

**CENTRAL LANCASHIRE LOCAL DEVELOPMENT FRAMEWORK
JOINT ADVISORY COMMITTEE**

Meeting held at 5.30pm on Wednesday 6 May 2009 at the Civic Centre, South Ribble Borough Council, Leyland

Present: **Chorley Borough Council**

Councillors Malpas and Russell

Preston City Council

Councillors Cartwright and Collins

South Ribble Borough Council

Councillors Hesketh, Ogilvie (chairman) and Stettner

In attendance: Mr J Jackson - Central Lancashire LDF Team Coordinator

Chorley Borough Council

Ms J Meek - Corporate Director (Business)

Mrs A Marland - Principal Planning Officer

Mr P McAnespie – Planning Policy and Design Team Leader

Preston City Council

Mr P Kuit - Director of Development

Mr M Molyneux - Planning Policy Manager

Mr C Hayward - Assistant Director - City Planning Officer

Mr M Putsey - Principal Planning Officer

South Ribble Borough Council

Mr J Dalton - Head of Planning and Housing

Mrs H Hockenhull - Planning Manager

Mr J Wallwork - Democratic Services Officer

Ms L Chamberlain – Planning Assistant

Lancashire County Council

Mrs J McDonald – Strategic Planning Officer

33. Appointment of a Chairman for the Meeting

RESOLVED: That Councillor Ogilvie be appointed Chairman for the meeting.

34. Welcome by the Chairman and Introductions

The Chairman welcomed everyone to the meeting.

35. Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Brown and Morgan (Chorley BC), Hughes (South Ribble BC) and County Councillors Tomlinson and Mein (Lancashire CC). Councillors Russell and Stettner attended the meeting as substitutes for Councillors Morgan and Hughes respectively.

36. Confirmation of Minutes – 17 March 2009

RESOLVED: That the minutes of the Central Lancashire Local Development Framework Joint Advisory Committee meeting held on 17 March 2009, be approved as a correct record and signed by the chairman.

37. Overview Report

The committee received a report explaining the key reasons for having this meeting of the Joint Advisory Committee.

The main reason for meeting at this time was to present the Delivery Supplement version of the Core Strategy. This partly added to and partly replaced the Preferred Core Strategy. There were separate reports on housing land and needs which were important parts of the evidence base and inform the Delivery Supplement. Of wider LDF significance were the relevant outcomes emerging from the affordable housing scrutiny process.

The now to be finalised arrangements associated with the Joint LDF team, were also presented as a memorandum of intent. There was a separate report on the salary and non-salary related savings of joint working. Finally, a further early step on the road to producing Site Allocations was being pursued in the form of a Community Survey.

RESOLVED: That the report be noted.

38. Staffing Arrangements – Memorandum of Intent

A report was submitted which set out the proposed staffing and financial arrangements for the Joint LDF Team, for inclusion in a formal Memorandum of Intent

The Joint LDF Officer Team was set up in April 2008, initially to produce the Preferred Core Strategy which went out to public consultation in September 2008. Interim arrangements for staffing the officer team were put in place, with the three district councils of Chorley, Preston and South Ribble each seconding an officer to work on the team and with assistance from the County Council. The intention was to formalise these arrangements following the recent permanent appointment of the Team Co-ordinator. Chorley Council's Planning Policy Manager postholder, who was seconded to the role of Team Co-ordinator as part of the interim arrangements, was appointed to the role in April 2009. It was important that a document setting out the projected staffing and financial implications of the Joint LDF Team were understood and agreed by each of the participating authorities.

Councillor Malpas suggested that there should be the ability for councils to withdraw from the arrangement if they wished to do so. Mr Dalton agreed, stating that South Ribble Borough Council's Audit Team had also suggested the same to minimise the risks.

RESOLVED: That subject to the inclusion of an additional paragraph to minimise the risks and give councils the option of a "release clause", the Memorandum of Intent be agreed.

39. Financial Savings of Joint Working

A report was submitted which set out the past and likely future salary and non-salary costs of LDF joint working to reveal the savings that had and could be made through collaboration.

The group was informed that significant savings had already been made over the last two years or so of joint working in terms of non-salary costs. More recently savings had been made in respect of salary costs although it was more difficult to attribute all these to joint working as there were wider efficiencies as well. In addition the professional, administrative and accommodation support received from the County Council in the last 12 months was in effect a further saving. All of these savings could be projected into the future to cover the

three year LDF forward programme and the closer the authorities work together the greater the savings were likely to be.

RESOLVED: That the report be noted.

40. Strategic Housing Land Availability Assessment

A report was presented which summarised the content of the March 2009 Strategic Housing Land Availability Assessment (SHLAA) for Central Lancashire.

SHLAAs were required by government and were a key part of the evidence base for Local Development Frameworks (LDFs), particularly for informing the preparation of Site Allocations documents. Central Lancashire authorities had just completed a joint SHLAA which concluded that a five-year supply of deliverable housing could be identified across Central Lancashire as a whole, but that there was a shortfall of deliverable housing land in Preston City. In the longer term a significant number of potential housing sites were identified, but a significant proportion of these sites were on greenfield land and would need to be assessed via the LDF process if they were to be utilised for housing. In the longer term there was a need for more brownfield housing development land in all three authorities, to meet the Regional Spatial Strategy target of 70% of new housing to be developed on brownfield land.

RESOLVED: That the report be noted.

41. Draft Strategic Housing Market Assessment

A report was presented which informed members of the findings of the Strategic Housing Market Assessment.

Mr Jackson indicated that this was still a draft report. He added that the assessment was a required part of the evidence base which was mainly aimed at revealing the need for affordable housing but also to consider wider housing demand issues. Using a households survey and secondary data the study was a comprehensive analysis of recent trends, current and future needs with recommendations that take account of economic viability issues. However it was difficult in these changing times to predict the future with any certainty and it was likely that consultants would need to be retained for a while to map how the market performs in the next year or so.

Councillor Ogilvie indicated that South Ribble already had an affordable housing provision of 20% and that it was important that councils did not agree to a provision that was against their own policies or was not achievable.

Mr Dalton stated that it was more about place shaping as development in some areas was restricted by their boundaries. Mrs Meek agreed in that Chorley members were torn between providing affordable housing and protecting greenbelt and rural settlements.

RESOLVED: That the report be noted.

42. Affordable Housing Scrutiny Outcomes

The committee received a report which advised JAC members of the work which was being undertaken by the joint scrutiny group set up by Chorley Borough Council, Preston City Council and South Ribble Borough Council.

RESOLVED: That the report be noted.

43. Community Survey

A report was presented which informed members of the purpose of the Community Survey.

The community survey had been produced in order to gather further evidence to feed into the Site Allocations Development Plan Document work. The survey aimed to gather suggestions for potential uses, or protection of specific areas of land across the three districts. The survey would be distributed to Local Development Framework consultees as well as wider members of the community through citizens' panels and the Central Lancashire website. The results of the survey would complement the site suggestions that had been received since the 'call for sites' in 2007 and it was hoped that suggestions for a wide variety of land uses would be received.

Councillor Malpas suggested that the form should be more concise and if possible fit onto one side of paper.

RESOLVED: That the report be noted and that attempts be made to make the form more concise.

44. Core Strategy – Delivery Supplement

A report was submitted which presented the content of the Delivery Supplement and explained the reasoning behind it.

The Delivery Supplement would partially replace and add to the Preferred Core Strategy. The content related to some of the representations made in the consultation process, but it was not the full response to them. This would come after consideration of the comments made on the Supplement. The document commences with a presentation of the spatial planning issues facing Central Lancashire and how this helps to introduce the Vision, which has been amended, but also helps to remind the reader what else is dealt with in the whole Strategy.

The Supplement focuses on housing because of the particular delivery issues and because of the new evidence done on housing land availability and housing needs. This work postdates the Growth Point submission and underlines what a changing situation there is. Growth expectations may have to be scaled back and/or alternative courses of action contemplated. Examples of this type of flexibility were put forward as possibilities to be consulted on along with the risks involved with such courses of action.

The Supplement also takes into account further work on strategic site options and proposes some changes in the Preferred Spatial Option – that for Locating Growth and Investment. This gives greater recognition of, and attempts to take in account, cross boundary issues.

The committee discussed the content of the draft delivery supplement document at length and focused on strategic sites and locations.

Whilst reservations were expressed, it was left for individual councils to discuss.

RESOLVED: (i) That the report be noted.
(ii) That individual councils decide whether to forward the document to Cabinet to be approved for consultation and engagement purposes.

..... (Chairman)
(The meeting finished at 7.25pm)