

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09/10/07

SAVED LOCAL PLAN POLICIES

PURPOSE OF REPORT

- To set out which policies in the Chorley Borough Local Plan Review have been saved and the implications for those policy areas now not covered by saved policies.

RECOMMENDATION

- That the report be noted.

EXECUTIVE SUMMARY OF REPORT

- Nationally adopted Local Plan policies were automatically saved for three years following the introduction of the Local Development Framework process. The Government has recently informed the Council which of the policies in the Chorley Borough Local Plan Review are now saved indefinitely. The result is that most policies are so saved including unimplemented development allocations. In other policy areas reliance will be placed solely on national and regional policies, particularly when determining planning applications.

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the central Lancashire sub region	3	Improved access to public services	
Improving equality of opportunity and life chance		Develop the character and feel of Chorley as a good place to live	3
Involving People in their Communities		Ensure Chorley is a performing Organisation	

BACKGROUND

- When the Parliamentary Act establishing the Local Development Framework process came into force (27 September 2004) already adopted local plan policies were automatically saved for three years. It is likely that such a time period was chosen because the Government thought at the time that within this three year period most if not all local plan policies would be superseded or replaced by new Local Development Framework policies. Nearly everywhere across England this is not the case so a process of applying to save local plan policies indefinitely was brought in.

- In March this year your Officers applied to save 121 of the 156 Chorley Borough Local Plan Review policies. Following the guidance issued at the time policies were now fully covered by national or regional policies or were otherwise superseded or redundant were not sought to be saved.

OUTCOME

- The Secretary of State has issued a Direction for each English local planning authority setting out which local plan policies are saved. In Chorley all those policies we sought to be saved have been. This is a surprising outcome as the Government has been seeking through the Local Development Framework process and more explicit national planning policies that the number of local policies should be reduced. It is clear from the attached letter (Appendix 1) which accompanied the Direction that this is still the Government's intention but that a pragmatic decision has been taken to avoid a policy vacuum and ensure continuity particularly in terms of development land supply.
- Some of the saved Chorley policies are out of conformity with the Joint Lancashire Structure Plan. In such cases the latter still takes precedence until the emerging Regional Spatial Strategy comes to supersede Structure Plans. Similarly other saved local plan policies will diminish in relevance as new regional policies are firmed up and as new national policy is issued. However at least for the time being a comprehensive set of local policies remain in force and will be useable.

IMPLICATIONS IN RESPECT OF POLICIES NOT SAVED

- Appendix 2 lists the Local Plan policies that have not been saved. These relate to policy areas which are either fully covered by national policies (and in some instances also backed up by regional policies) or are no longer relevant in other respects. Some are covered by other regulations or circulars (eg advertisement control, agricultural workers dwellings), have been fully implemented (eg Chorley Interchange) or are otherwise no longer applicable. On matters not covered by local policies reliance will be placed on national and regional policies and these will be cited in Committee and delegated planning application reports and appeals.
- Information on which policies are no longer saved and the implications is now inserted into all local plans that are sold and a similar note has been added to the relevant page of the Council's website.

IMPLICATIONS OF REPORT

- This report has no implications in the following areas:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal			

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CORPORATE DIRECTOR (BUSINESS)

Background Papers			
Document	Date	File	Place of Inspection
Application document to Save Local Plan Policies	March 2007	T/LOCAL PLAN	Union Street Offices

Report Author	Ext	Date	Doc ID
Julian Jackson	5280	20/09/07	D&RREP/2109AC01