTUNITIES FOR JOINT LDF WORKING AND THE NEED TO REVIEW LOCAL DEVELOPMENT SCHEMES

PURPOSE OF REPORT

1. To outline the opportunities for joint LDF working in addition to the Core Strategy and to explain why it is appropriate to review the Local Development Schemes.

RECOMMENDATION(S)

2. That the suggestions in the report be supported.

EXECUTIVE SUMMARY OF REPORT

3. There are opportunities to work jointly on Site Allocations and Supplementary Planning Documents as well as the Core Strategy – the report suggests ways this can be done. If these were adopted there would also be a need to update the document production programmes in the Local Development Schemes to reflect more joint working and the revised preparation procedures that now apply to LDF documents. Additionally the Growth Point, should it go ahead, raises the expectation of faster LDF timescales and some resources to enable this.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. To support further Officer work in refining the shape and nature of future LDF document preparation.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. To present ways forward at a future JAC meeting without introducing the matters first as set in this report.

BACKGROUND

6. Local Development Frameworks are made up of a range of documents. These include Development Plan Documents that are part of the statutory development plan that contain formal policies and proposals including the allocation of sites for development or protection there from. The Core Strategy is a Development Plan Document. However there are other LDF documents, such as Supplementary Planning Documents, that give guidance on how policies and proposals should be implemented.
7. Councils are required to set out what LDF documents they intend to prepare (over at least the forthcoming three years) in Local Development Schemes. These Schemes describe the envisaged content of each document, present a programme of key milestone dates for their preparation and estimate what resources (staff etc) that are to be devoted to these. The Government monitors progress against these milestones (Housing and Planning Delivery Grant settlements have been based on this performance) and the Planning Inspectorate uses the Schemes to programme their availability of Inspectors for examinations.
8. The Schemes and revisions to them are required to be submitted for approval to the Government Regional Office. The most recent Schemes from the Central Lancashire Councils date from March 2007 and have much common content in terms of documents to be produced and milestone dates. More recent revisions to the Schemes have not been done because of national delays in bringing in changes to the preparation procedures for documents and Schemes.
9. The revised procedures mainly relate to Development Plan Documents – removing the requirement for a Preferred Options stage and adding a 'publication' stage prior to submission. Supplementary Planning Documents no longer have to be subject to Sustainability Appraisal.
10. Current government advice to councils is to reduce the range of LDF documents to be prepared and to only produce those that are essential. In particular authorities are being advised that a large number of detailed development control policies (such as those typically contained in old style Local Plans) are no longer necessary. Policies in Regional Spatial Strategies and LDF Core Strategies can be cited in determining planning applications as can the provisions of national Planning Policy Statements.
11. It was with this advice in mind that the Central Lancashire Preferred Core Strategy contains quite detailed development control type provisions. Originally the authorities had intended producing Development Control Policies Development Plan Documents. Government has even queried whether Site Allocations Development Plan Documents are required, reminding authorities that sites (albeit strategic ones) can be allocated in Core Strategies.
12. When a site is 'allocated' as part of the development plan it means it is specifically identified for a particular purpose and its extent on the ground is clearly shown on a map known as the Proposals Map. When a site is allocated for a particular type of development in this way it means that the principle of that use has been set much like with an outline planning permission.
13. The term 'allocation' is most commonly used in relation to proposed development uses but in its wider meaning it also covers other land use designations such as the extent of the Green Belt and other designations that safeguard land from development. In fact any site identification that precisely shows where a particular policy is to apply in respect of specific area(s) of land and/or buildings can be termed an 'allocation'.

14. The terms of reference for the Joint Advisory Committee already includes advising on joint working in addition to the Core Strategy and the content of Local Development Schemes.

OUTLINE OF REVISIONS NEEDED TO LOCAL DEVELOPMENT SCHEMES

15. In accordance with the Government's advice the intention now in Central Lancashire is to concentrate on two types of Development Plan Documents – the Core Strategy and Site Allocations. In addition to these a range of Supplementary Planning Documents will be needed. The Preferred Core Strategy refers to a number of these (see Appendix 1) but this should be seen as a provisional list that is subject to refinement. It is no longer necessary to include Supplementary Planning Documents in Local Development Schemes but it would be helpful to interested persons to know of such intentions.
16. The milestone document preparation dates in the Schemes will need to be reviewed if only to reflect the revised procedural stages but there is an opportunity to also change the timescales to accord with the latest intentions and resource availability. This most particularly relates to the Growth Point.
17. The Government has emphasised all along in respect of the Growth Point proposals that they must be progressed through the LDF process and not outside it. However the Growth Point initiative is based on accelerating housing development in particular. So the councils' Growth Point submission documents have suggested a speeding up of LDF document production. This however has been based on a presumption that the Growth Point related grant awards will provide the necessary additional finance to appropriately increase staff and related resource provision that can benefit the LDF preparatory work.
18. It is not yet known whether the councils will commit to going ahead with the Growth Point. Part of this decision depends on reaching an understanding and agreement with Government as to how the grant awarded could be spent. It is anticipated that these matters will be resolved in February 2009 clearing the way to deciding how the LDF work programme may be revised for submission of revised Schemes in March. It is envisaged that precise proposals to revise the Schemes will be presented to the next meeting of the Joint Advisory Committee.

FURTHER OPPORTUNITIES FOR JOINT WORKING

19. These further joint working opportunities amount to ways in which the authorities can work together on Site Allocations and Supplementary Planning Documents.
20. In terms of Site Allocations, the work can be divided into two tasks. Deciding on the appropriateness of sites for development and land for other policies to apply to is a local, District level matter. Having said that, criteria common to Central Lancashire as a whole for assessing the suitability of development sites is being devised by Officers from the three Districts.
21. The task that can most efficiently be done jointly by the Joint Team is devising standard wording for policies that will refer to the sites to be allocated. Using this consistent approach should make for more robust Site Allocations documents. The extent to which the documents will be 'tied together' requires further thought but one option is a combined or coincident examination hearing. However keeping the timing consistent will be important and supportive of the Core Strategy itself.

22. The approach to producing Supplementary Planning Documents could be different. A few of these are likely to be specific to one District but most are likely to need to offer guidance in a way that needs to be consistent across Central Lancashire. In these latter respects it ought to be possible and efficient for the different Councils to specialise on particular topics, capitalising on local expertise, and for each such Council to do most of the preparatory work on individual documents that all the authorities can come to adopt.

There are no background papers to this report.

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Julian Jackson	01772 536774	Julian.jackson@lancashire.gov.uk	JAC Report Jan 09 - Further LDF joint working.doc



Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	29 January 2009

STAFFING AND FINANCIAL ARRANGEMENTS UPDATE

PURPOSE OF REPORT

1. To update Members on the LDF staffing and financial arrangements associated with joint working including the prospects for additional resources.

RECOMMENDATION(S)

2. That the report is noted.

EXECUTIVE SUMMARY OF REPORT

3. The initial staffing and financial arrangements for joint LDF working have remained unchanged since April 2008. These have worked reasonably well although it has proved difficult to keep the Core Strategy process on schedule. The intention to increase the staff resource in the Joint Team by 1 October with the appointment of a full time Coordinator did not occur and remains outstanding. Resolving this situation is now an urgent priority and a proposal to do so is near to fruition.
4. There is a pressing requirement to speed up the production of LDF documents, not just the Core Strategy but complementary work on allocating development sites. Districts' Local Plans are becoming increasingly out of date and revised policies need to be in place to respond to new development proposals. The Growth Point, should it go ahead, will place higher expectations on speeding up delivery but can also give some extra financial resource to support LDF work.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

5. To inform Members of the way arrangements have worked out to date and to appreciate the need to enhance staff resources for the future.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

6. To not keep Members informed.

BACKGROUND

7. A report on staffing and financial arrangements was presented to the 12 June 2008 meeting of the Joint Advisory Committee. At that time it was envisaged that a Memorandum of Intent would be finalised formalising the agreement between the four authorities. This would cover the initial arrangements for staffing and funding of the Joint Team and the creation of a more permanent establishment.
8. The Joint Team was formed at the start of April 2008 comprising one Officer from each of the three Districts plus matching Officer assistance from the County Council. One of the seconded District staff has acted up as the Team Coordinator – the Planning Policy Manager postholder at Chorley Council. Each authority's staff input has been 0.8 full time equivalents (FTEs). The County Council has hosted the team and provided administrative and IT support.
9. The intention was that by October 2008 this arrangement would be supplemented by a permanent full time Coordinator post jointly funded by the three District Councils. Due to procedural delays this post has not been created and the original staffing arrangements have remained in place. So in the meantime your Officers adopted an interim Memorandum of Intent covering the initial original arrangements but also recognising that the Joint Team would be supported by Officer assistance from the three District Councils in terms of help with related Local Development Framework tasks. It was also recognised that the three District Councils would share LDF costs including any additional cost incurred for covering the seconded staff.

REVIEW OF HOW THE ARRANGEMENTS HAVE WORKED AND THE PROPOSED WAY FORWARD

10. The initial aim of the Joint Team was to produce the Preferred Core Strategy by the end of September 2008. This was just achieved on schedule. Following that the team set up and ran the consultation and engagement process into the Core Strategy. Since April the Joint Team has had five changes in personnel. In future the aim should be to achieve longer term secondments. The Officer support and hosting by the County Council has worked well. The assistance from the District's LDF teams has mainly been in terms of the Sustainability Appraisal work.
11. In respect of financial matters the intention is to equalise the expenditure outlay through a financial balancing process by the end of the financial year. It is estimated that joint working is probably saving the District Councils between a third and half of what would have been the cost of producing individual Core Strategies.
12. Members will appreciate that LDF documents take a significant time to prepare. This is partly due to the prescribed procedures but there is some scope to speed up the process. It is particularly important to have up to date policies in place and have a plan led approach for dealing with development proposals. Landowners and developers are already pursuing planning applications to get permissions in place for when the economic situation improves and Councils need to ensure that these proposals can be appropriately determined.
13. To help ensure there is sufficient resource to expedite LDF production the staffing of the Joint Team is planned to be made up to the base level originally intended to apply from October 2008 - one full time Coordinator plus 0.8 FTEs from each of the four authorities. The intention is to offer the Coordinator post to Chorley's Planning Policy Manager postholder on a three year secondment basis and for the cost of this to be shared equally by the three District authorities.

14. In addition should the authorities decide to go ahead with the Growth Point there is revenue money available that could be used to increase the staffing resource available for LDF work. Members will appreciate the Growth Point aims to accelerate housing provision but again this must be done in a plan led way. Consistent with this would be putting in more resource to speed up the production of the LDF documents – not just the Core Strategy but also those allocating sites for development. Any additional staff resource funded in this way could either be employed in the Joint Team or the District Councils' 'home' LDF teams or be switched between them as circumstances dictate.

There are no background papers to this report.

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