



Report of	Meeting	Date
Director of Partnerships, Planning & Policy  Introduced by Executive Member for Business  Chorley Council	Chorley Council's Executive Cabinet	31 March 2010

## **PUBLICATION VERSION OF CENTRAL LANCASHIRE LDF CORE STRATEGY**

### **PURPOSE OF REPORT**

1. To set out the significance of the Publication version of the Core Strategy and provide an overview of its content.

### **RECOMMENDATION(S)**

2.
  - (i) That the Executive Cabinet agree to publish the Core Strategy subject to Full Council approval in April 2010;
  - (ii) That subject to there being no significant/fundamental issues being raised as a result of representations received at publication, agree for the Core Strategy to be submitted to the Secretary of State for examination.
  - (iii) That where issues arise following Full Council or publication which require significant change(s) then the Strategy will be taken to a future meeting of the Cabinet and Council to approve the changes.
  - (iv) That approval of minor clarifications and/or corrections to the document, if needed, prior to formal publication or submission be delegated to the Executive Member in liaison with the Director of Partnerships, Planning and Policy

### **EXECUTIVE SUMMARY OF REPORT**

3. The Publication version should be regarded as the Core Strategy the authorities want to adopt. It will however have to be formally submitted to government and then examined by an inspector before it can be finalised and adopted. Compared to the previous Preferred version the content has been revised with a greater emphasis on managing growth as well as referring to essential strategic infrastructure needed and how this can be funded through developer contributions where there is a funding shortfall from other sources.
4. As far as other content, it is confirmed that there is no need to change the extent of the Green Belt to accommodate the Core Strategy proposals. There are ambitious targets for reducing carbon emissions from new development and for seeking affordable housing which together with infrastructure requirements all need to take due account of economic viability factors. In respect of overall housing provision there is a steer on where it will be

located, a flexible approach to construction densities and a realistic basis for maintaining a 5 year land supply.

## **REASONS FOR RECOMMENDATION(S)**

### **(If the recommendations are accepted)**

5. So that Core Strategy can be endorsed by Cabinets at the joint meeting subject to other matters being approved later under delegated authority.

## **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

6. None

## **BACKGROUND**

7. The previous version – the Preferred Core Strategy – was published for consultation and wider engagement purposes in September 2008 following two earlier Issues and Options documents produced in 2006 and 2007. Representations and other comments received at each stage have been taken into account to inform the content of the next stage document.
8. The Publication version represents what the Councils would like to adopt and bring into force as the finalised Core Strategy. However prior to adoption the Core Strategy has to be formally published and placed on public deposit for a period of 6 weeks to allow for formal representations to be made. The target month for Publication is June.
9. Following the 6 week period the Councils are required to produce a report identifying the issues raised by the representations. This report along with the representations themselves will then be submitted along with the Core Strategy to the Secretary of State. The target month for this is September. At this point a Planning Inspector is appointed to examine the Core Strategy. The examination process is likely to include some hearings. The Inspector will produce a written report with binding recommendations as to how the Core Strategy should be amended before it can be adopted and brought into full force. The target month for this final stage is June 2011.
10. LDF documents gradually replace the saved policies in Local Plans as they become adopted. Most of the content of Local Plans as shown on the Proposals Maps, including such matters as the extent of the Green Belt and the protection/safeguarding of land, remains unchanged unless altered or replaced by proposals in the LDF Site Allocations documents – these are not due to be published in first draft form until September this year. The Site Allocations documents will be able to detail what is expected on each development site and so cover such as density, timing, infrastructure required. The Core Strategy provides a strategic context for these documents.

## **OVERVIEW OF CONTENT**

11. The Core Strategy text has been revised, re-ordered and shortened from that included in the Preferred version but the changes are a natural evolution from that earlier document reflecting where appropriate the representations and other comments made in the autumn and early winter of 2008, the findings of more recent evidence and due account of the latest trends particularly in the local and wider economy.
12. The main content of the proposed Publication version is as follows:
  - a) **Introduction** – this now itemises the influential trends, key challenges and latest evidence that the Core Strategy needs to reflect and respond to, it introduces the concept of 'place shaping', the significance of economic growth leading to prosperity and the cross

cutting themes of Achieving Good Design, Promoting Health and Wellbeing and Tackling Climate Change

- b) **Context** – recast to pick out the particular relevance of other strategies that have a bearing on the Core Strategy
- c) **Spatial Portrait** – more focussed on the key features of Central Lancashire and the roles places within the area play
- d) **Vision** – redrafted so that it can also guide the emerging Central Lancashire Economic Regeneration Strategy and provide the basis for more locally distinctive Strategic Objectives
- e) **Spatial Strategy** – this has several key parts:
  - a clearer emphasis on securing prosperity through sustainable managed growth and without spoiling the distinctive character of the area, marrying the opportunities it has with the need to address pockets of deprivation
  - as before with an urban focus for development but also bolstering local service centres. The main specific locations for investment are the previously allocated Strategic Sites of:
    - Buckshaw Village
    - Lancashire Central, Cuerden
    - BAe Samlesburyand the next to be brought forward - broader Strategic Locations (to be defined on the ground in detail in the Site Allocations documents) at:
    - North West Preston – Cottam/Bartle/Eastway
    - Central Preston – Central Business District /Tithebarn Regeneration Area/Inner East Preston
  - for each of the above Sites and Locations the importance of timely infrastructure provision is stressed together with an indication of specific major requirements
- f) **Delivering Infrastructure** – this chapter now immediately follows the Spatial Strategy and proposes a policy that aims to cover the likely transition from Section 106 provisions to some form of levy/tariff based approach, this will be underpinned by a schedule of strategic infrastructure to be produced separately but published alongside the Core Strategy. A great deal of work remains to be done on deciding tariff levels for different forms of development, including taking account of overall future infrastructure requirements (after allowing for any current spare capacity), non-development funding sources and economic viability considerations. It is likely a detailed Development Plan type document will be needed to set out tariff proposals that will be subject to extensive community engagement, and probably examination, before it could be adopted.
- g) **Catering for Sustainable Travel** – striking the right balance of public and private transport including flexibilities in terms of car parking provision and the promotion of a bus rapid transit system
- h) **Homes for All** – covers a wide spectrum of housing issues;
  - Raising the quality of both existing and new properties
  - Controlling the density of new development (including within gardens) by putting the emphasis on respecting character and avoiding harm thereto with low densities as appropriate

- Managing the delivery of new housing by setting a mechanism for a realistic rolling 5 year supply that reflects the area’s growth potential but does not overstate it
- Pursuing affordable housing in ways that now take account of economic viability but with an ambitious headline target
- Catering for special housing needs, such as extra care accommodation given the aging population
- A policy in place to respond to any planning applications for Traveller accommodation of any type

- i) **Delivering Economic Prosperity** – this chapter brings together several related matters:
- Employment Land – making sure there is enough land and scope for a range of sites as well as a policy to protect existing premises needed for continued employment uses
  - Retail, Leisure and Tourism – fulfilling the retail potential of each city and town centre as well as leisure and tourism development to the right places
  - Sustaining the rural economy - by encouraging business activities appropriate to the countryside
  - Education, skills and economic inclusion – now combining these in a coordinated way
- j) **Achieving Good Design** – stresses the importance of well designed buildings and taking full account of Green Infrastructure, landscape character and biodiversity, in addition the text has been clarified to confirm that none of the Core Strategy proposals necessitate any change to the overall extent of the Green Belt
- k) **Promoting Health and Wellbeing** – includes planning for healthy lifestyles as well as crime and community safety
- l) **Tackling Climate Change** – the main issue here is whether the policy should seek to secure new houses built to Sustainable Homes Code Level 4 standard now rather than Level 3, ultimately it will come down to economic viability considerations
- m) **Performance monitoring** – there will be a slimmed down list of indicators with appropriate targets included in a separate monitoring schedule to be published alongside the Core Strategy

13. The Core Strategy proposed text is reproduced in full attached.

There are no background papers to this report.

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