

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

Meeting held at 5.30pm on Wednesday 21 October 2009 at the Civic Centre, South Ribble Borough Council, Leyland

Present: Councillors Heaton, Lees and Malpas (Chorley Borough Council), Councillors Cartwright and Gallagher (Preston City Council), Councillors Hesketh and Hughes (Chairman) (South Ribble Borough Council)

In attendance: J Jackson (Central Lancashire Authorities), J Meek, P McAnespie, J Moore (Chorley Borough Council), M Molyneux, C Hayward, M Putsey (Preston City Council), J Dalton, M Eastham, H Hockenhull, C Eddleston (South Ribble Borough Council)

29. Appointment of a Chairman for the Meeting

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

30. Welcome by the Chairman and Introductions

The Chairman welcomed everyone to the meeting and invited them to introduce themselves.

31. Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Ogilvie (South Ribble Borough Council), Swindells (Preston City Council) and County Councillor Young (Lancashire County Council).

32. Confirmation of Minutes – 26 August 2009

RESOLVED: That the minutes of the Central Lancashire Local Development Framework Joint Advisory Committee meeting held on 26 August 2009, be approved as a correct record and signed by the chairman.

33. The Core Strategy and Site Allocations Documents

The Central Lancashire LDF Team Co-ordinator gave a presentation on The Next Steps for the Core Strategy & Site Allocations and handed round a proposed Development Plan document preparation timetable. Members and officers had an opportunity to ask questions and make observations on the presentation, proposed timetable and the report before them.

Although there would be separate Site Allocations Documents for the three authorities, the policies underlying them should essentially be common to all three, for example, policies on protection of open space or development in district centres and all three needed to agree on the key principles as soon as possible. This would facilitate the Examination process and, in the longer term, enable the three authorities to be consistent in their approach to future development. Members and officers were aware of the political sensitivities of site allocations and acknowledged that all members needed to be brought on side. Members agreed that the three authorities should consolidate common area requirements wherever possible.

Robust policies and the right form of words in the Core Strategy would allow each authority to have a clear 'shopping list' for each Site Allocation which might include specific requirements for housing density, open space, affordable housing provision etc. The

councils would be able to control where growth and development took place, with potential developers having to convince the authority concerned that their proposals complied with the Core Strategy and the Site Allocations Documents. Each authority would have discretion to negotiate with potential developers as it saw fit, but having a common core strategy in place should ensure a consistent approach.

In response to a member question it was envisaged that Green Belt land would not be rolled back to allow further land to be safeguarded or shown for development. South Ribble had a choice of safeguarded land at this time to help meet longer term development requirements. Land, if not so required, could be maintained as safeguarded land for the future.

The joint work would enable the three authorities to collaborate on future developments close to the administrative borders and identify cross-boundary infrastructure requirements, such as public transport services, with the county council and other relevant infrastructure provider/s.

Following the discussions Mr Jackson agreed to look again at the inclusion of the reference to developers' assumed approaches in paragraphs 32 and 34 of the report as it was felt that it was not appropriate to refer in this document to profit margins and what developers were prepared to build.

RESOLVED: that the preparation approach outlined in the report be endorsed.

34. Date, Time and Venue of the Next Meeting

It was noted that the next meeting would be held at 5.30pm on Thursday 19 November 2009 at Chorley Borough Council.

..... (Chairman)
(The meeting finished at 6.50pm)