



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

CENTRAL LANCASHIRE CORE STRATEGY – EXAMINATION STAGE

PURPOSE OF REPORT

1. To update Members on the progress of the Core Strategy and matters related to its examination.

RECOMMENDATION(S)

2. That the report be noted.

EXECUTIVE SUMMARY OF REPORT

3. The examination stage is the penultimate step in finalising the Core Strategy before its adoption. Arrangements are in place for the examination hearing sessions to start on 28 June. A programme covering the Inspector's matters, issues and questions will focus attention on the key aspect of the soundness of the Core Strategy – some of these are likely to stimulate particular debate. The Core Strategy will be examined taking account of wider national initiatives particularly the Government's Plan for Growth.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. To keep Members informed.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. None

BACKGROUND

6. The examination stage is the penultimate step in finalising the Core Strategy before its adoption. The purpose of the examination is for a Planning Inspector to establish whether the plan is sound and legally compliant. The stage is marked by a series of hearings held in public when the Inspector presides over round table type discussions with the Councils and parties who have made representations. The Inspector sets the agenda for the hearings with specific questions on selected matters and issues. After the hearings the Inspector will write a report with recommendations that will be binding on the authorities.

EXAMINATION ARRANGEMENTS

7. A pre-hearings meeting was held on 17 May. At this our appointed Inspector, Richard Hollox, explained how the hearings would be run and the assisting administrative role of the Programme Officer, Tony Blackburn. Agreement was reached on the programme for the hearings. These start on 28 June and are scheduled to last 7 days until 12 July. The hearings will take place at the Gujarat Centre in South Meadow Lane, Preston. The hearings are open to the public so Members can attend as observers.

INSPECTOR'S MATTERS, ISSUES AND QUESTIONS

8. Based on the representations made, his own reading of the Core Strategy and our evidence used to inform the content of the Core Strategy the Inspector identifies which matters and issues are to be the subject of examination. The associated questions then seek to probe these topics in specific detail. Appendix 1 reproduces the matters, issues and questions set by the Inspector. Although all these are important a few are worth particular mention as these are likely to generate significant debate:
 - a. The approach to setting housing and employment land requirements bearing in mind regional and national policies
 - b. Whether the Core Strategy gives sufficient direction and scope to where development that is needed and can be brought forward
 - c. The economic viability of the affordable housing, infrastructure and climate change policies
 - d. Whether the Core Strategy is flexible enough to cope with changing circumstances and what contingencies can be put in place to help ensure its policies and proposals can be delivered

PLAN FOR GROWTH

9. On behalf of the Government the HM Treasury have produced 'The Plan for Growth'. This pulls together many recent announcements and initiatives that have been presented by Ministers and designed to stimulate economic growth across the country. The planning-related matters are listed in Appendix 2 along with their current status. Clearly it is uncertain at the moment which of these initiatives will be brought into force and in what form. Nevertheless the Inspector is asking all parties to the examination to give their views on how the Plan for Growth proposals might impinge on the Core Strategy.

REGIONAL SPATIAL STRATEGY UPDATE

10. Members will be aware that the Government intends to revoke each region's spatial strategy and abolish regional planning altogether. However this has not happened yet nor has the High Court action taken by Cala Homes been finally concluded (whilst the High Court has confirmed the materiality of the Government's intention to abolish regional planning policy, that decision is the subject of an extant appeal). Therefore our Inspector will need to consider whether the Core Strategy does generally conform with the North West Regional Spatial Strategy and if he concludes it materially varies from it whether there are appropriate local circumstances to justify this.

PROPOSED CHANGES

11. Proposed minor changes to the Core Strategy were agreed under delegated powers in March – Appendix 3. These have been put to the Inspector. They cover matters of clarification, updating and correction. Most were put forward to meet minor concerns of some representors. Because they do not go to soundness the Inspector is likely to endorse these changes. Further changes may be appropriate to improve the understanding and operation of the Strategy but it is not the role of the Inspector to make the plan 'more sound'. Therefore only further changes that are really necessary should be offered up by the Councils or other parties at this relatively late stage. The Inspector has asked those who have made housing representations to suggest alternative wordings for Policy 4 which proposed the housing requirement figures. Of course the Inspector might promote his own changes either during the examination hearings or present them as binding recommendations in his report.

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

Background Papers			
Document	Date	File	Place of Inspection
The Plan for Growth – HM Treasury	March 2011		www.centrallancashire.com

CENTRAL LANCASHIRE CORE STRATEGY – MATTERS, ISSUES AND QUESTIONS

INSPECTOR'S MATTERS, ISSUES & QUESTIONS FOR EXAMINATION AT THE HEARINGS

Tuesday 28 June 2011 at 10.00 am

The Councils' Opening Statement

Matter 1: Vision, Strategy, Objectives and Sustainability

Issue 1: Are the Core Strategy's proposals for sustainable growth deliverable, clear, sufficiently justified, effective and consistent with all relevant national policy?

- 1.1 Does the Core Strategy adequately set out the main characteristics of the area, its main problems and opportunities and the vision for it, and is there sufficient evidence to show why the chosen option/strategy was selected?
- 1.2 Is there a clear vision for the future pattern of development, especially the settlement hierarchy, and should the status of any settlement be changed?
- 1.3 Does the present status of the North West Regional Spatial Strategy have any implications for the Core Strategy, and how relevant is its survey material and policies for the Core Strategy?
- 1.4 Are the Core Strategy's proposals to deliver sustainable growth clearly articulated and adequately justified? In particular:
 - a) Has the identification of particular locations for growth been adequately justified?
 - b) Does the Core Strategy clearly and consistently set out what amount of development, in terms of number of units and definition of sites, will take place in the locations identified?
 - c) Where specific figures for housing numbers or employment floorspace have been identified in growth locations, are these adequately supported by the evidence base?

- d) Is the precision of the stated figures supported by the evidence base?
 - e) Does the Core Strategy sufficiently and clearly explain how specific proposals in growth locations will be carried forward in future development plan documents?
 - f) Does the Core Strategy set out a sustainable pattern of development which should reduce the need to travel, especially by car? Does it pay sufficient regard to cross-boundary movements?
- 1.5 What measures are being introduced, and how are they being funded, to improve the energy efficiency of the existing housing stock and thereby reduce fuel poverty? Should the Core Strategy include any relevant reference to this matter?
- 1.6 Does the Core Strategy have sufficient regard to the Merton Rule? What measures are required to ensure that, for example, all non-residential developments of more than 1,000 sq m and all housing schemes of 10 or more dwellings should secure at least 10% of their predicted energy requirements from on-site renewable energy equipment?
- 1.7 How realistic and achievable are the 24 Strategic Objectives set out on pages 36-37? For example, how realistic is the objective of improving the quality of existing housing especially where the stock is generally poor? And how realistic is the objective of ensuring the availability of appropriate education facilities and of addressing skills deficiencies?
- 1.8 Are the proposed measures to tackle climate change justified, effective and adequately in line with national policy in Planning Policy Statement 1 and its Planning and Climate Change Supplement? In particular:
- a) Does the Core Strategy set enough and sufficiently specific targets, for example in respect of sustainable building requirements?
 - b) Are the Core Strategy's climate change measures clear, effective and adequately justified?
- 1.9 In summary, does the Core Strategy sufficiently accord with Planning Policy Statement 1: Delivering Sustainable Development, and its Supplement, and does it convincingly demonstrate that sustainable development will be pursued in an integrated manner and in a changing global context?

Wednesday 29 June 2011 at 10.00 am

Matter 2: Infrastructure and Monitoring

Issue 2: Does the Core Strategy provide satisfactorily for the delivery of development, particularly its required infrastructure, and convincingly demonstrate adequate monitoring of its provision and measures designed to rectify any shortcomings?

- 2.1 Does Policy 2 suitably accord with national policy expressed in Circular 05/2005 Planning Obligations which refers to the negotiation of private agreements and the seeking of planning obligations?
- 2.2 Are the Councils "charging authorities" with regard to the Community Infrastructure Levy (CIL)? If not, are they likely to be so at some stage during the life of the Core Strategy, and what would be the implications for the provision of infrastructure?
- 2.3 What, precisely, is meant by the intended application in Policy 2 of a levy/tariff based upon standard charges as appropriate? Does this sufficiently accord with Circular 05/2005?
- 2.4 In respect of infrastructure requirements, has an appropriate balance been struck between the amount of detail set out in the Core Strategy and the supporting documents? What is the status of the Infrastructure Delivery Schedule?
- 2.5 To what extent are the policies and proposals of the Core Strategy aspirations rather than a deliverable, confidently funded plan of action? At a time of economic uncertainty, is the Core Document and the Infrastructure Delivery Schedule setting out false hopes? Should a greater note of caution be introduced at the start of the Core Strategy? Are all the targets realistic? In particular, how realistic is the year on year reduction of road traffic congestion?
- 2.6 Should there be targets relating to the improvement of the existing housing stock and schools but, if so, how realistic would they be?
- 2.7 In uncertain times, is the Core Strategy suitably flexible and, bearing in mind PPS 12 paragraph 4.46 and the Supplement to PPS 1 paragraph 34, does it adequately show how contingencies can be handled? Are the chosen indicators in the Performance Monitoring Framework realistic and adequate?
- 2.8 Do the Core Strategy's infrastructure requirements take appropriate account of the potential effects on development viability? And is too much reliance being placed upon planning obligations to finance infrastructure?

- 2.9 To what extent do the findings of the Water Cycle Study and the views of the Highways Agency on transport infrastructure accord with, or conflict with, a deliverable, confidently funded plan of action?
- 2.10 Are the Core Strategy's monitoring targets clearly expressed and adequately justified? Has the Core Strategy got justified, effective monitoring systems in place?
- 2.11 Does it pay sufficient attention to the future provision for sport and recreation?

Thursday 30 June 2011 at 10.00 am

Matter 3: Housing – General Needs, Deliverability, Density and Quality

Issue 3: Is the Core Strategy effective in meeting local housing needs, including the provision of an appropriate mix of housing of suitable quality and at suitable densities?

- 3.1 How reliable are the population forecasts and its structure, and how does the Core Strategy take account of the implications?
- 3.2 To what extent have landowners and developers been involved in the preparation of the Strategic Housing Land Availability Assessment (SHLAA)?
- 3.3 Does the 20% reduction in housing requirements (paragraph 8.13) during 2010-2012 or until such time as new local housing requirements are produced (when is that likely?), mean that the Core Strategy will have to be reviewed and possibly altered soon after its adoption? Does that give all relevant parties sufficient certainty about the Councils' intentions? What are the implications of the uncertainty about Growth Point funding, and to what extent should challenging economic circumstances be relied upon for this 20% reduction?
- 3.4 Does the identification and delivery of land for housing rely too much upon the adoption of the Site Allocations Development Plan Document? Is the Core Strategy sufficiently clear about the identification of deliverable sites for housing during the next 5 years, of developable sites for the subsequent 6-10 years and ideally for the remaining years of the plan period, or at least indicate broad locations during those years for future growth? And what average annual completions are assumed?
- 3.5 In view of the Ministerial statement about "garden grabbing", (see SD18 paragraphs 4 and 20) how realistic is the minimum of 70% of new dwellings being on previously-developed land (pdl)? And does this target apply throughout the plan period?
- 3.6 Is the distribution of new housing consistent with the overall strategy of sustainability?
- 3.7 Does the Council's evidence base identify a sufficient level of housing supply to meet and exceed expected requirements? For example:
 - a) Is it clear from the evidence how the housing land supply figures have been broken down into relevant components, and is this evidence base sufficiently up to date with particular regard to:
 - 1) Completions
 - 2) Commitments - extant planning permissions

- 3) existing development plan allocations that have not yet been implemented and remain available (excluding those with extant permissions)
- 4) housing supply anticipated to come from sites to be allocated in future DPDs (excluding those with extant permissions)
- 5) the potential of land that has not been identified as available through the local planning process ("windfall sites")? Do local circumstances justify any such allowance?

b) What, if at all, is the role of "windfalls"?

3.8 Where appropriate, has sufficient evidence been provided to demonstrate that identified sites are deliverable in terms of being available, suitable and achievable? Do the deliverable sites meet PPS 3 criteria of being available, suitable and achievable? What exactly, in the Core Strategy, is meant by deliverable and developable? Should there be a cross-reference to the SHLAA?

3.9 Does the Core Strategy support an adequate mix of housing sizes and types? In particular:

- a) Should explicit provision be made for the creation of larger houses to meet the particular needs of the area's diverse population groups?
- b) Does the Core Strategy make adequate provision for family housing? In any event, is the market working in this direction?
- c) Will the housing policies achieve a better quality of life for the Black and Minority Ethnic (BME) communities and, if so, how?
- d) Should there be any provision for car-free housing schemes?

3.10 What, precisely, are the wider regeneration initiatives as indicated for Leyland town centre, and is the Core Strategy sufficiently convincing about the Councils' promotion of good quality housing?

Friday 1 July 2011 at 10.00 am

Matter 4 (formerly Matter 7 in previous draft MIQs): Retail, Leisure, Entertainment and Culture

Issue 4: Whether the Core Strategy convincingly sets out the role of Preston City Centre, suitably protecting and enhancing its vitality and viability without serious detriment to other town centres

- 4.1 To what extent does the Core Strategy promote the vitality and viability of City, town and other centres as important places for communities, promoting the 3 matters set out in PPS 4 page 4 (new economic growth, competition and heritage)? How do the transport objectives and policies support that strategy, and to what extent has the sequential approach been applied to site selection (PPS 4 Policy EC5.2 a, b & c)?
- 4.2 To what extent do the employment policies and proposals for City and town centres accord with national policy in PPS 4 (especially policies EC3, EC4 and EC5) to promote the vitality and viability of town centres by promoting and enhancing existing centres by focusing development in them and encouraging a wide range of services in a good environment, accessible to all?
- 4.3 What is the capacity of existing centres to accommodate new town centre development, taking account of their role in the hierarchy?
- 4.4 What is the quantitative and qualitative need for additional floorspace for different types of retail and leisure developments, and how is this translated into the Core Strategy?
- 4.5 How certain is the further investment which the City Centre needs if it is to maintain and improve its overall performance?
- 4.6 Should the Core Strategy distinguish between primary and secondary frontages and set policies that make clear which uses will be permitted in such locations?
- 4.7 What are the present planning circumstances concerning the Tithebarn Regeneration Area, and how do they affect the Core Strategy's policies?
- 4.8 How certain is further investment in Chorley and Leyland centres?
- 4.9 Should some indication be given in the Core Strategy of the "scale appropriate to the retail hierarchy" of future retail and other town centre uses?
- 4.10 Do the Councils accept the recommendation that they should work with the Capitol Centre's owners to ensure that future development is managed and, if so, should this be mentioned in the Core Strategy?

4.11 Does the Core Strategy take sufficient account of on-line, mail order and tele-shopping?

Tuesday 5 July 2011 at 10.00 am

Matter 5 (formerly Matter 4 in previous draft MIQs):
Affordable Housing and Other Needs

Issue 5: Is the Core Strategy effective in meeting special housing needs, including for affordable homes and for gypsies and travellers?
In particular:

- 5.1 Is the Core Strategy's approach to affordable housing sufficiently justified? In particular:
- a) Have its provisions for affordable housing been subject to adequate viability testing? Can market housing developments support 30/35% of the dwellings being affordable? Are the thresholds of 5 and 15 dwellings realistic?
 - b) Would a better approach be to get as much affordable housing as possible on each site, taking account of all relevant circumstances particularly viability, ie a more focussed site-by-site approach? Or would a 2/3/4 way policy split, as recommended in the Housing Viability Assessment Final Reports (EB 10, 11 & 12), which "maximises provision opportunities in the higher value areas whilst not stifling development in the weakest sub-market locations", be better?
 - c) Should the Core Strategy set out an intended tenure split between intermediate and social rented and, if so, what should it be and how flexible should it be? Should it be sufficiently flexible, allowing for a good proportion of intermediate housing to increase the viability of certain schemes and hence possibly delivering more affordable homes in total?
 - d) What are the prospects of grant aid, and how might this affect viability and the consequent % of affordable homes and tenure mix?
 - e) Does the Core Strategy provide sufficient guidance on the application of viability testing on a site-by-site basis?
 - f) Is sufficient clarity provided about how affordable housing policies will be carried forward into other development plan documents?
- 5.2 In summary, is there sufficient evidence to demonstrate that the Core Strategy's affordable housing policies and targets are realistic? What is the prospect of achieving an annual 1,779 affordable dwellings (EB20 paragraph 13.1.6)?
- 5.3 Does the Core Strategy provide satisfactorily for the needs of Gypsies, Travellers and Travelling Showpeople? In particular, what level of provision should be made, how should it be assessed, is the Core Strategy's criteria-based policy sufficiently rigorous or too demanding?

Tuesday 5 July 2011 at 2 pm

**Matter 6 (formerly Matter 5 in previous draft MIQs):
The Built and Natural Environment**

Issue 6: Does the Core Strategy provide sufficient protection, preservation and enhancement of the built and natural environment and introduce measures of sufficient force to mitigate any potentially adverse effects upon these interests?

- 6.1 Does the Core Strategy pay sufficient attention to heritage assets, including Listed Buildings, Conservation Areas and Registered Parks and Gardens? Does it convincingly demonstrate the Councils' intention to protect and enhance these interests? Does it set out a positive, proactive strategy for the conservation and enjoyment of the historic environment (PPS 5 paragraph HE3.1)? Does it consider the qualities and local distinctiveness of the historic environment (paragraph HE3.4)?
- 6.2 Does the Core Strategy convincingly set out how the historic, archaeological and architectural heritage of centres will be conserved and, where appropriate, enhanced to provide a sense of place and a focus for the community and for civic activity?
- 6.3 Does the policy approach for growth locations pay adequate attention to any potential impact upon the historic environment?
- 6.4 Does the Core Strategy adequately encourage new uses for vacant or derelict buildings, including historic buildings?
- 6.5 Does the Core Strategy make sufficient reference to the protection and enhancement of biodiversity and the natural environment, including good quality agricultural land?
- 6.6 Should there be a policy, or at least a more explicit supporting text, for the protection of the Green Belt? For example, should it something along the following lines: "There is a general presumption against inappropriate development in the Green Belt, and the very special circumstances needed to justify inappropriate development within it will not exist unless the harm, by reason of inappropriateness and any other harm, is clearly outweighed by other considerations".
- 6.7 What is the relationship between Green Belt designation, Safeguarded Land, Areas of Separation, Major Open Space and more general policies for the protection of the countryside? Is it necessary to have this number of layers of protection?
- 6.8 Does the Core Strategy make adequate reference to flood risk and accord with national policy in Planning Policy Statement 25 concerning minimum requirements for the appraisal, management and reduction of flood risk?

6.9 Is the site of the Battle of Preston (1648) a heritage asset which the Core Strategy should acknowledge? Is it a Registered Battlefield?

Wednesday 6 July 2011 at 10.00 am

Matter 7 (formerly Matter 6 in previous draft MIQs): Employment and Economic Development

Issue 7: Is the Core Strategy's approach to economic development and the protection of employment land clearly articulated, sufficiently justified and in line with national policy?

- 7.1 Can the Core Strategy take sufficient account of the Chancellor's 2011 Budget proposals to help the economy, including the "Plan for Growth", and the Written Ministerial Statement "Planning for Growth"? How material are these considerations for Central Lancashire?
- 7.2 Is the Core Strategy's stance on employment land protection clearly defined and adequately justified? In particular:
 - a) Has the assessment required by PPS 4 Policy EC1.3 (b & d) been sufficiently rigorously carried out in respect of the existing and future supply of land available for economic development – including a reassessment of existing site allocations?
 - b) What is the justification and what are the assumptions for the expected loss of employment land in Chorley (24 ha), Preston (11 ha) and South Ribble (35 ha) during 2009-2026, and does the Core Strategy adequately protect existing employment land?
- 7.3 Does the Core Strategy provide clear guidance on the acceptability (or otherwise) of housing development on sites currently used or allocated for employment? If not, how could this be better clarified?
- 7.4 Are the policy approaches for the Employment Sites for Regionally Significant Developments adequately justified and in line with national policy in PPS 4? In particular, do the policies and proposals accord with the sequential approach required by PPS 4 Policy EC5.2 and EC5.3?
- 7.5 Are the designated locations and indicated boundaries of the employment areas adequately justified as far as they can be in a Core Strategy? What is the rationale of the boundaries indicated at Appendix B?
- 7.6 Is the estimated need for 501 ha of employment land 2009-2026 fully justified? Should it be more or less? To what extent is previously-developed land prioritised, and how would the extent and distribution of this need complement a sustainable transport system?
- 7.7 Do the Core Strategy's employment policies provide clear guidance about what uses would be acceptable in principle in designated locations?
- 7.8 For economic development in rural areas, does the Core Strategy satisfactorily identify local centres and ensure that most new development will be located in or on the edge of existing settlements where employment, housing, services and other facilities can be provided close together, and suitably accord with the other aspects of PPS 4 Policy EC6?

- 7.9 Does the Core Strategy provide sufficient planning for tourism in the rural areas (PPS 4 Policy EC7)?
- 7.10 Does it take sufficient account of the increasing trend towards working at/from home?

Tuesday 12 July 2011 at 10.00 am

Matter 8: Other Locations and Sites and any other considerations

Issue 8: Whether the Core Strategy should allocate or identify any land for residential and/or other development in addition to, or instead of, that which it proposes

- 8.1 Bearing in mind the objective of achieving sustainable development, what would be the advantages and disadvantages of promoting development at:
- a) Higher Bartle, including land between Lightfoot Lane and the M55 Motorway.
 - b) Park Hall/Camelot
 - c) Pickering's Farm
 - d) The Former Whittingham Hospital
 - e) Lostock Hall Gasworks
 - f) Longridge
 - g) Charnock Richard
- 8.2 Should the Core Strategy pay more attention to minerals and waste matters, including sterilisation of land and instability?
- 8.3 Any other matters.

Tony Blackburn

19 May 2011

Appendix 2

KEY POINTS WITHIN 'THE PLAN FOR GROWTH' AND HOW THE CORE STRATEGY CURRENTLY ACCORDS

Proposed measure in 'The Plan for Growth'	Status	Role within Core Strategy
Sustainable economic growth/ job creation and a presumption in favour of sustainable development	There already exists a presumption in favour of sustainable development in PPS1 and represented through the Core Strategy.	Policies 1, 4, 9, 10, 11, 12 and 13 set out the authorities' response to support growth.
Neighbourhood plans and order by business.	Is being set through the Localism Bill.	Not relevant to the Core Strategy
Pilot A Land auctions model.	Not yet in consultation stage.	Not relevant to the Core Strategy
Community Infrastructure Levy – economic viability of rates	Already exists.	Policy 2/ Implementation Plan and future Draft Charging Schedule.
Removal of national targets for Previously Developed Land (PDL).	Not yet in consultation stage.	Local evidence supports a 70% PDL target in Central Lancashire
Amendments to change of use – main one making it easier to develop residential on commercial sites i.e. no pp needed for change of use from B class to C3.	Current consultation underway.	Policy 10 sets out a series of criteria to protect employment sites and premises and further criteria on how to assess whether sites and premises are no longer suitable for employment use and would be more suited to a non employment use such as housing.
12 month guarantee to process all planning applications. Targets for applications/ presented by DCLG.	Not yet formalised.	A development management issue.
Fast track planning process for major infrastructure/ securing investment in infrastructure seen as essential in delivering economic growth/ Major Infrastructure Planning Unit/ Planning Inspectorate to take on the responsibility for Major Infrastructure.	Not yet formalised.	Policy 2 sets out the authorities' approach to Infrastructure / A development management issue.
Duty to co-operate – work with neighbouring authorities/ planned for sub-national infrastructure - LEP's will assist in this aspect.	Is being set through the Localism Bill.	Ongoing work with neighbouring authorities already exists. Core Strategy has taken account of cross boundary issues and remains in contact with neighbouring authorities.



Local Development Framework

Central Lancashire Core Strategy

Proposed Minor Changes

March 2011



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The attached schedule lists, in Core Strategy page order, the proposed Minor Changes that the Councils have approved for submission and consideration by the Inspector appointed to examine the Core Strategy. These changes are only proposals, they will only take effect if the Inspector approves them having considered the representations, the evidence and any additional matters raised as part of the examination process. Most of the proposed Minor Changes are put forward in response to the representations made at the Publication deposit stage. In these cases the representor numbers are given in the third column. A few of the Minor Changes correct remaining errors in the Core Strategy.

Proposed Minor Changes to the Central Lancashire Core Strategy – Approved 23 March 2011

(Note: Proposed new text is shown underlined, text to be deleted struck through)

Reference	Proposed Minor Change	Respondent(s)
MC1	After the final bullet point in paragraph 1.12, page 12, add: <ul style="list-style-type: none"> <u>'In addition, a PPG 17 Open Space Audit Study is shortly to be published and Playing Pitch Strategy work will be commissioned across Central Lancashire to inform Site Allocations work.'</u> 	32
MC2	Amend the end of paragraph 1.19, page 13, to read: <i>'.....places where people want to <u>visit</u>, live and work'.</i>	45
MC3	Amend fifth sentence of paragraph 1.26, page 14, to read: <i>'This is the Ribble & Alt Estuaries Special Protection Area <u>and Ramsar Site...</u>'</i>	31
MC4	Amend Figure 4, page 19: <i>Add <u>Bury</u> to the red blob without a name. Make font for <u>Nantwich</u> the same as for the other text. Add <u>Warrington, Blackburn, Chorley and Leyland</u>.</i>	-
MC5	Amend Figure 7, page 28: <i>Distinguish <u>Ribble Coast and Wetlands</u> as a <u>Regional Park</u> designation. Remove Brockholes Country Park</i>	31
MC6	Add a sentence to the end of paragraph. 3.10, page 30: <i><u>'Within the built up areas of Preston, South Ribble and Chorley, there are significant green spaces which greatly add to the character, amenity, recreational opportunities and biodiversity of these places.'</u></i>	21

MC7	Amend Strategic Objectives table, page 36: <i>SO5: Line 4: correct spelling of <u>infrastructure</u></i>	-
MC8	Amend Strategic Objective, page 38: <i>SO1, second line: correct character spacing in <u>Lancashire</u></i>	-
MC9	Amend third sentence of paragraph 5.14, page 41: <i>'...the area's environmental and social assets <u>(these include the landscape, biodiversity, air and water quality, school and health provision)</u>.</i>	21
MC10	Amend paragraph 5.20, page 42, to read: <i>'The following table shows the approximate distribution of housing development in Central Lancashire up to 2026, including the Strategic Sites and Locations. <u>This is a predicted distribution based on the potential for housing development in each place, and not proportions that are required to be met.</u> Within the table, 15% of the total dwellings proposed in the Preston/South Ribble urban area <u>are predicted to</u> will be developed at Strategic Sites and Locations. Altogether, 25% of the dwellings proposed in the Core Strategy <u>are predicted to</u> will be developed at Strategic Sites and Locations.'</i>	65, 66, 70, 74, 95
MC11	Amend the third sentence of paragraph 5.31, page 44, to read: <i>'The site was acquired by English Partnerships <u>The Commission for New Towns as part of the portfolio of Central Lancashire New Town Assets</u> (now the.....'</i>	122L
MC12	Delete paragraph 5.38, page 45, and renumber remaining paragraphs.	67
MC13	Amend first sentence in paragraph 5.41, page 46, to provide a more accurate floorspace figure: <i>'... by the City Council for over <u>175,000</u> 400,000 sq. m of new grade A office development.....'</i>	-

MC14	<p>Add at the end of paragraph 6.8, page 52:</p> <p><u><i>'Policy 2 covers all physical, social and green forms of infrastructure provision.'</i></u></p>	21, 30, 32, 57, 58, 59
MC15	<p>Add a new sentence to the end of paragraph 7.1, page 55, to read:</p> <p><u><i>'This includes enabling the use of alternative fuels for transport purposes such as electric vehicle charging stations'</i></u></p> <p>Add a new clause (i) to Policy 3, page 63, to read:</p> <p><u><i>'i Enabling the use of alternative fuels for transport purposes'</i></u></p>	31
MC16	<p>Add to the end of paragraph 7.5, page 57, a new sentence to read:</p> <p><u><i>'Measures to make communities aware of the road safety benefits of driving below 20mph in residential areas should also be pursued'</i></u></p>	88
MC17	<p>Add additional sentence to the end of paragraph 7.9 , page 58, to read:</p> <p><u><i>'Central Lancashire is also well placed to benefit from the proposed 'Northern Hub' rail improvements across the North of England.'</i></u></p>	110
MC18	<p>Add to the final sentence of paragraph 7.15, page 60:</p> <p><u><i>'....could reduce congestion, and Quiet Zones should improve environmental conditions for residents living close to busy roads.'</i></u></p> <p>Add text to Policy 3 (g), page 63, to read:</p> <p><u><i>'(g)iv pursuing Quiet Zones'</i></u></p>	5
MC19	<p>Add a new paragraph after 7.19, page 60, to read:</p> <p><u><i>'Implementation'</i></u></p>	30

	<u>7.20 The funding of initiatives proposed in Policy 3 will partly be derived from developer contributions through the proposals set out in Policy 2.'</u>	
MC20	<p>Amend Policy 3, page 62, to read:</p> <p>'(b)ii safe and secure urban and rural footways and paths <u>(including canal towpaths)</u> linking.....</p> <p>(c)i completing the Central Lancashire Cycle Network of off-road routes <u>(including canal towpaths)</u> and supplementing.....'</p>	124L
MC21	<p>Alter the following paragraphs:</p> <p>8.7, page 66, adding after the fourth sentence text to read:</p> <p><u>'The more recent 2008-based household projections (released in November 2010) are lower than the 2006-based ones.'</u></p> <p>8.9, page 66, continuing the last sentence to read:</p> <p><u>'...but it is probable that more (as yet unidentified) brownfield sites will become available for development during that time'.</u></p> <p>8.12, page 68, redrafting to read:</p> <p><u>'It is appropriate for local planning authorities to be flexible in providing for the delivery of new housing especially given the vagaries of the economy and the housing market. National policy (Planning Policy Statement 3) allows a <u>monitoring 'tolerance'</u> for construction rates to be within plus or minus 20% of the provision requirement figure <u>before this would trigger the need to take corrective action (such as change the phasing of uncommitted development sites) to aim to bring house building rates back in line with what is required. Although this approach was not intended to lead to changes to requirement figures themselves it is prudent given the exceptional current economic circumstances and considerable uncertainties it is prudent to apply requirement figures that are 20% below those in the RSS as an interim measure. This</u></u></p>	12, 13, 23, 30, 33, 47, 48, 51, 53, 55, 57, 58, 59, 61, 63, 65, 66, 68, 70, 71, 72, 74, 77, 88, 89, 94, 95, 96, 97, 99, 100, 101, 102, 106, 107, 108, 109, 112, 121L, 123L

	<p>reduction would align closely with the Interim Draft RSS figures produced in 2005, which were not favoured at the time because of the strength of the local economy.'</p> <p>8.14, page 69, add at the end the following:</p> <p><u>'Over this longer term it is appropriate to monitor the performance of house building rates over rolling three year periods as it is normal for construction activity to fluctuate from one year to the next both in terms of overall numbers of units built and the respective proportions on green and brownfield sites. This is where phasing policies in Site Allocations Development Plan Documents can be used (triggered by the normal operation of the +/- 20% tolerance range) to help bring forward or hold back uncommitted developments to achieve a better match of actual performance to that required. However care must at all times be exercised to ensure such adjustments do not adversely affect housing markets by exacerbating affordability problems.'</u></p> <p>8.15, page 69, alter the last sentence to read:</p> <p><i>'...land both in terms of past performance and likely future trends (derived from the <u>SHLAA evidence</u>) the 70% target is still achievable.'</i></p>	
MC22	<p>Amend Policy 7 (b), page 76, to read:</p> <p>'(b).....although on all <u>rural</u> exception sites.....'</p> <p>Rural exception sites are defined in the Glossary. These include sites within Policy 1(f) settlements.</p>	96
MC23	<p>Amend last sentence of paragraph 8.46, page 77, to read:</p> <p>'The Core Strategy may include a policy on how <u>Policy 8 indicates how</u> planning applications will be dealt with in relation to <u>for Gypsy and Traveller and Travelling Showpeople pitches.'</u></p>	-
MC24	<p>Amend paragraph 9.3, page 82, second sentence to refer to correct date:</p> <p><i>'This finding is backed up by the Lancashire Town Centre Office Study 2007 <u>2008</u>'</i></p>	-

MC25	<p>Amend the final sentence of paragraph 9.38, page 91, to read:</p> <p><i>'Some local producers, especially livestock and poultry farmers, will <u>may</u> change from intensive farming ...'</i></p>	36
MC26	<p>Change first sentence of last paragraph of Policy 13, page 93, to read:</p> <p><i>'In all cases, proposals will be required to show good siting and design so as to minimise in order to conserve and where possible enhance the character and quality of the landscape impact without undermining the purposes of the Green Belt, and the functioning of the network of Green Infrastructure and <u>functioning of ecological frameworks.</u></i></p>	21
MC27	<p>Amend paragraph 9.46, page 94, to add at the end:</p> <p><i><u>'PPG17 affords protection to school sites which include sports facilities'</u></i></p>	32
MC28	<p>Amend paragraph 10.6, page 100, to read:</p> <p><i>'Central Lancashire has over 1,000 Listed Buildings, 26 Conservation Areas, 17 Scheduled Ancient Monuments and 13 Parks and Gardens of Historical Interest. In addition there are heritage assets of local interest that merit protection. <u>As well as these nationally designated heritage assets the Lancashire Historic Environment Record lists over 3,500 other known assets, some of which are of particular local interest and merit increased protection by means of a Local List.</u></i></p>	88
MC29	<p>Amend Policy 16, page 100, to read:</p> <p><i>'Protect and seek opportunities to enhance heritage assets, <u>their historic environment and settings</u> by:</i></p> <p>a) <i>Safeguarding heritage assets from inappropriate development <u>that would cause harm to the heritage significances.</u></i></p>	111

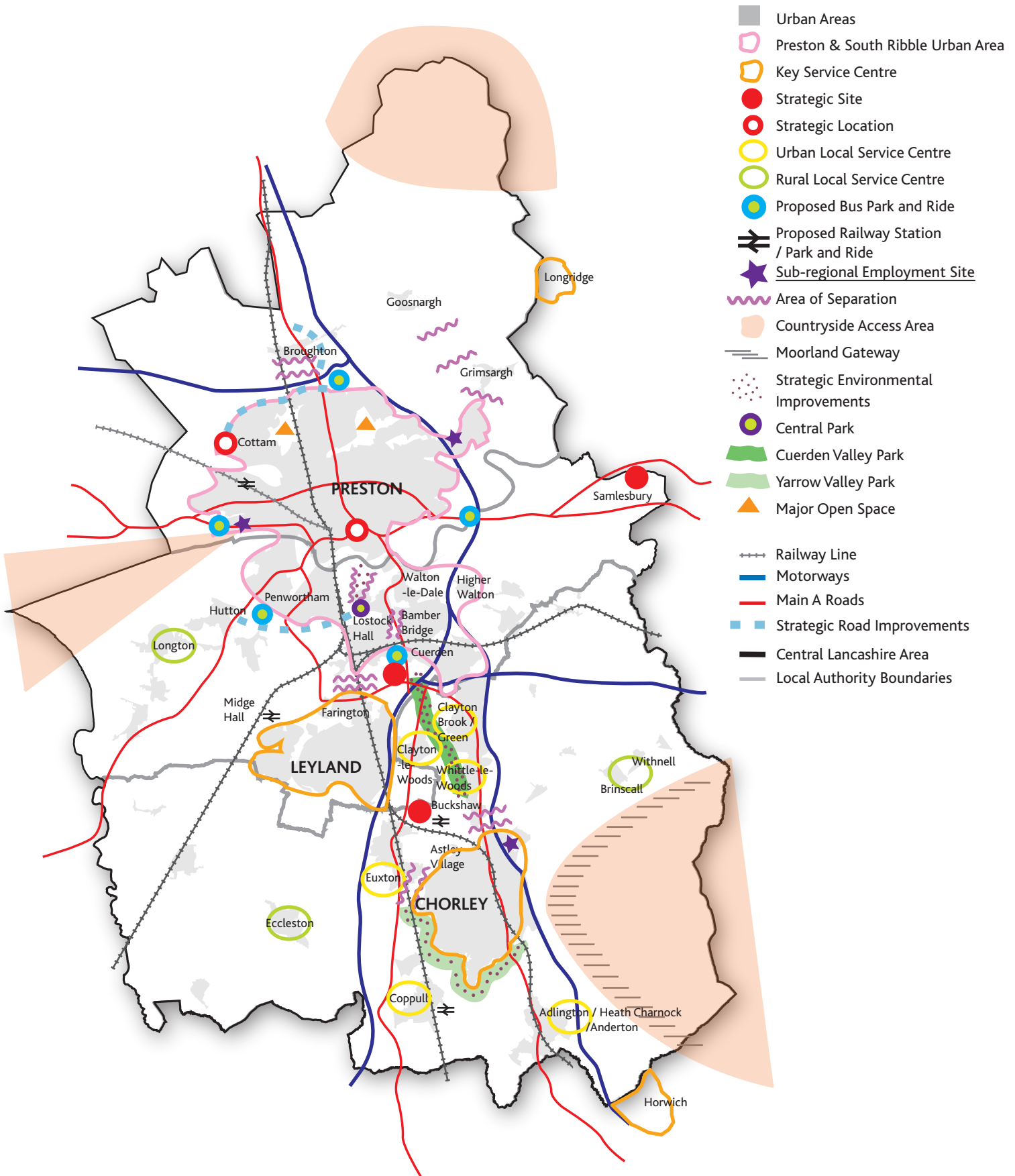
MC30	<p>Amend end of clause (b) of Policy 16, page 100, to read:</p> <p><i>'...are recognised as being in poor condition, <u>or at risk.</u></i></p>	88
MC31	<p>Change Policy 17 (g), page 102 to read:</p> <p><i>' ... landscape features and natural assets, <u>habitat creation</u>, providing open space ...'</i></p>	21
MC32	<p>Amend Policy 17(k), page 102 to read (also close gap in text):</p> <p><i>'(k) promoting designs that will be adaptable to climate change, and <u>adopting</u> principles of sustainable construction'</i></p>	-
MC33	<p>Amend Policy 17(l), page 102, to read:</p> <p><i>'(l) achieving Building for Life rating of 'Good' or 'Very Good' <u>'Silver or Gold'</u> for new residential developments.'</i></p>	122L
MC34	<p>Add an additional clause (m) to Policy 17, page 102, to read:</p> <p><i><u>'(m) ensuring that contaminated land, land stability and other risks associated with coal mining are considered and, where necessary, addressed through appropriate remediation and mitigation measures.'</u></i></p> <p>Amend paragraph 12.28, page 132, by adding at the end an additional sentence to read:</p> <p><i><u>'However hazards in relation to old mine workings may still exist so it is appropriate to address these if they arise.'</u></i></p> <p>Move paragraph 12.28 to after paragraph 10.8.</p>	91

MC35	<p>Amend the end of the first sentence of paragraph 10.11, page 103, to read:</p> <p><i>'... species fragmentation and isolation <u>(in line with the wider requirements and importance of Ecological Networks)</u>. In addition ...'</i></p>	88
MC36	<p>Amend paragraph 10.15, page 107, to read:</p> <p><i>'... of the adjoining neighbourhoods <u>and help protect Central Lancashire as a place with room to breathe'</u></i></p>	112
MC37	<p>Amend paragraph 10.16, page 108, to read:</p> <p><i>' The Ribble Coast and Wetlands Regional Park <u>(Ribble and Alt Estuaries)</u> is recognised as a potential National Nature Reserve ...'</i></p> <p>Paragraph 10.21, page 110, to read:</p> <p><i>'Within Central Lancashire there exist elements of the entire hierarchy of designations. At the international <u>European level is the Ribble and Alt Estuaries are designated as a Special Protection Area (SPA) for birds, a Ramsar International wetland, a National Nature Reserve and a Site of Special Scientific Interest (SSSI)</u>. There are significant areas of European Directive Priority Habitats (mainly saltmarsh and active blanket bog). The area also contains many regional and locally designated sites including several hundred Biological Heritage Sites (BHSs) and a number of Local Nature Reserves. Central Lancashire is home to various protected animals and plant species; identified through <u>Biodiversity Action Plans set out management strategies for their conservation, maintenance and enhancement</u>. There are also 17 Geological Heritage Sites in the plan area.'</i></p>	31
MC38	<p>Amend the last sentence of paragraph 10.17, page 109, to read:</p> <p><i>'... with the former Countryside Agency <u>and the Lancashire Historic Landscape Characterisation</u> identified a broad range of ...'</i></p>	111
MC39	<p>Amend Policy 22(b), page 111, to read:</p> <p><i>'Seeking opportunities to <u>conserve, enhance and expand ecological networks</u>'.</i></p>	67

MC40	Amend SO18, page 112 and page 37, to delete the word 'urban' : By doing this, rural deprivation may be brought under the scope of the objective.	89
MC41	Amend final sentence of paragraph 11.12, page 116, to read: <i>'For the purposes of Policy 23, strategic developments <u>proposals</u> are defined as those occurring within the Strategic Sites and Locations identified in Policy 1 requiring an Environmental Impact Assessment.'</i> Amend clause (d) of Policy 23, page 117, to read: <i>'Requiring Health Impact Assessment on all <u>strategic</u> development proposals...'</i>	51
MC42	Change first sentence paragraph 11.15, page 119, to read: <i>'Community facilities, such as village shops, community centres, <u>places of worship</u> and health facilities act as the focus of community activity and contribute towards community cohesion'.</i>	3
MC43	Amend paragraph 11.20, page 120, last sentence: <i>Issues of road safety – particularly <u>the reduction of</u> reducing accidents involving pedestrians and cyclists.....'</i>	-
MC44	Insert after the second sentence of paragraph 12.7, page 124, to read: <i><u>'The Code for Sustainable Homes and the BREEAM standards apply to all relevant schemes as set out in Policy 27 irrespective of their scale. The requirement to meet the higher than national minimum Code Level and all other provisions of Policy 27 All developments of 5 or more dwellings or non residential units of 500 sq metres of floorspace should comply with Policy 27 will apply unless the applicant can demonstrate ...'</u></i>	-
MC45	Delete from paragraph 12.11, page 125, the second sentence that refers to Policy 17: <i>'This is dealt with in Policy 17.'</i>	69
MC46	Amend Policy 27(b), page 126, to use correct expression:	-

	<i>'(b)and implemented to reduce the carbon <u>dioxide</u> emissions....'</i>	
MC47	Amend Policy 29(d), page 130, to read: <i>'Appraising, managing and reducing flood risk in all new developments, avoiding <u>inappropriate</u> development in <u>high</u> flood risk areas wherever possible and appropriate particularly in vulnerable parts of Croston, Penwortham, Walton-le-Dale and southwest Preston.</i>	54
MC48	Add to the Glossary, starting on page 136, the following definitions: <i>'Best Urban</i> Good quality relatively unconstrained employment sites suitable for local or incoming clients with a national/regional choice of locations.' <i>'Good Urban</i> Employment sites which may be subject to some constraints but with potential to be suitable for inward investors and / or locally-based businesses.'	60
MC49	Add all sub-regionally significant employment sites (in Policy 9 (d)) to Key Diagram (<u><i>Preston East/Millennium City Park, Riversway and Botany/Great Knowley.</i></u>)	11, 14
MC50	Amend Key Diagram to correct cartographic error in showing correct line for <u>Penwortham Bypass</u> and <u>Park and Ride</u> site.	-
MC51	Amend Key Diagram to correct cartographic error in showing correct line for Broughton Bypass.	-

Figure 19: Key Diagram (with proposed Minor Changes)



- Urban Areas
- ◊ Preston & South Ribble Urban Area
- ◊ Key Service Centre
- Strategic Site
- ◉ Strategic Location
- ◊ Urban Local Service Centre
- ◊ Rural Local Service Centre
- Proposed Bus Park and Ride
- ≡ Proposed Railway Station / Park and Ride
- ★ Sub-regional Employment Site
- ~ Area of Separation
- ◊ Countryside Access Area
- ≡ Moorland Gateway
- ◉ Strategic Environmental Improvements
- Central Park
- Cuerden Valley Park
- Yarrow Valley Park
- ▲ Major Open Space
- Railway Line
- Motorways
- Main A Roads
- Strategic Road Improvements
- Central Lancashire Area
- Local Authority Boundaries