



Report of	Meeting	Date
Central Lancashire Planning Local Plan Coordinator	Central Lancashire Strategic Planning Joint Advisory Group	28/01/2020

## **DRAFT REVISED CENTRAL LANCASHIRE LOCAL DEVELOPMENT SCHEME (LDS)**

### **RECOMMENDATION(S)**

1. To endorse the revised timetable for the preparation of the Local Plan

### **EXECUTIVE SUMMARY OF REPORT**

This report updates members of the reasons for the need to revise the timetable for the preparation of the Local Plan and attaches the draft local Development Scheme (LDS)

<b>Confidential report</b> Please bold as appropriate	Yes	<b>No</b>
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### **REASONS FOR RECOMMENDATION(S)**

**(If the recommendations are accepted)**

2. To agree to the new timetable for the preparation of the Local Plan

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

3. None.

### **BACKGROUND**

4. The Central Lancashire Local Plan is currently not in line with the published timetable in the Local Development Scheme, as such a review of the timetable is required to address the reasons for delay and propose a revised timetable which is deliverable. The Plan is currently around 6 months behind schedule, and this is expected to increase when factoring in the work needed to produce the preferred Options. The Preferred Options is currently planned for Spring 2020, however since the current consultation only closes on 14<sup>th</sup> February we will not meet that date.
5. The preparation of Local Plans is fluid and changes are made annually to ensure that the most up to date timetable is published to help inform those who wish to participate in the plan preparation process.
6. Changes to the timetable for the Issues and Options are a direct result of the delays to the

recruitment of the Local Plan Coordinator, the sheer volume of sites submitted through the two call for sites exercises and the time needed to process these to inform the Issues and options as well as delays in key evidence base document such as the Strategic Flood Risk assessment which requires input from LCC and this has impacted on the progression of work on sites in particular, with this work now to be undertaken as we move towards Preferred Options.

7. As part of the work on Preferred Options (PO), work on viability and deliverability also needs to be commissioned and undertaken and the findings of this work fed into the decision-making process on potential sites. To factor in this work and the detailed assessment of all the sites as well, we expect the first draft of the Preferred Options to be ready early 2021 for approval by each council. Consultation on the PO's would then follow in late spring/early summer 2021, with Adoption delayed until December 2023. This is adding on around 18 months to the existing timetable.
8. The table below provides details of the key dates for the production of the local plan, appendix 1 provided the full LDS for review.

Key Stage	Timescale
Stage one Issues and Options Consultation	November 2019 to February 2020
Stage two Preferred Options Consultation	June 2021 to August 2021
Stage three Publication Draft	October 2022 to December 2022
Stage four Submission	March 2023
Adoption	December 2023

9. The draft LDS includes a risk assessment for the delivery of the Local Plan. This highlights issues which could affect the delivering and includes the retention of staff, political delay and changes to legislation which are outside the control of the authority.

**Finance/Resource Availability** – Finance and resource availability will be a significant challenge in the forthcoming years. This will need to be considered by the authorities and assessed on an annual basis. The risk of lack of finance has been mitigated by advance budgeting and joint working savings and the successful Government award of Planning Delivery Funding for two years. The Steering Group will also receive regular finance updates which will alert them in advance of any major budgetary or resource issues.

Report Author	Ext	Date	Doc ID
Carolyn Williams	5305	08.01.2020	



**Central Lancashire**

**Local Development Scheme**

**January 2020 – January 2023**

Prepared jointly by Preston, South Ribble and Chorley Councils



**CITY DEAL**  
Preston, South Ribble & Lancashire

# **Central Lancashire Local Development Scheme January 2020 - January 2023**

## **Introduction**

This document is a joint Local Development Scheme (LDS) prepared by Preston City Council, South Ribble Borough Council and Chorley Council to identify what the councils are going to do over the next three years to prepare new and revised planning policy which will form part of the Development Plan. The Development Plan can include Local Plans and Neighbourhood Plans.

Every local planning authority in England has to prepare a Local Plan, which includes all of the local planning policies for that area, and any planning applications have to be decided in line with it unless material considerations indicate otherwise. The purpose of the LDS is to identify new and revised planning policy the Councils are preparing to form the Local Plan. Under planning regulations, the Councils are required to regularly update this document and post it on their respective websites.

The LDS is produced jointly to reflect the joint working between the three authorities, specifically the existing Core Strategy adopted in 2012 and the commitment to undertake a review of the Core Strategy and three Local Plans, in order to produce a single Central Lancashire Local Plan. There will be allocation plans and maps prepared for each local authority area as part of this work.

The three Councils of Preston, South Ribble and Chorley have reached a consensus that the Joint Core Strategy and the individual local plans require a review of the policies and each has taken a formal decision to commence this work, working collaboratively to produce a single Plan. As this is a review, with commonalities across the three areas operating as a single housing market area and functioning economic area, it is not envisaged to be as comprehensive as starting the entire process from the beginning.

This document describes the programme for the review of the Local Plan which will include a comprehensive review of the existing development plan policies, refreshing the required evidence base, inviting a call for sites and producing a draft publication plan for consultation ahead of an examination in public for adoption.

Within the area, there is joint working with the Central Lancashire authorities (made up of Preston South Ribble and Chorley Councils). This work has included the adoption of a joint Central Lancashire Core Strategy in July 2012 as well as individual local plans containing development management policies which were adopted in 2015.

## **Purpose of the Document**

This document covers the three year period between Jan 2020 and Jan 2023. It supersedes the previous LDS's which have been operating separately in the three authorities.

The Local Development Scheme includes the following information:

- ▶ Details of the high level programme for the undertaking of a review of the existing statutory development plan including the Central Lancashire Core Strategy, Chorley Local Plan, South Ribble Local Plan and Preston Local Plan.
- ▶ Details of the evidence currently under commission and to be commissioned in order to inform the preparation of the new Local Plan.
- ▶ Information about the resources available, within Central Lancashire, for preparing the Local Plan.
- ▶ The risks associated with situations that might arise that could adversely impact on the achievement of the work programme set out in the LDS and how these risks are to be managed

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## **Current Development Plan**

### **Central Lancashire Core Strategy**

The Central Lancashire Core Strategy adopted in July 2012, is the strategic document of the plan and covers all three Central Lancashire authority areas – Preston City, South Ribble Borough and Chorley. and. It sets the overall strategic vision for the area, including issues such as setting housing requirements and principles for infrastructure.

### **Local Plan**

Each Central Lancashire authority worked in partnership to produce a separate Local Plan, adopted in July 2015. The Local Plans set out development management policies, and allocate or protect land for specific uses, such as housing, employment or greenspace.

### **Neighbourhood Plan**

The Penwortham Neighbourhood Plan, Inner East Preston Neighbourhood Plan and the Broughton in Amounderness Neighbourhood Plan, prepared by the local neighbourhood forums with the support of the local councils, form part of the development plan. The Penwortham Neighbourhood Plan was made in March 2017, Inner east Neighbourhood plan was made in April 2015 and the Broughton in Amounderness neighbourhood Plan was made in October 2018. The per

## **Other Documents**

### **Statement of Community Involvement**

Chorley Council's Statement of Community Involvement was adopted in April 2019.

South Ribble Council's Statement of Community Involvement was adopted in December 2013

Preston City Councils' Statement of Community Involvement was adopted in December 2018

### **Supplementary Planning Documents**

Supplementary Planning Documents (SPDs) offer local planning authorities the opportunity to add guidance on specific policy areas. The purpose of SPDs is to provide guidance on the interpretation and implementation of relevant planning policies, particularly those in the Central Lancashire Core Strategy. The following Central Lancashire SPDs have been adopted:

- Affordable Housing – Oct 2012
- Controlling Re-Use of Employment Premises – Oct 2012
- Rural Development – Oct 2012
- Design Guide – Oct 2012
- Access to Healthy Food\* – Oct 2012
- Open Space, Sport and Recreation – Sept 2013
- Biodiversity and Nature Conservation SPD – July 2015
- Employment Skills SPD – Sept 2017

\*The Access to Healthy Food SPD was adopted in October 2012, however, after consideration at the Chorley and South Ribble Local Plan Examinations, the SPD and proposed Local Plan policy with their references to a 400m exclusion zones was not considered robust and the SPD has been suspended (in Chorley and South Ribble) pending a review which will inform whether it is revised or withdrawn and reviewed alongside the requirements of the new Local Plan.

## Resources

The three councils are working as a partnership to undertake a review of the Local Plan and are jointly resourcing a central team to undertake the work. Additionally, a bid to MHCLG for Planning and Housing Delivery Grant was successful and will contribute to the resources required.

The following in-house resources have been established through the central team:

- 1 x Local Plan Coordinator (Planning Manager)
- 2 x Planning Policy Officers
- 1 x Technical Officer
- 1 x Local Plan Programme officer (to be appointed on submission of the Local Plan)

This team is complemented by the substantive posts at each respective council as required. In addition, joint working between the Central Lancashire teams is coordinated through a Central Lancashire officer working group. There is also a Joint Advisory Committee made up of members from the three Central Lancashire authorities and Lancashire County Council.

The Planning Policy teams can draw on additional resources from other teams within each council for expertise on areas such as:

- Housing
- Neighbourhood Management
- Environmental Health
- Economic Development
- Property Services
- Parks
- Corporate Policy

Lancashire County Council has responsibilities for:

- Transport and highways
- Minerals and waste
- Cross-boundary issues
- Health
- Education

Consultants will be engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production of evidence base studies such as the Open Space Sports and Recreational Assessment and Retail Study.

## Risk Assessment of Delivering LDS Programme

In preparing the LDS, the main risks to programme slippage are:

- **Staff capacity/Turnover/Absence** – There is a Central Team in Place to oversee the development of the Plan with support from the home teams, this allows us to reduce the risk of

staff being in post to deliver the Local Plan. Should there be a loss of staff due to sickness or turnover, home team staff can be utilised to keep the project on track along with support from consultants as necessary until staff return or are replaced.

- **Political Delay** – The potential for delays due to the political decision-making process is increased by the requirement for joint/aligned documents to be approved by the relevant decision-making structure of each Central Lancashire authority. This has been mitigated by involving Members from all three authorities in a Joint Advisory Committee informed by member working groups in each district authority enabling Members to be fully involved at an early stage.

- **Joint Working** – Although there are considerable benefits in joint working, there are risks in terms of programming work and political decision making. The three authorities are minimising this risk through a memorandum of understanding. There is also a Steering Group where the planning leads from each of the 3 councils, the central team and LCC meet regularly to discuss the development of the plan and any ongoing issues.

- **'Soundness' of Local Plan** – Joint and independent working, this risk will be minimised by liaising closely with relevant partners and agencies, neighbouring authorities and having regard to the PAS soundness toolkit and Local Plan Route Mapper and procedural implications this may have.

- **Changing Legislation** – The risk of changing legislation during the preparation of the Local Plan is a challenge. This impact will be minimised by attending events, liaising with the relevant Government department, keeping up-to-date with new policy and legislation and assessing how this may impact on the Local Plan. This is largely out of the authority's control.

- **Finance/Resource Availability** – Finance and resource availability will be a significant challenge in the forthcoming years. This will need to be considered by the authorities and assessed on an annual basis. The risk of lack of finance has been mitigated by advance budgeting and joint working savings and the successful Government award of Planning Delivery Funding for two years. The Steering Group will also receive regular finance updates which will alert them in advance of any major budgetary or resource issues.

## Programme for Review of Central Lancashire Local Plan

**Table of Key Stages of Local Plan Preparation**

<b>Key Stage</b>	<b>Description</b>	<b>Timescale</b>
Stage One Issues and Options (Regulation 18- statutory Consultation)	Consultation process involving engagement of all stakeholders, statutory (UU, EA, HE etc.) and non-statutory including public bodies, members of the public, developers etc. This will include publication of the initial tranche of sites suggested for development.	Winter 2019  Consultation Period November 2019 – February 2020
Stage two Preferred Options (Regulation 18)	Following Issues and Options Consultation, further detailed consideration of the sites will be undertaken looking at consultation responses and review of existing policies and drafting of the new Local Plan policies will be undertaken.  This will conclude with a 'Preferred Options' draft Local Plan being published for consultation.	Expected Spring/ summer2021  Consultation Period June 2021- August 2021
Stage Three Publication Draft (Regulation 19)	The new draft Local Plan, the Integrated Appraisal and statement of consultation along with any topic papers	Expected Autumn 2022.  Consultation Period October 2022 – Dec 2022
Stage four Submission Stage (Regulation 22)	Collation of Representations to the Publication Draft Local Plan and submission to the Planning Inspectorate ahead of the examination in public.	Submission to the Planning Inspectorate expected March 2023
Adoption	This will follow the examination in public which is expected to last between 6 and 12 months. The length of time depends on the representations made and the extent to which the Inspector requires further work to be undertaken and/or modifications to the draft plan.	November/ December 2023

## **Evidence to support this Review**

- Retail & Leisure Study
- Open Space, Sport and Recreational Assessment
- Central Lancashire Highways & Transport Strategy ( to Include Walking and Cycling) (led by LCC and to commence in 2020)
- Local Plan Viability Assessment (to start in 2020)
- Employment Land Study
- Flood Risk/Drainage (SFRA level 1 expected spring 2020)
- Transport Study
- Gypsy and Traveller and Travelling Showpeople Accommodation Assessment
- Central Lancashire Housing Study
- Integrated Appraisal Scoping Report
- Preston City Transport Study

## **Monitoring and Review**

Each authority monitors the delivery of the Local Plan including policy achievement, targets and milestones such as housing land availability and housing delivery. The annual monitoring reports review document preparation progress over the preceding year compared to the targets and milestones set out by the authorities in the LDS.

The latest monitoring reports for each of the councils can be viewed on the Planning Policy pages on each of the authorities' websites:

### **Preston**

<https://www.preston.gov.uk/article/1050/Preston-s-Local-Plan->

### **South Ribble**

<http://www.southribble.gov.uk/sites/default/files/2017%20South%20Ribble%20Monitoring%20Report.pdf>

### **Chorley**

<https://www.southribble.gov.uk/content/planning-monitoring-and-evidence-1>