



Dear Councillor,

**Central Lancashire Strategic Planning Joint Advisory Committee -  
Tuesday, 5th July 2022**

The next meeting of the Central Lancashire Strategic Planning Joint Advisory Committee to be held on Tuesday, 5th July 2022 at 6.30 pm in the Shield Room, Civic Centre, Leyland.

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, 5 July is asked to first contact their substitute to see if he or she can attend instead. Then please contact Charlotte Lynch 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

Charlotte Lynch  
Democratic and Member Services Officer  
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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 **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.

5 **Minutes of meeting Tuesday, 22 March 2022 of Central Lancashire Strategic Planning Joint Advisory Committee (Pages 5 - 12)**

To be approved as a correct record.

6 **Central Lancashire Local Plan Update (Pages 13 - 18)**

Report of the Central Lancashire Local Plan Co-ordinator attached.

7 **The Levelling Up and Regeneration Bill (Verbal Report)**

A presentation will be delivered at the meeting.

8 **Central Lancashire Local Plan Transport Model Update (To Follow)**

Report of Lancashire County Council to follow.

9 **Local Development Scheme - Principle Timescales (Verbal Report)**

A verbal update will be provided at the meeting.

10 **Date and venue of next meeting**

To note that the next meeting of the Central Lancashire Strategic Planning Joint Advisory Committee will be held on Tuesday, 20 September 2022 from 6:30pm at Preston City Council.

11 **Exclusion of Press and Public**

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).

12 **Update on Local Plan Matters (Verbal Report)**

A verbal update will be provided at the meeting.

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<b>Minutes of</b>	<b>Central Lancashire Strategic Planning Joint Advisory Committee</b>
<b>Meeting date</b>	<b>Tuesday, 22 March 2022</b>
<b>Members present:</b>	Councillor Alistair Bradley (Chair), and Councillors Harold Heaton, Alistair Morwood, James Flannery, David Borrow and Susan Whitham
<b>Officers:</b>	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).
<b>Apologies:</b>	Councillors Harry Landless, Malcolm Donoghue, Caleb Tomlinson, and County Councillors Matthew Maxwell Scott, and Michael Green.
<b>Other Members:</b>	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 CO<sub>2</sub> 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

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Report of	Meeting	Date
Central Lancashire Planning Local Plan Coordinator	Central Lancashire Strategic Planning Joint Advisory Committee	Tuesday, 5 July 2022

## Central Lancashire Local Plan Update

### Recommendation(s)

1. To note the contents of this report.

### Executive Summary of Report

2. This report provides an update on the progress of the development of the Central Lancashire Local Plan, and the suite of evidence base documents supporting it.

<b>Confidential report</b>	Yes	<b>No</b>
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### Reasons for recommendation(s)

3. None, for information only.

### Alternative options considered and rejected

4. None.

### Local Plan Delivery

5. We have now commissioned additional support from the following consultants to help progressing work on the Local Plan
  - Aspinall Verdi
  - KKP
  - Arc4
6. Work is also in progress to bring in additional support from DLP, LUC and JBA. The consultants will be assisting in updating existing or preparing new pieces of evidence, drafting policies and preparing topic papers for specific areas of the plan linked to existing work areas they have supported us on.

7. There have been delays in commissioning some of these pieces of evidence which will impact on when the finding will be ready, As these are needed to support the Preferred options, we are working through the programme to establish the earliest date we expect to received them and when we can then prepare a draft PO document ready for consultation.
8. Officers from Chorley, Preston and South Ribble are also involved in providing additional capacity to the team on key areas of the plan including the environment and climate change, sustainable energy, employment and retail and Duty to Cooperate.

#### **Site Assessment – SHELAA update**

9. We are engaging again for a final time with owners of existing allocated sites which have not been submitted again for consideration for allocation in the new Local Plan through call for sites 1,2 &3. This engagement is to ensure the plan can demonstrate that any sites taken forward are sites which should and can be considered for development.
10. To date, it has been assumed all existing allocated sites not yet developed would roll forward into the new plan and as such they have been included in the SHELAA for assessment. However, we need to understand if there are any barriers to delivery of these allocations which have or may affect the development potential of these sites and to enable us to make a decision to remove them from the process. This includes understanding whether the landowners' interest in the site have changed.
11. Further to this work, the team have completed our assessment of sites as available and have now progressed to looking at any specific constraints which may affect deliverability. This has included undertaking Heritage Impact Assessments (HIA) on those sites affected by listed assets, and Historic England are supporting us in this process.

#### **Preferred Options Document**

12. Work is progressing on developing the Preferred options (PO) document. The officers of the three Councils are aware of the changes proposed through the Levelling Up and Regeneration Bill (LURB) released this month. However, the Governments Chief Planner has been clear than councils should continue to progress their Local Plans under the existing system whilst details on the LURB and changes to NPPF emerge and are consulted on. As such work continues to progress at pace.
13. We are working directly with key partners on developing policies including the EA, UU and LCC on sustainable water management policies and Historic England on those relating to heritage and conservation. LCC are also supporting us in the development of work on health and wellbeing.
14. Work to finalise a timetable for this next stage of the plan process is still progressing, this is linked to understanding when key areas of evidence will be finalised. Delays to work on the Land Use Study and new Housing Study have impacted our progress due to the results of those studies being required to progress a number of areas of the Local Plan.

#### **Evidence Documents**

**Strategic Flood Risk Assessment (SFRA)**

15. JBA have undertaken the assessment of the final suite of sites required to complete the Level 1 SFRA work, these are sites received late and required assessment completing before to enable us to identify which sites will need more detailed assessment due to the level 1 work identifying sites which may require sequential test.
16. A number of sites only have a small proportion of the total available which falls into the higher risk categories; therefore, we need to understand the level of risk posed and whether we need to undertake a sequential test on all of them. We are working with JBA on determining the final list of sites we need to consider taking forward for this next stage of works.

**Housing Evidence**

17. DLP planning Ltd are working on preparing options which look at what the housing requirement could be for Central Lancashire. This work utilises data from the latest econometric projections commission by the Lancashire Enterprise Partnership (LEP) along with population forecasts and migration patterns. On agreement of the final options, the consultants will produce their final report, and this will then feed into policy development for the local plan, including supporting approaches on how this requirement will be distributed across the three Councils.

**Central Lancashire Transport Masterplan**

18. Lancashire County Council have commissioned consultants to prepare a new transport model for Central Lancashire. This will allow us to model the requirements for active and sustainable transport options alongside conventional options like road use.
19. The consultants are currently building this model and it is hoped it will be ready in the coming weeks to allow for site options to be assessed.
20. Work on completing a new Central Lancashire Transport Masterplan work will follow this with the intension of the updated transport masterplan accompanying the Publication of the Local Plan.

**Central Lancashire Landuse Study**

21. Land Use Consultants (LUC) are continuing their work on the land use study, with the Councils looking to commission a more detailed assessment on Green Belt harm and landscape sensitivity to feed into the work on assessing sites.
22. The Green Belt assessment will look at the impact of releasing any of the site suggestions put forward during the call for sites process to date within the Green Belt, and any potential harm caused by this release.
23. The landscape sensitivity work will identify any variations in sensitivity to development for specific site suggestions. This work will use the Lancashire Landscape Assessment (2000) Boundaries as a starting point, and then generate sub -parcels from this. For each sub area an analysis of sensitivity will be provided, and site visits will also be used to support this analysis.

24. 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 refining sites and developing new policies covering all open space designations. It will also be used by the team undertaking the Integrated Impact Assessment of the plan and proposed site allocations.

### **Local Plan Viability**

25. Consultants Aspinall Verdi have started work on preparing the Infrastructure Development Plan (IDP) which will list all infrastructure needs for delivery of the new local plan. To date they have taken information from the existing local lists and will add on any requirements identified as being needed to deliver the new Local Plan.
26. Work on the viability assessment is yet to commence in detailed form, with work to date focussing on looking at local case studies on viability assessment in the area. This work is however reliant on completion of the site work and subsequent assessment of those sites, as well as drafting of policies. As such full plan viability and an update of the Community Infrastructure Levy (CIL) document will continue to be progressed over the coming months as details of the draft PO document emerge.

### **Gypsy And Traveller Accommodation Assessment (GTAA)**

27. Arc4 have been commissioned to update the existing GTAA. The purpose of this work is to:
- i. Update the GTAA evidence base for Central Lancashire;
  - ii. Review evidence and approaches to transit provision.
28. This work will look to see if the identified need for GTAA as set out in the previous work (2019 report) has changed, as well as presenting options as to how the Councils can meet their requirements in regards to transit sites, and whether identifying actual sites is still the appropriate way forward.
29. Arc4 are also engaged to help in reviewing and drafting policies and supporting topic paper for GTAA.

### **Open Space Assessment**

30. KKP have been commissioned to assess what impact the additional development required to deliver the new local plan will have on the open space needs for Central Lancashire.
31. Work on this is looking at refreshing the existing open space database by looking at what investment has taken place on sites since the last work was undertaken, and also updating with any new sites which may have been delivered or existing sites which have been lost.
32. Once this update is complete and the list of sites known, KKP can then determine any change in need for open space provision across Central Lancashire, KKP are also engaged to support in the review of existing policies and drafting of an open space topic paper.

### **Duty to Cooperate (DtC)**

33. The Councils have been involved in responding to consultations on neighbouring plans in Greater Manchester, Blackburn and Wyre in recent months. We have also met with Historic England and entered into engagement with them in preparing HIA's.

**Contact for Further Information:**

Carolyn Williams      01257 515151

Central Lancashire Local Plan Team

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