



Dear Councillor,

**CENTRAL LANCASHIRE LOCAL DEVELOPMENT FRAMEWORK JOINT ADVISORY COMMITTEE - TUESDAY, 11TH SEPTEMBER 2012**

The next meeting of the Central Lancashire Local Development Framework Joint Advisory Committee to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 11th September 2012 at 5.30 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 on 11 September 2012 is asked to first contact their substitute to see if he or she can attend instead. Then please contact Cathryn Filbin 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

Gary Hall  
Chief Executive of Chorley Council

Cathryn Filbin  
Democratic and Member Services Officer  
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**Distribution**

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

**Councillors**

Councillors Dennis Edgerley (Chorley Council), Harold Heaton (Chorley Council), Paul Walmsley (Chorley Council), Neil Cartwright (Preston City Council), Bill Shannon (Preston City Council), Councillor John Swindells (Preston City Council), Councillor Joseph Hughes MBE (South Ribble Borough Council), Jon Hesketh (South Ribble Borough Council), Barrie Yates (South Ribble Borough Council) and County Councillor Michael Green (Lancashire County Council).

Substitute Councillors:

Alistair Bradley (Chorley Council), Greg Morgan (Chorley Council), Dave Rogerson (Chorley Council), Ken Hudson (Preston Council), Councillor Margaret Smith (South Ribble Borough Council), Peter Stettner (South Ribble Borough Council) and County Councillor Mark Perks (Lancashire County Council)

Officers:

Steve Brown, Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jennifer Moore (Head of Planning), Chris Moister (Head of Governance), Chris Hayward (Assistant Director (Chief Planning Officer), Preston City Council), Mike Nuttall (Chief Executive, South Ribble Borough Council), John Dalton (Director of Planning and Housing, South Ribble Borough Council), Steve Browne (Director of Strategy and Policy, Lancashire County Council) and Cathryn Filbin (Democratic and Member Services Officer).

## AGENDA

1. **Appointment of Chair for the Meeting**

2. **Welcome by Chair and Introductions**

3. **Apologies for absence**

4. **Confirmation of Minutes from the last meeting (Pages 1 - 4)**

Minutes of the last meeting held on 31 May 2012 (enclosed).

5. **Core Strategy and Supplementary Planning Documents - Update (Pages 5 - 8)**

The enclosed report provides Members of the LDF Joint Advisory Committee with an update on the current position in relation to the Core Strategy and Supplementary Planning Documents

6. **Community Infrastructure Levy**

Members of the LDF Joint Advisory Committee will receive a verbal update from the Central Lancashire LDF Coordinator

7. **Dates of Future Meetings**

To note that the next meeting of the Central Lancashire LDF Joint Advisory Committee is to be held at Preston City Council on 6 December 2012 at 5.30pm.

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## Central Lancashire Local Development Framework Joint Advisory Committee

**Thursday, 31 May 2012**

**Present:**

Councillor J Swindells	–	Preston City Council (Chair)
Councillor N Cartwright	–	Preston City Council
Councillor W Shannon	–	Preston City Council
Councillor D Edgerley	–	Chorley Borough Council
Councillor A Bradley	–	Chorley Borough Council
Councillor J Hesketh	–	South Ribble Borough Council
Councillor M Smith	–	South Ribble Borough Council
County Councillor M Green	–	Lancashire County Council

**Also in attendance:**

Councillor P Goldsworthy	–	Chorley Borough Council
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**Officers:**

Mr M Molyneux	–	Planning Policy Manager
Mr J Jackson	–	Central Lancashire LDF Team Coordinator
Mr S Brown	–	Central Lancashire LDF Coordinator
Mr M Hudson	–	Head of Planning (Lancashire County Council)
Ms L A Fenton	–	Director of Partnerships, Planning and Policy (Chorley Borough Council)
Ms J Moore	–	Head of Planning (Chorley Borough Council)
Ms H Hockenhull	–	Planning Manager (South Ribble Borough Council)
Mr J Dalton	–	Director of Planning and Housing (South Ribble Borough Council)
Ms J Grundy	–	Head of Member Services (Preston City Council)

**12.LDFJAC.10 APPOINTMENT OF CHAIR FOR THE MEETING**

**Resolved – That Councillor Swindells of Preston City Council be appointed as Chair of this meeting.**

**12.LDFJAC.11 WELCOME BY CHAIR AND INTRODUCTIONS**

The Chair welcomed everyone to the meeting and asked for introductions as it was the first Joint Advisory Committee meeting since the recent elections, and membership had changed.

The Chair took the opportunity to advise the Committee that Julian Jackson, Central Lancashire LDF Team Co-ordinator, was retiring. On behalf of all Members he expressed his sincere thanks to Julian for his dedicated service to the Joint Advisory Committee and wished him all the very best for the future.

**12.LDFJAC.12 APOLOGIES FOR ABSENCE**

Apologies for absence were received for Councillor Hughes MBE, South Ribble Borough Council and Councillor Walmsley of Chorley Borough Council.

**12.LDFJAC.13 MINUTES OF LAST MEETING**

**Resolved – That the minutes of the meeting of the Central Lancashire Local Development Framework Joint Advisory Committee held on 30 January 2012, be confirmed as a correct record and signed by the Chair.**

**12.LDFJAC.14 COMMUNITY INFRASTRUCTURE LEVY - OUTCOMES OF PRELIMINARY DRAFT CONSULTATION**

The Joint LDF Officer Team presented a report giving details of the key outcomes of the consultation representations, engagement events and the areas where revisions to the Charging Schedules were likely to be needed following the outcome of the Preliminary Draft Consultation of the Community Infrastructure Levy.

Julian Jackson reported on the extensive consultation and focused engagement which had been carried out and the responses received which were on predictable lines depending on whether the bodies concerned stood to benefit or experience costs as a result of the levy being introduced.

Julian also said that the consultants had been asked to review their viability work in light of the comments received and accordingly recommend any changes in approach for the next stage of consultation and the outcomes of that work would be reported verbally to Members.

Steven Brown reported that the consultants had set a series of questions to consultees based on development viability and infrastructure funding gap justifications as well as various discretionary elements and he gave an overview of the new charging schedules.

Councillor Goldsworthy queried the differences between authorities in the proposed charging schedules particularly with regard to Inner East Preston. Mike Molyneux said that viability of development in inner city areas experiencing deprivation together with many other factors formed the basis of the revisions.

Julian confirmed that a report detailing all of the charging schedules would have to be submitted to each authority's full Council meeting. A period of four weeks would follow to allow objections to be submitted to the examination stage.

**Resolved - That the report be noted and the areas to revise the Charging Schedules be endorsed.**

**12.LDFJAC.15 CENTRAL LANCASHIRE OPEN SPACE STUDY**

The Joint LDF Officer Team submitted a report summarising the key findings of the Central Lancashire Open Space Study.

Mike Molyneux explained that the study and subsequent report was prepared by consultants Knight, Kavanagh & Page for Central Lancashire. It supplemented a previous report, produced in 2010 which was not completed as the appointed

consultants had been placed in administration. The assessment covered the quantity, quality and accessibility of a wide range of different types of open space which was particularly important for deciding on the future provision of open space in Site Allocations Development Plan Documents and for on grounds management. The study also considered the application of open space standards across Central Lancashire and explored how aspects such as quality and the value of sites could be strategically improved.

It was requested that maps be provided to accompany the report documentation.

Members then asked questions relating to Appendix 1 of the report which provided details of recommended standards applied to each typology for all three Central Lancashire authorities. This was in order to assess current need and which had been projected to 2026 assessing future need based on anticipated growth.

**Resolved – That the contents of the report be noted.**

## **12.LDFJAC.16 CENTRAL LANCASHIRE PLAYING PITCH STRATEGY**

The Joint LDF Officer Team presented a report summarising the key findings of the Central Lancashire Playing Pitch Strategy.

Mike Molyneux reported that the Playing Pitch Strategy was prepared by consultants Knight, Kavanagh & Page for Central Lancashire and it detailed the findings of the research, consultation, site assessments, data analysis and GIS mapping. The strategy had been prepared in accordance with the methodology provided in Sport England's 'Towards a Level Playing Field – A guide to the production of playing pitch strategies' for assessing demand and supply for outdoor sports facilities.

It was reported that developing the strategic approach to the analysis of playing pitch supply and demand was intended to allow the authorities to:

- ◁ Protect facilities against development pressures, and specifically residential proposals on land in and around urban areas.
- ◁ Identify facility supply and demand issues in relation to predicted population growth up to 2026.
- ◁ Address 'demand' pressures created as a result of specific sports development pressures eg mini-soccer, increased demand for artificial pitches.
- ◁ Address issues of cross boundary facility provision.
- ◁ Stand up to scrutiny at a public inquiry as a robust study.

A summary of issues were contained within the report together with an area-by-area analysis of the surpluses/deficiencies, key issues and proposed actions.

**Resolved – That the contents of the report be noted.**

## **12.LDFJAC.17 CENTRAL LANCASHIRE CORE STRATEGY - OUTCOMES OF RESUMED EXAMINATION**

The Joint LDF Officer Team presented a report updating Members on the progress of the Core Strategy leading to the Inspector's Report on the Examination process.

Julian Jackson reported that the Core Strategy Examination resumed with a hearing session on 6 March for the Inspector to consider issues arising in respect

of the proposed Housing Related Changes. The Inspector had announced that his target date for sending his Report for fact checking to the authorities was the week commencing 14 May and Julian confirmed that this had been received and that fact checking had commenced.

**Resolved – That the report be noted.**

**12.LDFJAC.18 SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DPDS UPDATES**

District Councils updated the meeting on the progression of their individual Council's site allocations and development management policies.

Mike Molyneux reported that Preston City Council's consultation period on the Site Allocations Preferred Options was due to conclude on 2 July 2012. He said various roadshows had already been undertaken with a final roadshow being planned at the Town Hall offices. Mike said that so far the response had been good. He said the next stage was the publication version due by November 2012 followed by a submission in spring next year and examination in summer 2013.

Lesley-Ann Fenton reported on the current position in relation to Chorley Borough Council. She said that over the summer preparation would take place on the publication version with a view to submitting it to their Council in September, followed by a consultation period. At present Lesley-Ann said that Chorley was approximately 6-8 weeks ahead of Preston.

Helen Hockenull of South Ribble Borough Council reported that their public version was due to be submitted to their Cabinet on 13 June followed by consultation from 2 July until mid August with submissions in October and Examination in the New Year. She said that South Ribble was looking to adopt the document in April 2013.

**Resolved – That the updates be noted.**

**12.LDFJAC.19 DATES OF FUTURE MEETINGS**

The next meeting of the Central Lancashire LDF Joint Advisory Committee will be held on 19 July 2012 at 5.30 pm at South Ribble Borough Council.

Chair





Report of	Meeting	Date
The Central Lancashire LDF Coordinator	Central Lancashire LDF Joint Advisory Committee	11 September 2012

## **CORE STRATEGY AND SUPPLEMENTARY PLANNING DOCUMENTS - UPDATE**

### **PURPOSE OF REPORT**

1. To update Members as to the current position in relation to the Core Strategy and Supplementary Planning Documents.

### **RECOMMENDATION(S)**

2. That the report be noted.

### **EXECUTIVE SUMMARY OF REPORT**

#### **Core Strategy**

3. Following the adoption of the Core Strategy by the last of the three Councils, South Ribble on the 18 July 2012, The Town and Country Planning (Local Planning) (England) Regulations 2012, required that as soon as reasonably practical following adoption that an 'Adoption Statement' was displayed on the websites and at the offices of the adopting authorities. This requirement was complied with.
4. It is also a requirement within the Adoption Statement in accordance with Section 113 of the Planning and Compulsory Purchase Act 2004, to include details of the grounds and timescales in respect of which any person aggrieved by the Core Strategy may make an application to the High Court. Application must be made within 6 weeks of the relevant date which in this instance was the 18 July. Six weeks have now passed without challenge and it is now the intention to proceed to publish the final adopted document.

#### **Supplementary Planning Documents**

5. Following the period of consultation in relation to the five SPD'S during the period 18 April to 30 May 2012 the individual authors across the three councils have assessed the responses and where considered appropriate are actively working to amend and update the documents, to then circulate across the councils for consideration, to then allow adoption.

6. It is therefore the intention to present the SPD's to the Council meetings on the following dates for adoption, Chorley 25 September, South Ribble 18 October, Preston 25 October 2012.

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

7. To keep Members up dated.

#### **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

8. None

#### **BACKGROUND**

##### **Core Strategy**

9. The three Central Lancashire Authorities, Preston, South Ribble and Chorley adopted the Central Lancashire Core Strategy, on 5 July, 18 July and 17 July 2012, respectively.
10. In accordance with the recommendations of the Core Strategy Examination Inspector Mr Richard. E. Hollox, the two main modifications he suggested to enable the Authorities to adopt the plan have been incorporated into the final document. These modifications being the 'housing related changes' and a model policy stating the presumption in favour of sustainable development, in accordance with the National Planning Policy Framework.
11. The Town and Country Planning (Local Planning) (England) Regulations 2012, require that as soon as reasonably practical following adoption that an 'Adoption Statement', is displayed on the websites and at the offices of the adopting councils.
12. The 'Adoption Statement', advised that the text of the Adopted Core Strategy along with a copy of the Publication Version of the Core Strategy showing the tracked changes between it and the Adopted Core Strategy was available for inspection.
13. It is also a requirement of the 'Adoption Statement', in accordance with Section 113 of the Planning and Compulsory Purchase Act 2004, to include details and the timescales in which any person aggrieved by the Core Strategy may make an application to the High Court. This is on grounds that:
  - (a) The document is not within the appropriate power (this refers to Part 2 of the Planning and Compulsory Purchase Act 2004 which relates to 'Local Development')
  - (b) A procedural requirement has not been complied with
14. In this circumstance application must be made not later than the end of the period of six weeks starting with the relevant date. In this instance the relevant date was the 18<sup>th</sup> July, which was the date when the last of the three authorities adopted the Core Strategy. This six week period has now passed without challenge and it is therefore the intention to proceed with the publishing of the final Core Strategy document.

##### **Supplementary Planning Documents**

15. Five Supplementary Planning Documents have been prepared jointly between the three authorities. Supplementary Planning Documents were introduced by the Planning and

Compulsory Purchase Act 2004 as part of the reforms to the planning system. Although they do not form part of the Statutory Development Plan, one of the functions of an SPD is to provide further detail on policies and proposals within the Development Plan. SPD's must be consistent with national and regional planning policies as well as those set out in the Development Plan. The documents cover the subject areas below;

1. Affordable Housing
2. Controlling the Re-use of Employment Premises
3. Rural Development
4. Access to Healthy Food
5. Design Guide

16. These were subject to a period of consultation between 18 April 2012 and 30 May 2012. Thirty three representations were received. As well as comments specific to the particular SPD a re-occurring theme was the fact that the documents were drafted before the publication of the National Planning Policy Framework and took into account guidance now superseded by the Framework.
17. The authors of the documents have considered the comments made and updated/amended the documents accordingly. The Local Planning Regulations 2012 as above don't require a further period of consultation following these amendments. Therefore, although these documents are still being actively worked upon it is the intention to have the final versions finalised for adoption by the three councils on the following dates;

Chorley	25 September 2012
South Ribble	18 October 2012
Preston	25 October 2012

Report Author	Tel	Email	Doc ID
Steven Brown	01257 515229	Steven.brown@chorley.gov.uk	JAC Report – September 2012 – CS/SPD's

Background Papers			
Document	Date	File	Place of Inspection
Adoption Statement	July 2012		District Council Planning Offices

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