



Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	26 th March 2014

CORE STRATEGY MONITORING REPORT 2012/13

PURPOSE OF REPORT

1. To update Members on the latest Core Strategy Monitoring Report (MR).

RECOMMENDATION(S)

2. That the report be noted and Members accept that there is no need for an early review of the Core Strategy.

EXECUTIVE SUMMARY OF REPORT

3. The Core Strategy MR covers the period from April 2012 to March 2013. Monitoring policy implementation is achieved by reporting against a broad range of indicators taken from the Central Lancashire Core Strategy monitoring framework. Taken together the indicators provide a comprehensive evidence base on which to inform policy implementation, delivery and review.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. To ensure effective Core Strategy policy monitoring.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. None.

BACKGROUND

6. The Core Strategy MR covers the period from April 2012 to March 2013. Monitoring policy implementation is achieved by reporting against a broad range of indicators taken from the Central Lancashire Core Strategy monitoring framework. Taken together the indicators provide a comprehensive evidence base on which to inform policy implementation, delivery and review.
7. The Central Lancashire Core Strategy was found sound on 7th June 2012 and adopted in July 2012. The MR reports on the range of indicators taken from the Central Lancashire Core Strategy monitoring framework for the first time. The MR is attached at Appendix 1.

MAIN FINDINGS

8. The main findings of the report are highlighted below:

9. Homes for All

During the monitoring year 1,008 dwellings were completed in Central Lancashire, 333 units below the target of 1,341. Whilst the district target was exceeded in Chorley, there was a significant shortfall of completions in South Ribble and Preston. The proportion of new homes built in the Preston/South Ribble Urban area (21%) was significantly below that predicted by the Core Strategy (48%). The number of dwellings completed during recent years is shown below for each Central Lancashire authority:

Chorley (net) dwelling completions, 2010 to 2013

Plan Period	Delivered	Target	Surplus/Deficit
April 2010 – March 2011	527	417	110
April 2011 – March 2012	552	417	135
April 2012 – March 2013	638	417	221

S.Ribble (net) dwelling completions, 2010 to 2013

Plan Period	Delivered	Target	Surplus/Deficit
April 2010 – March 2011	221	417	-196
April 2011 – March 2012	170	417	-247
April 2012 – March 2013	168	417	-249

Preston (net) dwelling completions, 2010 to 2013

Plan Period	Delivered	Target	Surplus/Deficit
April 2010 – March 2011	127	507	-380
April 2011 – March 2012	265	507	-242
April 2012 – March 2013	202	507	-305

Central Lancashire Total (net) dwelling completions, 2010 to 2013

Plan Period	Delivered	Target	Surplus/Deficit
April 2010 – March 2011	875	1,341	-466
April 2011 – March 2012	987	1,341	-354
April 2012 – March 2013	1,008	1,341	-333

10. The Preston, South Ribble and Lancashire City Deal, agreed with government in September 2013, will help to improve future housing delivery across the City Deal area and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the next 10 years.
11. Core Strategy policy 7 requires market housing schemes to deliver affordable housing as on-site provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability. The definition of 'affordable housing' also includes shared equity products (for example Homebuy) that are agreed after planning consent has been granted – therefore, net dwelling completion figures and affordable housing completions are not comparable. During the year a total of 289 affordable dwellings have

been delivered across Central Lancashire consisting of 40 in South Ribble, 183 in Chorley and 66 in Preston. Together this exceeded the Core Strategy target of 126.

12. Delivering Economic Prosperity

Since 2010 employment land take-up has fallen significantly below the Core Strategy target. Steps have been taken to manage the delivery of employment land in order to promote development. In Chorley this includes the production of the Economic Regeneration Strategy and the development of an Inward Investment Plan which aims to promote and increase inward investment in Chorley. In addition, the Preston, South Ribble and Lancashire City Deal aims to create 20,000 new jobs across the City Deal area over the next 10 years.

13. In terms of education and skills monitoring the Core Strategy aims to achieve a better or equal performance than the regional average. According to recent statistics a higher proportion of the working-age population in Central Lancashire are qualified to NVQ level 4 or higher than the region as a whole.

14. Health & Wellbeing and Biodiversity

The Core Strategy aims to avoid the unmitigated loss of sport, recreation and informal open space across Central Lancashire. During the year a total of 0.67 hectares of open space on three sites was lost to other uses in Chorley. In all cases it was considered that the loss of open space would not have a detrimental impact and complied with the Central Lancashire Open Space and Playing Pitch SPD. In addition, contributions were secured for the improvement of other existing open space. Similarly in Preston, approximately 2.40ha of private amenity greenspace were lost to a single, new residential development. However, the value of this open space was limited as there was no public access to it and it did not feature in the audit of open space. 0.82ha of accessible open space was provided as part of the new development.

15. The Core Strategy seeks to protect areas of biodiversity importance across Central Lancashire. During the year there was no change in the area of biodiversity importance and work has begun, with the help of the Lancashire Wildlife Trust, to produce a Central Lancashire Biodiversity SPD which will set out how the biological assets across Central Lancashire will be conserved and protected. This will include the identification and protection of 'ecological networks' to link sites of biodiversity importance.

NEXT STEPS

16. The results of the MR set out above indicate that, although we are below target on housing and employment delivery, mechanisms have been put in place to secure and deliver such development in the near future. We are committed to taking a longer-term view of monitoring information to provide an adequate impression of trends over time (at least a 3 year period).
17. The MR will continue to monitor Core Strategy indicators on an annual basis so as to provide consistency and continuity to the monitoring process and to allow for trend analysis, and will provide a comprehensive evidence base on which to inform policy development/review in the future.
18. Significant permissions for housing development have been granted since April 2013 which are not captured in this monitoring report. There is every likelihood that there will be positive impacts from City Deal which are expected to positively impact on housing completions and employment land take-up in South Ribble and Preston. As CIL only came into force in

September, its impact will not be captured until the 2013/14/15 monitoring reports, but early indications are that it is not significantly delaying applications coming forward. In addition, all three Councils are currently progressing their Local Plans to adoption which has significant resource implications. Accordingly, an early review of the Core Strategy is not recommended at the current time.

Report Author	Ext	Date	Doc ID
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