



Dear Councillor,

**CENTRAL LANCASHIRE LOCAL DEVELOPMENT FRAMEWORK JOINT  
ADVISORY COMMITTEE - WEDNESDAY, 26TH MARCH 2014**

The next meeting of the Central Lancashire Local Development Framework Joint Advisory Committee to be held in the Council Chamber, Town Hall, Chorley on Wednesday, 26th March 2014 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 26 March 2014 is asked to first contact their substitute to see if he or she can attend instead. Then please contact Louise Wingfield 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

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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 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), Councillor Caroline Moon (South Ribble Borough Council) and County Councillor Michael Green (Lancashire County Council).

Substitute Councillors:

Peter Pringle (Preston City Council), Councillor Julie Buttle (Preston City Council), Brian Rollo (Preston City Council) and Mark Perks (Lancashire County Council)

Officers:

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 Louise Wingfield (Democratic and Member Services Officer).

## **AGENDA**

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

2. **Welcome by Chair and Introductions**

3. **Apologies for absence**

4. **Minutes** (Pages 5 - 8)

To confirm the minutes of the last meeting held on 17 December 2013 as a correct record (enclosed)

5. **Central Lancashire GTAA** (Pages 9 - 16)

Report of the Joint LDF Officer Team (enclosed).

6. **Local Plan Update**

Members of the Central Lancashire LDF Joint Advisory Committee will receive a verbal update on the Local Plan.

7. **CIL Claim Update**

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

8. **Core Strategy Monitoring Report** (Pages 17 - 30)

Report of the Joint LDF Officer Team (enclosed).

9. **SPD Updates**

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

10. **City Deal Update**

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

11. **Any other item(s) that the Chair decides is/are urgent**

12. **Dates of Future Meetings**

To note that next meeting of the Joint Advisory Committee is to be held at 5.30pm on 2 July 2014 at Preston City Council.

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## **Central Lancashire Local Development Framework Joint Advisory Committee**

**Tuesday, 17 December 2013**

**Present:** Councillor Joseph Hughes MBE (Chair), South Ribble Borough Council  
Councillor Jon Hesketh, South Ribble Borough Council  
Councillor Dennis Edgerley, Chorley Council  
Councillor Harold Heaton, Chorley Council  
Councillor Dave Rogerson (substitute), Chorley Council  
Councillor Neil Cartwright, Preston City Council  
Councillor Brian Rollo (substitute), Preston City Council  
Councillor William Shannon, Preston City Council  
County Councillor David Howarth (substitute), Lancashire County Council

**Officers in attendance:**

Lesley Ann Fenton, Director of Partnerships, Planning and Policy, Chorley Council  
Jenni Moore, Head of Planning, Chorley Council  
Peter McAnespie, Policy and Design Manager, Chorley Council  
Chris Hayward, Assistant Director (City Planning Officer), Preston City Council  
Martin Putsey, Principal Planning Officer, Preston City Council  
Denise Johnson, Director of Regeneration and Healthy Communities, South Ribble Borough Council  
Helen Hockenhull, Planning Manager, South Ribble Borough Council  
Debra Holroyd-Jones, Principal Planning Officer, South Ribble Borough Council  
James Wallwork, Democratic Services Officer, South Ribble Borough Council  
Marcus Hudson, Head of Planning, Lancashire County Council

### **13.LDFJAC.60 APPOINTMENT OF CHAIR FOR THE MEETING**

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

### **13.LDFJAC.61 WELCOME BY CHAIR AND INTRODUCTIONS**

The Chairman welcomed everyone to the meeting.

### **13.LDFJAC.62 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Swindells (Preston City Council), Walmsley (Chorley Borough Council) and County Councillor Johnstone (Lancashire County Council).

### **13.LDFJAC.63 MINUTES OF THE LAST MEETING**

**RESOLVED:** That the minutes of the Central Lancashire Local Development Framework Joint Advisory Committee meeting held on 24 September 2013 be approved as a correct record and signed by the chairman.

**13.LDFJAC.64 LOCAL PLAN UPDATE**

Peter McAnespie, Martin Putsey and Helen Hockenhull provided updates on the Local Plan for each authority.

Peter McAnespie indicated that Chorley had received the Inspectors report in November and were currently working on the Gypsy and Traveller Accommodation Assessment. He added that the examination hearing would be in Spring 2014. Lesley Ann Fenton stated that the revised Central Lancashire Local Development Framework Joint Advisory Committee Terms of Reference had been approved by Council in November.

Martin Putsey stated that Preston City Council had consulted on their Site Allocations at the end of November and had received 100 representations which they were still assessing. They were just about to complete the consultation on the City Centre Action Plan with the publication version to be published in Spring 2014.

Helen Hockenhull informed the meeting that South Ribble were in the same position as Chorley and had received the Inspectors report in November. They were also working on the Gypsy and Traveller Accommodation Assessment. She added that Council had also endorsed the Central Lancashire Local Development Framework Joint Advisory Committee revised Terms of Reference in November.

**UNANIMOUSLY RESOLVED: That the updates be noted.**

**13.LDFJAC.65 COMMUNITY INFRASTRUCTURE LEVY UPDATE**

Jenni Moore informed the committee that the three authorities were facing a Judicial Review. A developer had initially lodged a claim against Chorley Borough Council but had also named Preston and South Ribble within the report and instigated proceedings separately against each Council which have subsequently been put on hold. Since notice had been given there was an initial review hearing. The judge had only accepted three of the four grounds which were subject of the claim. The three councils were working together to make a joint case and would share the costs, which could be substantial. Lancashire County Council were also assisting with the review and contributing towards the costs. Witness statements had been prepared and they had been advised that the hearing date would be 10 March 2014. She stated that the Barrister the councils had employed thought that they had a good case.

Following a question from Councillor Shannon, Jenni Moore indicated that a further review of CIL would be required in light of Core Strategy Policy 27 and possible changes to Code Level requirements.

The committee was informed that all three councils were implementing procedures which would manage the risk should CIL be quashed.

**UNANIMOUSLY RESOLVED: That the update be noted.**

**13.LDFJAC.66 SUPPLEMENTARY PLANNING DOCUMENTS UPDATE**

The committee received a report which provided an update on the Supplementary Planning Document. Each authority provided an update on the SPDs within their area.

**UNANIMOUSLY RESOLVED: That the report be noted.**

**13.LDFJAC.67 CITY DEAL PROGRESS - PRESENTATION**

Marcus Hudson undertook a presentation which provided an update on the Preston, South Ribble and Lancashire City Deal. The presentation included the following:-

- City Deal Strategic Sites
- Supporting Infrastructure
- Priority Corridors
- Governance
- Operational Delivery
- Roles and Approval Timetable
- JAC Role

Following a question from Councillor Heaton, the committee was informed that the Ribble Bridge would not be included in this phase of the City Deal. Marcus Hudson also indicated that there were no current proposals to widen Golden Bridge. However, further traffic management measures would be considered.

It was suggested that it may be more appropriate to hold quarterly JAC meetings to coincide with City Deal Executive and Board Meetings.

**UNANIMOUSLY RESOLVED:**

1. That the update in respect of the City Deal be noted.
2. That Officers arrange more appropriate quarterly JAC Meetings to coincide with City Deal Executive and Board Meetings.

**13.LDFJAC.68 ANY OTHER ITEM(S) THAT THE CHAIRMAN DECIDES IS/ARE URGENT**

No matters were raised

**13.LDFJAC.69 DATES OF FUTURE MEETINGS**

The next meeting would be held on Wednesday 26 March 2014 at 5.30pm at Chorley Council.

Chair

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Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	26 <sup>th</sup> March 2014

## **FINDINGS OF THE CENTRAL LANCASHIRE GYPSY, TRAVELLER & TRAVELLING SHOWPEOPLE'S ACCOMMODATION ASSESSMENT (GTAA)**

### **PURPOSE OF REPORT**

1. To inform members about the Central Lancashire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA)

### **RECOMMENDATION(S)**

2. It is recommended that the group note the findings of this report and endorse the progression of a joint Gypsy and Traveller and Travelling Showpeople Development Plan Document in accordance with the timetable set out in Appendix 1.

### **EXECUTIVE SUMMARY OF REPORT**

3. A new GTAA has identified the provision need for 5 permanent pitches for Travellers in Chorley Borough, 15 in Preston, and a Central Lancashire wide need for 15 transit pitches to 2026.

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

**(If the recommendations are accepted)**

4. The GTAA provides an up to date assessment of the Gypsy, Traveller and Showpeople's housing needs in the Central Lancashire area. Its findings inform the approach taken to cover this issue in each of the Central Lancashire Authority's Local Plans and the related Development Plan Document.

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

5. None.

### **BACKGROUND**

6. The May 2007 GTAA covered a 10 year period to 2016. It was used to evidence the Central Lancashire Core Strategy, found sound and adopted by the Central Lancashire Councils in July 2012.

7. However, at the Chorley Local Plan Examination hearing (April 2013), the Inspector did not accept that this study was sufficiently up to date and only issued a Partial Report (on 25 October 2013) on her findings into the soundness of the Plan on all matters other than those relating to Gypsies, Travellers and Travelling Showpeople. It is her intention to re-convene the Examination following completion and consultation on the Central Lancashire GTAA and consultation on proposed sites and policies. This will enable the progression of the Chorley Local Plan to adoption.
8. Arc4 was commissioned by the Central Lancashire Authorities (Chorley Council, Preston City and South Ribble Borough Council) in July 2013 to undertake a Central Lancashire Gypsy and Traveller Accommodation Assessment to determine the need for any additional pitch and plot provision in the area.
9. This study has now been completed and has identified a need for 5 permanent pitches for Travellers in Chorley Borough, 15 in Preston, none in South Ribble and a Central Lancashire wide need for 15 transit pitches to 2026.
10. No need for Travelling Showpeople accommodation has been established in Central Lancashire.

## DEFINITION OF GYPSY AND TRAVELLER

11. The definition of 'Gypsies and Travellers' is set out in the Government's 'Planning Policy for Traveller Sites (March 2012) as:  
*'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily or permanently....'*

## LEGISLATIVE AND POLICY CONTEXT

12. In March 2012 the Government published both the National Planning Policy Framework and its Planning policy for traveller sites. These documents replace all previous national planning policy and guidance in respect of Gypsies and Travellers. This national guidance is a material consideration in determining local planning applications and its overarching aim is 'to ensure fair and equal treatment for travellers'.
13. Under this guidance Local authorities should make their own assessment of Gypsy, Traveller and Travelling Showpeople accommodation needs for the purposes of planning, and plan for sites over a reasonable timescale.
14. The policy also states that:
  - Plan making and decision taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective.'
  - Planning policies need to be fair, realistic and inclusive; and
  - Planning policies should increase the number of Traveller sites in appropriate locations with planning permission, to address under-provision and maintain an appropriate level of supply.
15. It is within this policy context that local planning authorities have to plan future provision for Gypsies and Travellers across their respective areas. The Framework emphasises the role of evidence and how it should be used within this context. Policy A: Using evidence to plan positively and manage development stresses the need for timely, effective and on-going community engagement (both with Travellers and the settled community); in addition the 'use of a robust evidence base to establish accommodation needs to inform the preparation of Local Plan and make planning decisions' is advocated.

16. Paragraphs 8 and 9 of Planning policy for traveller sites state that;

‘Local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities’.

Local planning authorities should, in producing their Local plan:

- a) Identify and update annually, a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets;
  - b) Identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15;
  - c) Consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries);
  - d) Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population’s size and density; and
  - e) Protect local amenity and environment.
17. Despite the revocation of the North West Regional Spatial Strategy (North West of England Plan – Regional Spatial Strategy to 2021) in May 2013, the need for strategic planning remains, especially to ensure coherent planning beyond local authority boundaries. To this end the Localism Act (2011) introduced on local planning authorities the Duty to Co-operate in relation to planning sustainable development. Under this Duty local planning authorities must engage constructively, actively and on an ongoing basis in the preparation of development plan documents, other local development documents, and activities that can be considered in any way to prepare the way for development plan documents. Under the Act the sustainable development or use of land that would have a significant impact on at least two planning areas is considered to be a strategic matter falling within the Duty to Co-operate<sup>1</sup>.
18. Paragraph 181 of the National Planning Policy Framework (The Framework) states that “Local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination”.
19. The Framework also provides further guidance on the duty, focusing on “planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156”. (Para 178, The Framework). The Framework is clear that local planning authorities (LPAs) and other public bodies should work collaboratively on Gypsy and Traveller and Travelling Showpeople provision and reflect this in Local Plans.

## STUDY METHODOLOGY

20. The methodology used for the study was as prescribed by the legislation, and guidance contained in the Framework and Planning Policy for Traveller Sites. It also included the ‘Gypsy and Traveller Accommodation Needs Assessments – Guidance (CLG 2007).

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<sup>1</sup> The Localism Act 2011 Part 6 Chapter 1 Duty to co-operate in relation to planning of sustainable development Section 110

21. It comprised; interviews with Gypsies and Travellers, desktop analysis of existing documents, data and pitch information, a key stakeholder on-line questionnaire for professionals who have direct contact with Gypsy and Traveller and Travelling Showpeople communities, a review of the bi-annual caravan count for DCLG and Local Authority information on existing site provision (permanent and temporary) and unauthorised encampments.
22. The results of the study are set out below:

#### HEADLINE FINDINGS – PERMANENT PITCH REQUIREMENTS BY AUTHORITY

	Chorley	Preston	S Ribble
2013 Baseline number of Gypsy and Traveller pitches/households	2	19	0
Identified five year shortfall of Gypsy and Traveller pitches 2013/14 to 2017/18	2	6	0
Identified five year shortfall of Gypsy and Traveller pitches 2018/19 to 2022/23	2	5	0
Identified five year shortfall of Gypsy and Traveller pitches 2023/24to 2027/28	1	5	0
Total 15 year additional requirement for Gypsy and Traveller pitches 2013/14 to 2027/28	5	16	0
<b>Total 14 year additional requirement for Gypsy and Traveller pitches to fit to Local Plan timeframe 2013/14 to 2026/27</b>	<b>5</b>	<b>15</b>	<b>0</b>
Identified five year shortfall of Travelling Showperson plots 2013/14 to 2017/18	0	0	0
Identified five year shortfall of Travelling Showperson plots 2018/19 to 2022/23	0	0	0
Identified five year shortfall of Travelling Showperson plots 2023/24to 2027/28	0	0	0

23. Chorley's figure is based on the Traveller Community currently residing at Hut Lane projected forward to 2026 (the emerging Chorley Local Plan period). The prescribed model takes their presence as a current indication of need for a permanent site.

#### TRANSIT NEED REQUIREMENT

24. In addition to a permanent Traveller site requirement, the study also identifies a need for 15 transit pitches across Central Lancashire. This need is calculated using data on unauthorised encampments from each of the three authorities (numbers of caravans and duration of stay). If the transit need was apportioned to each authority based on the number of illegal encampments it would result in 9 pitches in Preston, 3 in Chorley and 3 in South Ribble. However, no preference for location was established in the study therefore the

report recommends that Central Lancashire authorities work together to explore the opportunities of a joint provision to satisfy this need.

### **TRAVELLING SHOWPEOPLE NEED**

25. In respect of Travelling Showpeople, none live in the area, and none presented themselves as having a need to locate within Central Lancashire during the course of the study, therefore no accommodation need has been established.

### **DESIGN AND LOCATION OF GYPSY AND TRAVELLER SITES**

26. The study includes a section on the design and layout of Gypsy and Traveller sites, listing the necessary facilities such as a hot and cold water supply, an electricity supply, a separate amenity building, communal open space and grazing space etc. However, the main source of guidance for the design is set out in the DCLG document 'Designing Gypsy and Traveller Sites – Good Practice Guide' – 2008.
27. The guidance isn't prescriptive in terms of an optimum size of pitch. Rather, it states that the average trailer size is around 15m, though some are up to 25m, so a site should be designed to accommodate these and the necessary facilities. A rough guide, based on recent local authority permissions, is to assume a 5 pitch permanent Traveller site size of approximately 0.3 hectares (Preston's Leighton Street permanent individual pitch sizes are roughly 15x11m). However, local authorities are urged to work with the Gypsy and Traveller community to ensure that a site design and layout is tailored to their specific needs.
28. As regards location, a site should be at a sustainable location, being close to services and facilities such as shops, schools, a doctor, post office/cashpoint, public transport and main roads. Any assessment of potential sites also needs to consider deliverability issues such as contamination, land assembly, acquisition and planning issues.

### **NEXT STAGES**

29. The Final GTAA Report was submitted to the Chorley and South Ribble Local Plan Inspectors. Unfortunately, they did not consider the study robust and asked that further work be undertaken considering that there may be a need for additional permanent and transit Traveller, and Travelling Showpeople provision which the study failed to capture.
30. Chorley Council will progress a permanent site for travellers through its local plan and undertake a joint DPD with Preston and South Ribble on Gypsy and Travellers and Travelling Showpeople to deal with the outcomes of the additional study work. South Ribble Council will progress their local plan with additional text committing to the preparation of a separate joint DPD. The timetable for the DPD is set out in Appendix 1.
31. Central Lancashire officers and Members will agree how and where the transit need can be best provided and proposed sites will be subject to a sustainability and deliverability assessment. Preston and Chorley will also explore how best to satisfy their respective permanent Traveller site needs.
32. Outside Central Lancashire, surrounding authorities are all progressing their own GTAA's, therefore their respective Gypsy and Traveller and Travelling Showpeople's needs will be covered by these. Any cross boundary need will be satisfied through the arrangements set up under the duty to cooperate.
33. The consultants recommend that the Gypsy and Traveller and Travelling Showpeople need is kept under review and the GTAA is reviewed every 5 years to allow for the 'need'

assessment to be updated and any necessary policy/allocations implications to be appropriately implemented.

34. Should any additional need be demonstrated in the more detailed study, sites and policies will be progressed through the DPD. Beyond this, should a need be demonstrated in the future, Central Lancashire Authorities will apply their Core Strategy Policy 8: Gypsy and Traveller and Travelling Showpeople in order to assess the appropriateness of any proposed sites.

background papers:

Central Lancashire Gypsy and Traveller Accommodation Assessment for Chorley Council, Preston Council and South Ribble Council – available on respective Council's websites.

Report Author	Ext	Date	Doc ID
Peter McAnespie	01257 515281	17/11/13	***

**Appendix 1**

Indicative timeframe for the preparation of a Gypsy and Traveller and Travelling Showpeople Accommodation Development Plan Document, including Transit Site provision and additional GTAA work

<b>Task</b>	<b>Timescale</b>
Prepare tender brief details for additional work on Gypsy and Traveller and Travelling Showpeople Study / GTAA	April - May 2014
Tender process	May - June 2014
Commission additional GTAA work	June 2014
Consultants to undertake additional GTAA work	June – November 2014
Results of additional work on GTAA	November 2014
Report findings to LDF Working Group	10 <sup>th</sup> December 2014
Report findings to JAC	15 <sup>th</sup> December 2014
Begin process of DPD preparation	December 2014
6 week consultation on Issues and Options and call for sites process at same time	February – March 2015
Review Issues and Options stage and prepare responses to representations/preferred options stage	March – April 2015
6 weeks consultation on Preferred Options	April – May 2015
Review preferred options consultation stage and prepare responses to representations/publication stage	May – June 2015
6 week consultation on Publication DPD	July – August 2015
Review publication stage and prepare responses to representations/ prepare for submission	September 2015
Submission to SoS	October 2015
Examination	November 2015
Inspector's Report	January 2016
Adoption of DPD	March 2016

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Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	26 <sup>th</sup> March 2014

## **CORE STRATEGY MONITORING REPORT 2012/13**

### **PURPOSE OF REPORT**

1. To update Members on the latest Core Strategy Monitoring Report (MR).

### **RECOMMENDATION(S)**

2. That the report be noted and Members accept that there is no need for an early review of the Core Strategy.

### **EXECUTIVE SUMMARY OF REPORT**

3. The Core Strategy MR covers the period from April 2012 to March 2013. Monitoring policy implementation is achieved by reporting against a broad range of indicators taken from the Central Lancashire Core Strategy monitoring framework. Taken together the indicators provide a comprehensive evidence base on which to inform policy implementation, delivery and review.

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

**(If the recommendations are accepted)**

4. To ensure effective Core Strategy policy monitoring.

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

5. None.

### **BACKGROUND**

6. The Core Strategy MR covers the period from April 2012 to March 2013. Monitoring policy implementation is achieved by reporting against a broad range of indicators taken from the Central Lancashire Core Strategy monitoring framework. Taken together the indicators provide a comprehensive evidence base on which to inform policy implementation, delivery and review.
7. The Central Lancashire Core Strategy was found sound on 7<sup>th</sup> June 2012 and adopted in July 2012. The MR reports on the range of indicators taken from the Central Lancashire Core Strategy monitoring framework for the first time. The MR is attached at Appendix 1.

**MAIN FINDINGS**

8. The main findings of the report are highlighted below:

9. Homes for All

During the monitoring year 1,008 dwellings were completed in Central Lancashire, 333 units below the target of 1,341. Whilst the district target was exceeded in Chorley, there was a significant shortfall of completions in South Ribble and Preston. The proportion of new homes built in the Preston/South Ribble Urban area (21%) was significantly below that predicted by the Core Strategy (48%). The number of dwellings completed during recent years is shown below for each Central Lancashire authority:

Chorley (net) dwelling completions, 2010 to 2013

Plan Period	Delivered	Target	Surplus/Deficit
April 2010 – March 2011	527	417	110
April 2011 – March 2012	552	417	135
April 2012 – March 2013	638	417	221

S.Ribble (net) dwelling completions, 2010 to 2013

Plan Period	Delivered	Target	Surplus/Deficit
April 2010 – March 2011	221	417	-196
April 2011 – March 2012	170	417	-247
April 2012 – March 2013	168	417	-249

Preston (net) dwelling completions, 2010 to 2013

Plan Period	Delivered	Target	Surplus/Deficit
April 2010 – March 2011	127	507	-380
April 2011 – March 2012	265	507	-242
April 2012 – March 2013	202	507	-305

Central Lancashire Total (net) dwelling completions, 2010 to 2013

Plan Period	Delivered	Target	Surplus/Deficit
April 2010 – March 2011	875	1,341	-466
April 2011 – March 2012	987	1,341	-354
April 2012 – March 2013	1,008	1,341	-333

10. The Preston, South Ribble and Lancashire City Deal, agreed with government in September 2013, will help to improve future housing delivery across the City Deal area and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the next 10 years.
11. Core Strategy policy 7 requires market housing schemes to deliver affordable housing as on-site provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability. The definition of 'affordable housing' also includes shared equity products (for example Homebuy) that are agreed after planning consent has been granted – therefore, net dwelling completion figures and affordable housing completions are not comparable. During the year a total of 289 affordable dwellings have

been delivered across Central Lancashire consisting of 40 in South Ribble, 183 in Chorley and 66 in Preston. Together this exceeded the Core Strategy target of 126.

12. Delivering Economic Prosperity

Since 2010 employment land take-up has fallen significantly below the Core Strategy target. Steps have been taken to manage the delivery of employment land in order to promote development. In Chorley this includes the production of the Economic Regeneration Strategy and the development of an Inward Investment Plan which aims to promote and increase inward investment in Chorley. In addition, the Preston, South Ribble and Lancashire City Deal aims to create 20,000 new jobs across the City Deal area over the next 10 years.

13. In terms of education and skills monitoring the Core Strategy aims to achieve a better or equal performance than the regional average. According to recent statistics a higher proportion of the working-age population in Central Lancashire are qualified to NVQ level 4 or higher than the region as a whole.

14. Health & Wellbeing and Biodiversity

The Core Strategy aims to avoid the unmitigated loss of sport, recreation and informal open space across Central Lancashire. During the year a total of 0.67 hectares of open space on three sites was lost to other uses in Chorley. In all cases it was considered that the loss of open space would not have a detrimental impact and complied with the Central Lancashire Open Space and Playing Pitch SPD. In addition, contributions were secured for the improvement of other existing open space. Similarly in Preston, approximately 2.40ha of private amenity greenspace were lost to a single, new residential development. However, the value of this open space was limited as there was no public access to it and it did not feature in the audit of open space. 0.82ha of accessible open space was provided as part of the new development.

15. The Core Strategy seeks to protect areas of biodiversity importance across Central Lancashire. During the year there was no change in the area of biodiversity importance and work has begun, with the help of the Lancashire Wildlife Trust, to produce a Central Lancashire Biodiversity SPD which will set out how the biological assets across Central Lancashire will be conserved and protected. This will include the identification and protection of 'ecological networks' to link sites of biodiversity importance.

## NEXT STEPS

16. The results of the MR set out above indicate that, although we are below target on housing and employment delivery, mechanisms have been put in place to secure and deliver such development in the near future. We are committed to taking a longer-term view of monitoring information to provide an adequate impression of trends over time (at least a 3 year period).
17. The MR will continue to monitor Core Strategy indicators on an annual basis so as to provide consistency and continuity to the monitoring process and to allow for trend analysis, and will provide a comprehensive evidence base on which to inform policy development/review in the future.
18. Significant permissions for housing development have been granted since April 2013 which are not captured in this monitoring report. There is every likelihood that there will be positive impacts from City Deal which are expected to positively impact on housing completions and employment land take-up in South Ribble and Preston. As CIL only came into force in

September, its impact will not be captured until the 2013/14/15 monitoring reports, but early indications are that it is not significantly delaying applications coming forward. In addition, all three Councils are currently progressing their Local Plans to adoption which has significant resource implications. Accordingly, an early review of the Core Strategy is not recommended at the current time.

Report Author	Ext	Date	Doc ID
Adam Birkett	01257 515282	17/11/13	***

## Central Lancashire Local Development Framework

# Central Lancashire Core Strategy Monitoring Report

Covering the period April 2012 – March 2013



## Contents

<b>Summary</b>	3
<b>Introduction</b>	3
<b>Adopted Central Lancashire Core Strategy Indicators</b>	3
1. Provision of housing developments by location	3
2. Value of Developer Contributions Collected (and spent on infrastructure priorities)	3
3. Changes to Road Traffic Congestion	4
4. Net Additional Dwellings Completed	4
5. Affordable Housing	4
6. Employment Land Take-up	5
7. Working Age Population Qualified to NVQ Level 4 or higher	6
8. Number of Heritage Assets at Risk	6
9. Higher Quality Building Design	6
10. Amount of Sport, Recreation and Informal Open Space lost to other uses	7
11. Change of areas of biodiversity importance	7
12. Improving Community Health	8
13. Planning to Adapt to Climate Change	8
<b>Appendix One</b>	
Monitored Policies of the Adopted Central Lancashire Core strategy	7

## Introduction

The Joint Central Lancashire Core Strategy has been produced by the Central Lancashire authorities of South Ribble, Preston and Chorley and was adopted in July 2012; it is a key part of the Local Development Framework. This is the first Monitoring Report of the Performance indicators of the Core Strategy (please see Appendix D of the Core Strategy), and contains data for South Ribble, Chorley and Preston Councils. As this is the first report it is not possible to cover every indicator in detail as mechanisms are still being adopted in order to gather the relevant information in the future and it will be necessary to compare targets on a yearly basis in order to form a view on any need for a policy review.

## Adopted Central Lancashire Core Strategy Indicators

### 1. Provision of housing developments by location

#### Related Policy: Policy 1: Locating Growth

Area	Total Dwellings		Target (%)
	No.	%	
<b>Preston/South Ribble Urban Area</b>	214	21	48
<b>Buckshaw Village</b>	293	29	10
<b>Key Service Centre</b>	313	31	25
<b>Urban Local Service Centre</b>	68	7	9
<b>Rural Local Service Centres and elsewhere</b>	120	12	8
<b>Total</b>	1,008	100	100

Source: Housing Land Monitoring Database

Core Strategy table 1 establishes the predicted proportion of housing development across Central Lancashire until 2026. Across Central Lancashire the number of new homes built in the Preston/South Ribble Urban area fell significantly below the predicted proportion. The Preston, South Ribble and Lancashire City Deal, agreed with government in September 2013, will help to improve future housing delivery across the City Deal area and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the next 10 years.

### 2. Value of Developer Contributions Collected (and spent on infrastructure priorities)

#### Related Policy: Policy 2: Infrastructure

<b>South Ribble</b>	<b>Chorley</b>	<b>Preston</b>
The Council collected no developer contributions	The Council collected £363,000 in developer	The Council collected £1,902,326 during the

during the Monitoring period. £208,669 was spent during this period, from contributions from previous years. However, none of this expenditure was on any of the current Infrastructure priorities list.	contributions during the Monitoring period. In addition to this, £123,000 was spent during this period, from contributions from previous years. However, none of this expenditure was on any of the current Infrastructure priorities list.	Monitoring period. £379,329 was spent during this period from contributions from previous years. None of this expenditure was on any of the current infrastructure priority list.
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Source: S106 Monitoring Database

No developer contributions were spent on items on the current infrastructure priorities list (Regulation 123 List) during the monitoring year. However, CIL changing across Central Lancashire only commenced in autumn 2013 (1<sup>st</sup> September in Chorley and South Ribble, 30<sup>th</sup> September in Preston) and it is expected that it will take time before CIL contributions are available to spend.

### 3. Changes to Road Traffic Congestion

#### Related Policy: Policy 3: Travel

South Ribble	Chorley	Preston
There is insufficient information to allow us to monitor this indicator within this monitoring period. However we will endeavour to monitor this indicator in the future.		

Source: Lancashire County Council

Road Traffic Congestion information is provided by Lancashire County Council. Insufficient information was available to allow us to monitor this indicator within this monitoring period. Further joint working is required with Lancashire County Council to establish a way to monitor road traffic congestion across Central Lancashire in the future. One option is to use Department for Transport (DfT) point count data for numerous congestion spots across Central Lancashire in future years.

### 4. Net Additional Dwellings Completed

#### Related Policy: Policy 4: Housing Delivery

Authority	Housing Completions 2012-13	Target
South Ribble	168	417
Chorley	638	417
Preston	202	507
<b>Total</b>	<b>1,008</b>	<b>1,341</b>

Source: Housing Land Monitoring Database

During the monitoring year 1,008 dwellings were completed in Central Lancashire, below the target of 1,341. Whilst the district target was exceeded in Chorley, there was a significant shortfall of completions in South Ribble and Preston. The Preston, South Ribble



and Lancashire City Deal, agreed with government in September 2013, will help to improve future housing delivery across the City Deal area and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the next 10 years.

## 5. Affordable Housing

### Related Policy: Policy 7: Affordable Housing

Authority	Affordable Completions 2012-13	Housing Target
South Ribble	40	30
Chorley	183	50
Preston	66	46
<b>Total</b>	<b>289</b>	<b>126</b>

Source: Housing Land Monitoring Database

Core Strategy policy 7 requires market housing schemes to deliver affordable housing as on-site provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability. The definition of 'affordable housing' also includes shared equity products (for example Homebuy) that are agreed after planning consent has been granted – therefore, net dwelling completion figures and affordable housing completions are not comparable. During the year a total of 289 affordable dwellings have been delivered across Central Lancashire consisting of 40 in South Ribble, 183 in Chorley and 66 in Preston. Together this exceeded the Core Strategy target of 126.

## 6. Employment Land Take-up

### Related Policy: Policy 9: Economic Growth and Employment

Authority	Employment Land Take Up 2012-13	Total Take-up Since 2010	Target to 2026
South Ribble	0.7ha	27.92ha	223.5ha
Chorley	6.5ha	11.5ha	112ha
Preston	1.11ha	12.11ha	118.5ha
<b>Total</b>	<b>8.31ha</b>	<b>51.53ha</b>	<b>454ha</b>

Source: Employment Land Monitoring Database

Since 2010 employment land take-up has fallen significantly below the Core Strategy target. During the year 6.5 hectares of employment land was developed and included the creation of around 270 jobs at Parclforce at Buckshaw Village. Steps have been taken to manage the delivery of employment land in order to promote development. In Chorley this includes the production of the Economic Regeneration Strategy and the development of an Inward Investment Plan which aims to promote and increase inward investment in Chorley. In addition, the Preston, South Ribble and Lancashire City Deal aims to create 20,000 new jobs across the City Deal area over the next 10 years.

## 7. Working Age Population Qualified to NVQ Level 4 or higher

### Related Policy: Policy 15: Skills and Economic Inclusion

South Ribble	Chorley	Preston	North West
26.4%	27.8%	24.6%	24.4%

Source: ONS National Statistics Crown Copyright

In terms of education and skills monitoring the Core Strategy aims to achieve a better or equal performance than the regional average. According to recent statistics a higher proportion of the working-age population in Central Lancashire are qualified to NVQ level 4 or higher than the region as a whole.

## 8. Number of Heritage Assets at Risk

### Related Policy: Policy 16: Heritage Assets

Authority	
South Ribble	Woodfold Park (Declining Condition)
Chorley	Bank Hall, Liverpool Road, Bretherton (Category D) Lower Burgh Hall, Coppull New Road, Chorley (Category F) Buckshaw Hall, Euxton Lane, Euxton (Category E) Bretters Farm moated site and two fishponds (Declining Condition) Ingrave Farm moated site (improving condition)
Preston	Preston 7th Day Adventist Church (Category B) Harris Institute, Avenham Lane (Category C)

Source: English Heritage Buildings at Risk Register

The Core Strategy aims to reduce the number of heritage assets at risk in Central Lancashire. There remain three buildings at risk in Chorley with the condition of these buildings showing some improvement in recent years. In 2013, planning consent was granted for the refurbishment of Bank Hall into twelve residential dwellings. In Preston, Preston 7th Day Adventist Church and Harris Institute, Avenham Lane remain on the Heritage at Risk Register. In recent years a number of these assets have received help from English Heritage to improve their condition.

There were no Buildings at Risk within the Borough of South Ribble in this monitoring period although Woodfold Park was identified as a registered park/garden at risk.

## 9. Higher Quality Building Design

### Related Policy: Policy 17: Design of New Buildings

South Ribble	Chorley	Preston
There is insufficient information to allow us to monitor this indicator within this monitoring period.		

'Building for Life Assessments' are not routinely completed when assessing the design of new residential developments. Therefore, there is insufficient information to allow us to monitor this indicator at this time. The Design Guide SPD contains a performance measurement against which the quality of design for future large scale development proposals could be measured.

## 10. Amount of Sport, Recreation and Informal Open Space lost to other uses

### Related Policy: Policy 18: Green Infrastructure/Sport and Recreation

South Ribble	Chorley	Preston
There has been no loss in this monitoring period.	0.67ha	2.40ha (although 0.82 ha of publically accessible amenity open space provided making a net loss of 1.58 ha.)

Source: Planning Application Monitoring

The Core Strategy aims to avoid the unmitigated loss of sport, recreation and informal open space across Central Lancashire. During the year a total of 0.67 hectares of open space on three sites was lost to other uses in Chorley. In all cases it was considered that the loss of open space would not have a detrimental impact and complied with the Central Lancashire Open Space and Playing Pitch SPD. In addition, contributions were secured for the improvement of other existing open space. Similarly in Preston, approximately 2.40ha of private amenity greenspace were lost to a single, new residential development. However, the value of this open space was limited as there was no public access to it and it did not feature in the audit of open space. 0.82ha of accessible open space was provided as part of the new development.

## 11. Change of areas of biodiversity importance

### Related Policy: Policy 22: Biodiversity

South Ribble	Chorley	Preston
There have been no changes in areas designated for their environmental value during this monitoring period. The Councils would be informed of any changes by the County Council (local sites) and English Nature (regional, national and international sites).		

The Core Strategy seeks to protect areas of biodiversity importance across Central Lancashire. During the year there was no change in the area of biodiversity importance and work has begun, with the help of the Lancashire Wildlife Trust, to produce a Biodiversity SPD which will set out how the biological assets across Central Lancashire will be conserved and protected. This will include the identification of 'ecological networks' that link sites of biodiversity importance.

## 12. Improving Community Health

### Related Policy: Policy 23: Health

South Ribble	Chorley	Preston
No applications were received in Central Lancashire during this monitoring period.		

*Source: Planning Application Monitoring*

Health Impact Assessments are required for major planning applications on Strategic Sites and Locations. No applications were received in Central Lancashire during this monitoring period. A HIA has been carried out as part of the preparation of the masterplan for the North West Preston Strategic Location but this will be recorded in the monitoring report for 2013/14.

## 13. Planning to Adapt to Climate Change

### Related Policy: Policy 27: Sustainable Resources and New Developments

South Ribble	Chorley	Preston
There is no information at present to allow us to monitor this indicator. However we will endeavour to monitor this indicator in the future.		

There is no information at present to allow us to monitor this indicator. Further work is required to establish a suitable system to monitor the environmental standards of new development. In future years this will be done by monitoring the code level of 'Code for Sustainable Homes' at which development is delivered through planning consents or building control records.

## Appendix One

### Monitored Policies of the Adopted Central Lancashire Core Strategy

The following policies are those within the Performance Monitoring Framework of the Adopted Central Lancashire Core Strategy (Appendix D).

1. Policy 1: **Locating Growth**
2. Policy 2: **Infrastructure**
3. Policy 3: **Travel**
4. Policy 4: **Housing Delivery**
5. Policy 7: **Affordable Housing**
6. Policy 9: **Economic Growth and Employment**
7. Policy 15: **Skills and Economic Inclusion**
8. Policy 16: **Heritage Assets**
9. Policy 17: **Design of New Buildings**
10. Policy 18: **Green Infrastructure/Sport and Recreation**
11. Policy 22: **Biodiversity**
12. Policy 23: **Health**
13. Policy 27: **Sustainable Resources and New Developments**

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