



Dear Councillor,

**Central Lancashire Strategic Planning Joint Advisory Committee -  
Tuesday, 22 March 2022**

The next meeting of the Central Lancashire Strategic Planning Joint Advisory Committee to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 22 March 2022 at 6.30 pm. Entrance to the Town Hall during the evening can be gained from the doors on St Thomas's Road, opposite the Police Station.

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

The agenda papers are being sent to both appointed and substitute Members. Any appointed Member who cannot attend on Tuesday, 22 March 2022 is asked to first contact their substitute to see if he or she can attend instead. Then please contact Matthew Pawlyszyn 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

Matthew Pawlyszyn  
Democratic and Member Services Officer  
E-mail: [matthew.pawlyszyn@chorley.gov.uk](mailto:matthew.pawlyszyn@chorley.gov.uk)  
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## Central Lancashire Strategic Planning Joint Advisory Committee

### Agenda

- 1 **Appointment of Chair for the Meeting**
- 2 **Welcome by Chair and Introductions**
- 3 **Apologies for absence**
- 4 **Minutes of meeting Monday, 31 January 2022 of Central Lancashire Strategic Planning Joint Advisory Committee (Pages 5 - 8)**
- 5 **Declarations of Interest**

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

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

- 6 **Central Lancashire Employment Study**  
BE Group will deliver a presentation at the meeting.
- 7 **Education Planning**  
Lancashire County Council Education will deliver a presentation at the meeting.
- 8 **Lancashire Economic and Environmental Studies Update**  
Lancashire County Council will deliver a presentation at the meeting.
- 9 **Local Plan Update (Pages 9 - 14)**  
Report of the Central Lancashire Local Plan Co-ordinator (enclosed).

10 **Exclusion of Public and Press**

To consider the exclusion of the press and public for the following items of business on the ground that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

By Virtue of Paragraph 3: Information relating to the financial or business affairs of any particular person (including the authority holding that information) Condition: Information is not exempt if it is required to be registered under- The Companies Act 1985, The Friendly Societies Act 1974, The Friendly Societies Act 1992, The Industrial and Provident Societies Acts 1965 to 1978, The Building Societies Act 1986 (recorded in the public file of any building society, within the meaning of the Act) The Charities Act 1993.

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

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

11 **Local Plan Policy Review (Pages 15 - 30)**

Report of the Central Lancashire Local Plan Co-ordinator (enclosed).

12 **Dates of Future Meetings**

To note that next meeting of the Joint Advisory Committee is to be held at South Ribble Borough Council on Tuesday, 21 June 202 at 6:30pm.

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

**Meeting date** **Monday, 31 January 2022**

**Members present:** Councillor David Borrow (Chair), Councillors Alistair Bradley, Harold Heaton, Alistair Morwood, John Potter, Caleb Tomlinson, and County Councillors Michael Green, Matthew Maxwell-Scott, and Susan Whittam

**Officers:** Carolyn Williams (Central Lancashire Local Plan Co-Ordinator), Ed Broadhead (Central Lancashire Local Plan Team), Zoe Whiteside (Service Lead Spatial Planning (Chorley Council)), Katherine Greenwood (Principal Planning Officer (Chorley Council)), Jonathan Noad (Director of Planning and Development (Chorley and South Ribble Borough Council's)), Steve Brown (Head of Development Management (South Ribble Borough Council)), Marcus Hudson (Head of Planning (Lancashire County Council)), Chris Hayward (Director of Development and Housing (Preston City Council)), Chris Blackburn (Planning Policy Team Leader (Preston City Council)), Lizzie Bilsborrow (Member Services Officer (Preston City Council)), Richard Swann (Associate Landscape Planner (LUC)), David Hope (Principal Landscape Planner (LUC)), and Sarah Young (Director of Planning (LUC)).

**Apologies:** Councillor Malcolm Donoghue

**Other Members:** Councillors Julia Berry, Magda Cullens, Alan Cullens, Margaret France, Peter Moss, Phil Smith and Gareth Watson

#### **148 Appointment of Chair for the Meeting**

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

#### **149 Welcome by Chair and Introductions**

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

**150 Apologies for absence**

Apologies for absence were submitted on behalf of Councillor Mal Donoghue (South Ribble Borough Council)

**151 Notification of Substitute Members (if any)**

There were none.

**152 Declarations of Interest**

There were none.

**153 Minutes of last meeting**

The Director of Development and Housing submitted the minutes of a meeting of the Central Lancashire Strategic Planning Joint Advisory Committee held on 18 November 2021. Pursuant to previous minutes, apologies should have been noted as being given for County Councillor Maxwell – Scott (Lancashire County Council). Also Councillor Mrs Whittam attended the meeting in her role as County Councillor not City Councillor. Attendance should have also been noted for Councillors Smith and Watson (South Ribble Borough Council), Marcus Hudson (Head of Planning, Lancashire County Council) and Chris Hayward (Director for Planning and Housing, Preston City Council) was also missed from the minutes.

**Resolved - That the minutes of the meeting of the Central Lancashire Strategic Planning Joint Advisory Committee held on 18 November 2021 be noted and signed as a correct record subject to the amendments detailed above.**

**154 Local Plan Update**

Carolyn Williams, Central Lancashire Local Plan Co-Ordinator, submitted a report on the Central Lancashire Local Plan.

An update was given on the progress of the Local Plan informing the Committee that the failure to recruit to the vacant posts, and home teams also being stretched due to demands on officer time in dealing with planning appeals, had impacted on the Local Plan work and progress had been slowed.

Temporary agency support for one officer had been extended until end of April 2022, and officers are continuing to look at potential routes to bring in additional consultancy support.

Committee were informed that officers are awaiting the release of a number of key documents being led by LCC to inform the Greater Lancashire Plan (GLP) which cover economy and the environment. The Economic work had been published, and officers have already been utilising aspects of this evidence through the update to the Employment Land Study and the work DLP Planning had been commissioned to undertake on housing. Councillors asked that the Economic report be attached to the minutes (please see below). <https://www.lancashireier.org/reports/>

Officers are still looking at options for delivering the Preferred Option consultation, to enable all the evidence base work needed for that to be in place. As part of this

officers had been looking at how to deliver the next stage to enable the information to get out there as soon as it is ready, whilst ensuring a robust and transparent process to preparing the plan is undertaken. Unfortunately this does mean that consultation on this stage is delayed, but it is felt it is necessary for the above reasons. Actual dates for the consultation will be provided following completion of work to update the LDS.

Other issues discussed and detailed in the report related to the following:-

- SHEELA
- Preferred Options
- Strategic Flood Risk Assessment (SFRA)
- Housing Evidence
- Central Lancashire Density Study
- Central Lancashire Transport Masterplan
- Central Lancashire Landuse Study
- Climate Change
- Local Plan Viability
- Integrated Assessment (IA) and Habitat Regulation Assessment (HRA)
- Employment Land Review
- Duty to Cooperate

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

**155 Date and venue of next meeting**

The next meeting of the Central Lancashire Strategic Joint Advisory Committee will be held at South Ribble Borough Council on Tuesday 22 March 2022 at 6.30 pm.

**Part B (Private and Confidential)**

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

**156 Green Belt and Other Land Designation Study Initial Findings - LUC Presentation**

Richard Swann, Associate Landscape Planner for LUC, provided Members with an update on the Green Belt and Other Land Designation Study Initial Findings.

**Resolved – That the presentation, be noted.**

**157 Central Lancashire Policy Review and Next Steps - Verbal**

Edward Broadhead, Central Lancashire Local Plan Team, provided Members with an update on the Central Lancashire Policy Review and what the next steps are going to be.

**Resolved – That the update, be noted.**

**158 Local Plan Resourcing & Programme Timetable - Verbal**

Carolyn Williams, Central Lancashire Local Plan Co-Ordinator provided Members with an update on the Local Plan Resourcing & Programme Timetable.

**Resolved – That the update, be noted.**

Chair

Date



Report of	Meeting	Date
Central Lancashire Planning Local Plan Coordinator	Central Lancashire Strategic Planning Joint Advisory Committee	Tuesday 22 <sup>nd</sup> March 2022

## CENTRAL LANCASHIRE LOCAL PLAN UPDATE

### RECOMMENDATION(S)

1. To note the contents of this report.

### EXECUTIVE SUMMARY OF REPORT

2. This report updates members on the development of the Local Plan and the suite of evidence base documents supporting it.

Confidential report	Yes	No
Please bold as appropriate		

### REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

3. None, for information only.

### ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

4. None.

### LOCAL PLAN DELIVERY

5. Work is progressing to procure additional support to assist in the preparation of the Local Plan following approval by Chorley Councils Cabinet on 24<sup>th</sup> February 2022, Chorley are required to give approval as they will be acting as lead on the procurement for this work. Cabinet agreed for additional support to be provided via extension of work to existing

contracts with consultants who are currently supporting the Local Plan. Work is now underway to secure new contracts to enable development of the Preferred Options for consultation this year.

6. In addition, each of the 3 councils have agreed for resources from within their planning departments to be made available to support the Local Plan, with officers from the 3 councils taking lead on key topic areas.
7. Once all contracts are in place with the consultants, we will produce an updated Local Development Scheme setting out the key milestones for plan production, with the aim of bringing this to the next meeting of this group.

#### **SITE ASSESSMENT WORK -SHELAA**

8. As part of the work on appraising sites, all owners of existing allocated sites which have not come forward for development in the current Local Plans, have been contacted to understand if they are still sites which should be considered for development and to understand the landowners position in regards to these. To date, all existing allocated sites have been taken forward to the SHELAA for assessment, but we need to understand if there are any barriers to delivery which have or may affect the development potential of these sites.
9. Work on the initial site assessment in line with the SHELAA methodology is nearing completion to identify those sites which should be considered further. Following this more detailed work to look at the suitability of sites will commence before we bring a refined list to members.

#### **LOCAL PLAN POLICY REVIEW**

10. The Local Plan team have undertaken a review of the existing Local Plan Policies to assess how they perform against recent changes to NPPF as part of our work in identifying where new policies are required.
11. The review focussed on comparing the wording of adopted Local Plan policies with the wording of national policy (as set out in the Framework) - i.e. whether and to what extent there is conflict between the two. In that regard, the review only assessed each policy's degree of consistency with the Framework.
12. The review did not consider whether policies could be deemed 'out-of-date' for other reasons - e.g. the five year land supply situation, changes to local evidence, or the Council's priorities.
13. As well as assessing the existing policies, the review findings has also highlighted additional requirements brought in through NPPF which would require a policy response through the new Local Plan. As separate report on this work is being presented to the committee.
14. The review findings are being used to assist with the work in drafting policies for the new Local Plan, and in engagement work with Development Management Teams to

understand what changes may be needed to these policies going forward, or if completely new policies are required.

## **EVIDENCE DOCUMENTS**

### **STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

15. A final suite of sites which have been submitted following the close of call for sites 3 have been sent to our consultants JBA to complete the Level 1 SFRA work. This marks the last set of sites we will be assessing as we move forwards to preparing the Preferred Options document. This additional level 1 work is required to enable us to complete the initial assessment of sites in line with the SHELAA methodology.
16. Work on the Level 2 assessment will be required for any sites we wish to consider further that have been identified (through the level 1 work) as potentially having flood risk issues and for which this second stage of work will be necessary. JBA will commence work on this as soon as the sites which need to be taken forward for more detailed assessment are identified through the SHELAA and agreed with members.

## **HOUSING EVIDENCE**

17. DLP planning Ltd are progressing well with their work on preparing a new housing study for Central Lancashire. This work will be looking at the housing need for the area, including those specific requirements of specialist housing and affordable housing, as well as also how the housing need should be delivered across the three councils.
18. Once completed, this work will be used to inform the preparation of the preferred options document. The final document will be published alongside the Preferred Options consultation.

## **EMPLOYMENT LAND STUDY UPDATE**

19. The update undertaken in 2021 to assess any changes in need arising from the recent pandemic has now been completed and the findings are being used to inform the development of the Preferred Options Document.

## **CENTRAL LANCASHIRE DENSITY STUDY**

20. A further stage of work on the Housing Density Study has been identified. This will involve a session with developers to discuss the work undertaken by Hive which has reviewed recent delivery rates on sites permitted through the existing local Plan.
21. The aim of this session will be to review the findings for each of the typologies and discuss what density levels would be considered appropriate going forward over the next plan period.

22. The aim of this work is to gain agreement from developers on the expected levels of delivery to inform the basis of plan policies for the new Local Plan. NPPF is clear that local plans must make the best use of land available, as such the density levels to be applied will be key to evidencing this has been achieved.
23. On agreement of the above, the densities will be applied to the sites which are identified within the Strategic Housing (and Economic) Land Availability Assessment (SHLAA/SHELAA).

#### **CENTRAL LANCASHIRE TRANSPORT MASTERPLAN**

24. Lancashire County Council are currently in the process of procuring consultants to prepare an updated model for the Central Lancashire Transport Masterplan work with the intention to undertake detailed modelling work later this year, and preparing a updated transport masterplan to be issued alongside the Publication of the Local Plan in 2023.
25. This work will require the potential list of sites to be taken forward to be provided to LCC and their consultants for assessment with the aim of this work to identify any issues arising from the options presented and infrastructure needs which could be associated with their delivery. Any requirements will then be addressed through the emerging Infrastructure Development Plan (IDP)

#### **CENTRAL LANCASHIRE LANDUSE STUDY**

26. Land Use Consultants (LUC) are progressing work on the land use study which will be published alongside the Preferred options document once completed.
27. The key areas of work for this study as discussed previously are set out below:
  - A strategic Green Belt assessment (this will cover all the existing Green Belt, safeguarded land and other areas designated as open countryside in Preston and Chorley)
  - An assessment of areas of separation (areas of separation in South Ribble and Chorley are already being assessed as Green Belt. Preston will be assessed in the same way).
  - A strategic-scale assessment of landscape value (this will cover all of Central Lancashire's open land).
  - A strategic-scale assessment of settlement settings (this will be applied to all settlements inset from the Green Belt and all settlements of a comparable size in countryside areas outside of the Green Belt).
  - Recommendations regarding policies for Central Lancashire to replace the existing Local Plan policies.
28. As noted previously, this study will form a key component of the evidence base for the Local Plan and is being used to assist with work on developing new policies covering open space designations.

#### **LOCAL PLAN VIABILITY**

29. Consultants Aspinall Verdi have been appointed to complete works relating to the plan viability and Community Infrastructure Levy review. In addition, they will also be assisting in preparing the Infrastructure Development Plan which will list all infrastructure needs for delivery of the new local plan.
30. This work is expected to be progressed over the coming months, however it is dependent on completion of the sites identification work, assessment of any infrastructure needs for their delivery, as well as completion of work on the draft policies.

#### **DUTY TO COOPERATE (DtC)**

31. There have been no DtC meetings since the last Local Plan Working Group. However, we are progressing with work on identifying DtC needs for the Local Plan as we move towards Preferred Options, to identify those parties we will need to start direct engagement with. Climate change and air quality.
32. There have also been a number of DtC requests from neighbouring Councils who are progressing work on their plan, this includes Blackburn with Darwen Council, Wyre Council and the 9 greater Manchester Councils as part of the Places for Everyone consultation.

#### **Contact for Further Information:**

Carolyn Williams      01257 515151

Central Lancashire Local Plan Team

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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