



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

Meeting date **Tuesday, 22 March 2022**

Members present: Councillor Alistair Bradley (Chair), and Councillors Harold Heaton, Alistair Morwood, James Flannery, David Borrow and Susan Whitham

Officers: Carolyn Williams (Central Lancashire Local Plan Co-Ordinator), Ed Broadhead (Central Lancashire Local Plan Team), Michelle Priestman (Central Lancashire Local Plan Planning Assistant), Jonathan Noad (Director of Planning and Development (Chorley and South Ribble Borough Council)), Matthew Pawlyszyn (Democratic and Member Services Officer Chorley and South Ribble Borough Council), Chris Hayward (Director of Development and Housing (Preston City Council)), Chris Blackburn (Planning Policy Team Leader (Preston City Council)), Andy Mullaney (Head of Planning and Environment (Lancashire County Council)) and Chris Wilson (BE Group).

Apologies: Councillors Harry Landless, Malcolm Donoghue, Caleb Tomlinson, and County Councillors Matthew Maxwell Scott, and Michael Green.

Other Members: Councillors Julia Berry (Chorley Council), Phil Smith (South Ribble Borough Council) and Gareth Watson (South Ribble Borough Council)

159 Appointment of Chair for the Meeting

Resolved: Councillor Alistair Bradley was appointed as Chair for the meeting.

160 Welcome by Chair and Introductions

The Chair, Alistair Bradley welcomed everyone to the meeting.

161 Apologies for absence

Apologies received from

- Councillor Harry Landless (Preston City Council)
- Councillor Malcolm Donoghue (South Ribble Borough Council)
- Councillor Caleb Tomlinson (South Ribble)
- County Councillor Matthew Maxwell Scott (Lancashire County Council)

- County Councillor Michael Green (Lancashire County Council)

162 Minutes of meeting Monday, 31 January 2022 of Central Lancashire Strategic Planning Joint Advisory Committee

The minutes erroneously listed the next meeting taking place at South Ribble instead of Chorley.

Resolved: The Minutes were approved as correct with the above correction.

163 Declarations of Interest

No interests were declared.

164 Central Lancashire Employment Study

Chris Wilson attended from the BE Group to present the Central Lancashire Employment Study.

The work completed was a partial update to the comprehensive study completed five years prior.

At the end of 2019, in Central Lancashire, over 14,000 were employed in the manufacturing sector within the three authorities. Despite forecasted predictions of a decline, the sector had grown 19% since 2015 with an additional 2500 jobs.

It was clarified that the recent situation in Ukraine was too recent to be used in the study of manufacturing. It was however stated that component and advanced manufacturing for automotive and aircraft industry was strong in the region.

Since 2015, growth in the construction sector led to 335 new companies formed or expanded into the three authorities, creating an additional 2000-2500 jobs. South Ribble was historically the centre for larger construction enterprises, but recent trends observed smaller businesses with fewer than 10 employers grow in Chorley and South Ribble.

The office sector was substantial with 40,000 employed in the three authorities, with half in Preston. Available data ended in 2020, with Covid-19 not factored into the results.

The transportation sector had grown nationally, with an increase of an additional 2500 jobs.

There was demand for commercial property up to 5000 square meters/50,000 square feet. The strongest demand was for smaller premises up to 500 square feet, with the average rent at £6-£9 per square foot.

Members raised that the commercial sector was struggling and asked if the methodology was confident/sound. It was confirmed that the consultation explored demand and growth of the sector, there was no evidence that the sector was slowing down. There was healthy demand for sites, ranging from high tech industry to small companies.

Current supply across Central Lancashire was 191 hectares. With 56.28 hectares in Chorley, 82.52 hectares in Preston and 51.98 hectares in South Ribble.

There are two strategic sites in Central Lancashire, the Cuerden site, which at the time of the study was confidential and part of the County's masterplan and Samlesbury Local Enterprise Zone which has recently been announced as the location for the national Cyber Force Initiative. The impact on this initiative coming to the area is unknown and was announced after the study had completed.

Two methodologies were used to forecast the need of land. The first was to take the historic trend, take up rate and projections since 1991. The second used labour demand to project job growth and convert it to floor space and land need.

The forecast period was 17 years, 2021 – 2038. The historic trend supply estimate states that

- Chorley required an additional 20 hectares of land,
- South Ribble required an additional 26 hectares of land,
- Preston had enough to meet need, with a surplus of 11.46 hectares if included the small Employment Land Review sites.

The labour demand output forecast predicted an additional 1200 jobs per sector across Central Lancashire by 2038, which was offset by the forecast in the decrease of 1200 jobs in manufacturing. Due to the space required for manufacturing compared to office, the land need was negative and resulted in surplus.

- Chorley was forecast to have a surplus of 48 to 54 hectares
- South Ribble was forecast to have a surplus of 42 to 47 hectares
- Preston was forecast to have a surplus of 72 to 78 hectares

The favoured methodology was historic trend. Due to Covid-19, there was expected to be further change to job densities with an increase in working from home, hybrid, and flexible working patterns, which would enable more jobs in an office environment without an impact on floor space.

It was raised that the forecast did not necessarily reflect manufacturing growth, and businesses grew for reasons other than the number of people employed.

The total need for Central Lancashire was 225 hectares, with existing supply, the residual need is 46 hectares in Chorley and South Ribble, with Preston have a surplus supply.

Potential sites outlined were

- The M61 corridor for logistics and manufacturing,
- Buckshaw village for smaller industrial and warehousing.
- Fulwood barracks contains 9 hectares

It was highlighted that the impact of Covid had the potential to change the need for employment land. Additional is planned to do a more detailed review when data capturing the impact of Covid is available. More details to be provided by the end of the year.

Resolved: The report was noted

165 Education Planning

This item has been deferred to the next meeting of the Central Lancashire Joint Advisory Committee.

166 Lancashire Economic and Environmental Studies Update

Andrew Mullaney, Head of Planning and Environment at Lancashire County Council presented four environmental studies commissioned by Blackpool Council, Blackburn and Darwen Council, Lancashire County Council and the LEP as part of the work informing the Greater Lancashire Plan (GLP).

The studies were commissioned as part of the County Council's work on the GLP and resolution to transition to net carbon zero, in line with the declarations of climate emergencies made by Councils across Lancashire with time scales for achieving this varying from 2030 to 2050.

1. Pathway to Net Zero Carbon

8,500,000 tons of CO₂ is emitted in Lancashire yearly, equally spread across transport, domestic buildings, industry, and commercial sectors.

The study explored 3 possible pathways to net zero,

- 100% net zero by 2030, considered impossible to achieve in 93 months.
- 68% reduction by 2030 (compared with 1990), and
- 78% reduction by 2035 (compared with 1990).

Net zero was defined as any carbon produced be offset by environmental measures and action, such as tree planting.

Electrification was considered necessary to progress towards net zero carbon, but debate and uncertainty was ongoing in relation to the use of hydrogen.

Maximum intervention would be required for Lancashire to be net zero by the early 2040s, which could include:

- Transport – encourage the uptake of walking, cycling, public transport, while removing the incentive of personal vehicle usage.
- Domestic building intervention to ensure all homes and businesses were insulated, and featured energy efficient window glazing, heating, and lighting.
- Large scale carbon removal intervention, including peatland restoration and tree planting.

2. Climate resilience

Climate resilience was defined as the methods and means to cope with climate change.

Since the industrial revolution, the average temperature had been gradually increasing.

The study highlighted that Lancashire is on average 1.5 degrees warmer than at the end of the nineteenth century.

By 2080, it is estimated that if no change were made, the annual temperature would increase by 4 degrees, and a two-fold increase was expected in the frequency of heavy rainfall leading to increased flooding and surface water.

3. State of the Environment Report

Over 30 years, 24 indicators were explored over 8 themes.

- Air quality – There are 24 designated Air Quality Management Areas in Lancashire (10 of which are within Central Lancashire)
- Water quality
- Waste – 34% of waste went to landfill, with 46% recycled, but the figures had plateaued for several years.
- Noise
- Energy
- Climate change
- Nature recovery/biodiversity – The new Environment Act contained duties for Councils related to nature recovery.
- Transport

4. Renewables Development Report

2011 forecasted that by 2021, 807 MW of the energy in Lancashire would come from renewable sources, the actual figure fell short at 544MW. The use of wind, biomass and heat pumps were below expectation.

Emerging themes from the studies.

- The requirement of a delivered Green infrastructure programme.
- Major green housing programme, every domestic building to be as efficient as possible.
- The exploration and use of local renewable energy with links in the Local Plan.
- Transport – improvements to buses, active travel and electric vehicle charging.

Members raised that until there were better house building standards by Central Government that forced new builds to be energy efficient, real progress would be difficult to achieve, and Chris Hayward, Preston City Council's Director of Development and Housing added that prior to the abolishment of the previous Core Strategy, the Councils would have achieved level 6 for sustainable homes. It was questioned why new builds were not built with solar panels and enquired if the local policy could fill the void left by the lack of a national policy.

It was clarified that exploration was underway with other authorities about placing solar panels on social housing and it was raised that restrictions had to be justified to ensure development viability was not impacted. It was raised that there was conflict for homebuilders between building greener homes and remaining competitive.

Decision: The report was noted

167 Local Plan Update

Carolyn Williams, Central Lancashire Local Plan Co-Ordinator, presented the Local Plan update and explained that alternate means of support were being sourced to increase the development of the Local Plan.

- Chorley, support was required with 'climate change and natural environment policies',
- Preston, support was required on employment land and retail as well as supporting Duty to Cooperate, and
- South Ribble, would collaborate on sustainable energy and support work on Duty to Cooperate with Preston.

It was estimated that the preferred options consultation would be ready for November 2022.

The initial stage of the site assessment work was completed, with findings sent to County to provide the transport and education assessments, and consultants JBA for flood risk assessment. Landowners have been contacted to submit possible sites for the plan as part of the 3 call for sites exercises undertaken, this stage is now closed.

Work was ongoing with reviewing and assessing policies of the Local Plan in line with the National Planning Policy Framework (NPPF) to assess where changes were needed.

Housing evidence was being prepared by consultants DLP, with the draft scenarios to be presented to officers and Members of the JAC in due course.

It was agreed that Hive would undertake further density work to engagement with developers on potential dwelling levels. Once agreed, the issue would return to Members for discussion and agreement.

The County Council, in relation to transport held regular meetings and had provided assurance that work was underway on the Masterplan, and that modelling work was due to start following procurement. The completed work would provide a list of infrastructure impact and requirements that would be addressed in the Local Plans.

Central Lancashire Land Use Study work was progressing, and should include policies related to open space, green belt functions and other related policies.

Decision: The update was noted.

168 Exclusion of Public and Press

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

169 Local Plan Policy Review

Ed Broadhead, Central Lancashire Planning Policy Officer, provided an update to the Local Plan Policy Review.

The update covered the changes required to ensure consistent and up to date policies that align with the national planning policy framework.

Resolved: The update was noted

170 Dates of Future Meetings

The next meeting of the Joint Advisory Committee is to be held at South Ribble Borough Council on Tuesday, 21 June 2022 at 6:30pm.

Chair

Date