



Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	9 June 2011

EVIDENCE UPDATE

PURPOSE OF REPORT

1. To update Members on recently completed research studies as well as on-going and future evidence collection.

RECOMMENDATION(S)

2. That the report be noted and the need for further viability evidence be endorsed.

EXECUTIVE SUMMARY OF REPORT

3. The completed Water Cycle Study provides very useful information on water supply, flood risk, drainage and waste water treatment in relation to a wide range of potential development sites. There are no insurmountable water infrastructure constraints across Central Lancashire. The part-completed Open Space, Sport and Recreation Review identifies mainly local issues to address in terms of the amount, location and quality of provision, a follow Playing Pitch Strategy work is also needed. New renewable energy potential studies confirm the extensive opportunities available locally and quantify these. Progress is being made on brownfield land studies that should assist the appropriate re-use of disused or underused sites. The implementation of the Community Infrastructure Levy depends on further development viability work being commissioned.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. To keep Members informed and maintain their support.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. None.

WATER CYCLE STUDY

6. An Outline Water Cycle Study has been carried out for Central Lancashire and Blackpool funded by Growth Point monies as it was a requirement of that designation however it has broad application. The completed report pulls together a wealth of information on water supply, flood risk, drainage and waste water treatment (ie the whole water cycle). These matters are important for the Core Strategy, Site Allocations and infrastructure planning/CIL work. United Utilities and the Environment Agency collaborated with the

commissioned consultants to provide the necessary data and assessment of infrastructure requirements given future demand assumptions, available capacity and planned improvements.

7. The study's findings for Central Lancashire can be summarised as follows:
- a. There are sufficient drinking water supplies until at least 2022, and longer assuming the successful take up of water efficiency measures that are already being promoted.
 - b. The areas of greatest flood risk are confirmed as those found in the previous Strategic Flood Risk Assessment, the Water Cycle Study narrows this down to effects on specific potential development sites although very few are severely constrained in this way and mitigation measures are likely to be feasible in most cases.
 - c. In severe storm conditions surface water can cause flooding and create excessive flows in the mains sewerage network when such runoff is combined with foul water so causing pollution incidents. The straight forward solution to this is to keep surface water arising from roofs, hardstandings and highways separate from the sewerage system and instead use sustainable drainage systems – such as attenuation ponds and swales. The Water Cycle Study takes account of the underlying geology and advises which types of sustainable drainage would best work in different locations.
 - d. Waste water treatment is the most significant potential constraint locally, both in respect of the sewer network and at the treatment works. The issue is not just about the volume of flows but also their type. For example some trade effluents require specific treatment. The Study itemises the existing capacity situation, those improvement works that are on-going or planned and pinpoints further enhancements that will be needed in the future. United Utilities are satisfied that the necessary future works can be provided in a timely manner within their future capital programmes..

OPEN SPACE, SPORT AND RECREATION REVIEW

8. This work, as required by national planning guidance, was commissioned to draw together and bring up to date separate recreation studies done in each district a few years ago. Unfortunately the consultants carrying out the work went into financial administration before they completed it and the administrators for many months withheld the originally collected data from the Councils. However a first draft report had been completed covering the following types of provision:

- Parks and Gardens
- Natural and Semi Natural Open Space
- Amenity Green Space
- Provision for Children and Young People
- Outdoor Sports Facilities
- Indoor Sports Facilities
- Allotments

- Cemeteries and Churchyards
- Green Corridors

9. The overall purpose of the research was to assess the amount, quality and accessibility of existing facilities and recommend what (if any) changes should be made. These findings will inform what standards (amount, quality and distribution) of provision should be set. These in turn will guide what contributions to provision could be sought from new developments, whether this be for individual existing facilities to be improved or re-used (if not needed or are inappropriate for recreation), or specific new provision, if required.
10. The relevant national agency, Sport England, made a representation on the Core Strategy concerned at the absence of a published up to date recreation report for Central Lancashire. Although incomplete (the work on applying standards has not yet been done) it has been necessary to publish the first draft report as a Core Strategy examination document with some obvious errors in it corrected and with an explanation as to its status.
11. Publishing the draft report does demonstrate that a significant amount of work was completed. The overall findings are that:
 - a. There is quite good and extensive provision of parks and gardens, natural and semi-natural open space and amenity green space throughout Central Lancashire although there are some local quantitative shortfalls and some sites require improvement.
 - b. Facilities for children are generally well distributed but there are widespread deficiencies in provision for youths.
 - c. In terms of outdoor sports facilities the consultants found some shortfalls in terms of tennis and synthetic pitches and an athletics track south of the Ribble would be required to bring the area up to regional and national standards.
 - d. The main issue with grass pitches is their quality (such as poor drainage) but reference is also made to the absence of up to date playing pitch strategies which would fully investigate the supply and demand situation – Sport England also urge that these be done.
 - e. Further allotments are needed to meet demand.
 - f. Additional burial space is needed in Preston.
 - g. In terms of green corridors there is a dense network of Public Rights of Way locally but the main deficiency is in terms of cycleways (the Infrastructure Delivery Schedule identifies a series of proposed tracks in each District) and also a lack of awareness amongst the public that the corridors exist.
 - h. Regarding indoor sports facilities, the report states that consideration needs to be given to an additional sports hall and swimming pool in Preston with indoor tennis facilities being a particular omission here. In Central Lancashire as a whole there is no dedicated indoor bowling facility (although existing sports halls can be used with temporary carpets).
12. None of the findings of the research reveal strategic locationally specific issues for the Core Strategy. Its Policies 18 and 24 provide suitable overarching guidance to address the matters that do arise which can be tackled on the ground through the Site Allocations work and the proposed Supplementary Planning Document on standards and implementation. New indoor sports provision would be particularly costly to provide and run – a highly pertinent issue at a time of reduced funding in all sectors. There are numerous provision models but these require careful investigation, they include the involvement of the private sector, the possible bringing together of better facilities on fewer sites and dual use options with education establishments. Due to this uncertainty it has been considered inappropriate to identify specific schemes, at least for the time being, in the Infrastructure Delivery Schedule.

PLAYING PITCH STRATEGY

13. Linked to the Open Space Study is Sport England's recommendation that an assessment of outdoor sports facilities be undertaken by way of a playing pitch assessment / strategy. Sport England recommended that this be undertaken as part of the Core Strategy evidence base, however Officers consider that this study is more relevant to the Site Allocations DPD process. As an essential component of the Site Allocations evidence base, it will identify current levels of provision in the area, across the public, education, voluntary and commercial sectors, and will compare this with current, and likely future levels of demand. The supply and demand analysis will help identify the need for new facilities, and indicate if there are too many facilities, perhaps in the wrong location. The analysis will help to underpin future planning policy and allocation, and help to support bids for external funding. Officers are currently exploring the feasibility of producing a joint Central Lancashire Playing Pitch Strategy.

LANCASHIRE SUSTAINABLE ENERGY STUDY – LOCAL REPORTS

14. A Lancashire-wide research project funded by the North West Development Agency has produced renewable energy potential study reports for each District. These cover the following sources
 - o Wind
 - o Biomass
 - o Hydropower
 - o Micro-generation – solar and heat pumps
 - o Combined heat and power
15. The South Ribble, Preston and Chorley reports each show there is significant renewable energy to capture, confirming studies your Officers have done on this matter. These latest reports quantify the relative proportions potentially available through each technology. In Chorley Borough the greatest single resource is wind energy, Preston's greatest scope for renewable energy is through micro-generation, whilst South Ribble has significant biogas potential from landfill and sewage works. The overall findings further bolster the case for the ambitious renewable policies in the Core Strategy.

LOCAL BROWNFIELD STRATEGIES

16. Work is now underway on these Homes and Communities Agency funded investigations into the physical and economic viability of re-developing particular brownfield sites selected by your Officers. The work is focussed on sites in Inner East Preston and Chorley Borough that have been vacant for sometime or appear difficult to re-use (in South Ribble there is already considerable information known about such sites). The research will particularly concentrate on investigating alternative uses and marketing factors so that viable, self funding redevelopment opportunities can be identified. In Preston this research will especially inform on prospects for inner city residential schemes to potentially help with the supply of deliverable housing land. A mix of land use solutions is more likely in Chorley.

COMMUNITY INFRASTRUCTURE LEVY (CIL) NON-RESIDENTIAL VIABILITY ASSESSMENT

17. This is evidence yet to be commissioned but essential to producing CIL Charging Schedules as the levy rates for different types of development and any variations to these rates proposed in different locations must be based on a thorough understanding of economic viability. Housing viability assessment data have already been collected. These

need to be supplemented by compatible data for the various forms of commercial uses. The costs of procuring this evidence would be recoupable from the CIL monies collected.

Background Papers			
Document	Date	File	Place of Inspection
Central Lancashire and Blackpool Outline Water Cycle Study	April 2011		
Central Lancashire Open Space, Sport and Recreation Review – First Draft	May 2011		Lancastria House, Preston Civic Offices, Leyland Union Street Offices, Chorley County Hall, Preston
Lancashire Sustainable Energy Study – Preston, Chorley and South Ribble Renewable Energy Potential Reports	April 2011		

Report Author	Tel	Email	Doc ID
Julian Jackson	01772 536774	Julian.jackson@lancashire.gov.uk	JAC Report – Evidence Update June 11