

Report of	Meeting	Date
Report of Corporate Director Business  (Introduced by the Executive Member for Business Councillor Peter Malpas)	Executive Cabinet	14 August 2008

## CENTRAL LANCASHIRE LDF PREFERRED CORE STRATEGY

### PURPOSE OF REPORT

1. To approve the Central Lancashire Preferred Core Strategy for consultation.

### RECOMMENDATION(S)

2. The Executive Cabinet approve the Central Lancashire Preferred Core Strategy for consultation and give delegated authority to the Executive Member to agree the indicative targets, presentation of the sustainability appraisal results and any other minor text and graphical amendments.

### EXECUTIVE SUMMARY OF REPORT

3. The Core Strategy is the key overarching document of the Local Development Framework for the Central Lancashire area. Despite changes in the relevant regulations it has been decided to still produce a preferred options type document as it is necessary to evaluate alternative options so as to arrive at the best, most sustainable options. The Core Strategy does aim to be comprehensive in its coverage of policy areas and to help with delivery of the proposals a number of Supplementary Planning Documents are suggested so as to give further guidance.

### REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. It is necessary to approve the document for consultation.

### ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. None as it is a statutory requirement to prepare a Core Strategy as part of the Local Development Framework.

### CORPORATE PRIORITIES

6. This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional	√	Develop local solutions to climate
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economic development in the Central Lancashire sub-region		change.	
Improving equality of opportunity and life chances	√	Develop the Character and feel of Chorley as a good place to live	√
Involving people in their communities	√	Ensure Chorley Borough Council is a performing organisation	√

## BACKGROUND

7. **A Core Strategy** This is the key overarching document of the Local Development Framework (LDF) to which all other subsidiary documents within the Framework should conform. The Core Strategy should provide a long term vision for the future, be derived from the proposals of Sustainable Community Strategies and be locally distinctive and deliverable. The scope of Core Strategies has evolved, now being more comprehensive than when the Local Development Framework procedure was first introduced during 2004. Core Strategies can (when accompanied by a Proposals Map) now specifically allocate (give policy status to) strategic sites although a separate 'Site Allocations' document will still be required to deal with all the other site-specific proposals. Core Strategies can also include policies that guide the determination of planning applications, so much so that separate 'Development Control Policies' documents may no longer be needed.
8. **The Central Lancashire Core Strategy** has undergone two stages of Issues and Options consultation. The first Options Paper (December 2006) examined local themes whilst the second Options Paper (November 2007) focused on spatial options for development. The Preferred Options stage is timetabled for consultation in September 2008.
9. **Central Lancashire Local Government Framework Joint Advisory Committee.** The Joint Advisory Committee (JAC) has been set up to oversee the preparation of Local Development Framework documents and to make non-binding recommendations accordingly to the three councils of Chorley, Preston City and South Ribble, whom will ultimately be responsible for the final determination of the respective documents. The JAC also includes a representative of Lancashire County Council. Initially the JAC will focus on the production of the LDF Core Strategy. The JAC recommended on 21 July 2008 that the Preferred Core Strategy be endorsed for approval for consultation by the Cabinets of Chorley, Preston and South Ribble Councils.
10. **The Central Lancashire and Blackpool Growth Point Bid.** The inclusion of the area in the Growth Point programme was announced by the Minister for Housing and Planning on 16 July 2008. Additional work needs to be undertaken on the implications and requirements on the Growth Point should the Councils' wish to now to go ahead and this will run parallel with the work being undertaken on the Core Strategy

## THE PROPOSED CONTENT OF THE PREFERRED CORE STRATEGY

11. This document proposes a preferred way forward- a suggested set of policy approaches that are best able to manage change and meets the needs of the Central Lancashire area over the next 15 years or so to 2026.
12. Members need to appreciate that the Options presented in the Preferred Core Strategy are not presented as the finalised proposals of the three Councils. Readers of the document are repeatedly asked to suggest any other alternative ways forward for the authorities to consider before deciding the Core Strategy content for the Publication/Submission stages due in 2009.
13. The revised LDF regulations do not specifically require there to be a 'Preferred Options' stage but it is still necessary to evaluate alternative options and this is also a key part of the Sustainability Appraisal process. So with the support of the Government Office for the North West it has been decided to proceed with a 'Preferred' Core Strategy.

- 14 The Core Strategy does not need to repeat national guidance nor the content of the Regional Spatial Strategy (RSS). It has been assumed that the Secretary of State's Preferred Options to the North West RSS will become the finalised version by September 2008. It has not been possible to take account of the Partial Review of RSS because it is at a very early stage of preparation.
- 15 The page format of the Preferred Core Strategy as appended to this report is as follows:
- The Introductory parts, include the Context, Spatial Portrait, Vision and Strategic Objectives, followed by a section on the Locating Growth and Investment and 9 Themes.
  - There is the 'Main Text' which leads to the 'Preferred Option' (in bold type)
  - The Preferred Option text is not written as a fully formed policy but is presented as the basis of a policy; it is followed by a Reason for putting it forward.
  - Alternative 'Not Favoured Options' are then presented which were consulted on or arose at one of the two earlier Issues and Options stages. Again reasons are given as to why they are not favoured.
  - Presented in a right hand column is summary text under the following headings:
    - 'Givens' – national and regional policies
    - 'Evidence' – any other documents, studies or data that have been taken into account
    - 'You Said' – a brief summary of representations made at the Issues and Options stages
    - Delivered By – those parties that will implement the policy/proposal
    - Targets – devised to test the performance of the Preferred Option
    - Monitoring – how this performance measurement will be done – work is still on-going.
- 16 An expanded requirement for Core Strategies is that they will help lead and coordinate the delivery of new infrastructure. This is especially in relation to the expectation that new developments will help fund and otherwise bring forward needed capital works and service improvements associated with increased demand arising from new development occupiers and users. Section 16 of the Preferred Core Strategy covers the theme Delivering Infrastructure.
- 17 Certain areas of the document still need refining and will require Executive Member approval. This includes the section on Delivered By, Targets and Monitoring which will cover specific monitoring and implementation information and will form a delivery plan at the end of the document when it is published for consultation in September. It is also envisaged that the main outcomes of the Sustainability Appraisal will be presented in the Core Strategy when published for consultation.
- 18 At this stage it is not envisaged that a draft Proposals Map to precisely define site-specific proposals will accompany the Preferred Core Strategy when it is published for consultation in September 2008. If official advice is received that this is necessary Executive Member approval will be sought for approval to publish such a Map. A Key Diagram will show a diagrammatic spatial representation of the proposals. .
- 19 In line with the Core Strategy being a more comprehensive document and reducing the need for other policy documents within the LDF there are a number of references to envisaged Supplementary Planning Documents being prepared to aid policy interpretation and implementation. These are only guidance documents but they are more straightforward to prepare and easier to keep up to date. An ability to demonstrate progress in preparing these by the time the Core Strategy is at Submission stage should help achieve a 'sound' rating and therefore assist progress to adoption. It is also envisaged that there will be a short version of the Core Strategy to assist with community engagement during the autumn of 2008.

## WHAT DO THE PREFERRED OPTIONS INCLUDE FOR CHORLEY?

20 References in the suggested Preferred Options, which are of importance to the borough of Chorley, are shown below:

- **Locating Growth and Investment** directs where new development and investment in services will be located in Central Lancashire (after para 6.17). Chorley Town is identified as a Key Service Centre where the focus will be on the regeneration of the town centre but with some greenfield development being appropriate. Development will also take place at the existing Strategic Sites of Buckshaw Village (mixed use) and Botany /Great Knowley (employment). Some growth and investment will be encouraged at the identified Urban Local Service Centres of Adlington, Clayton Brook/Green; Clayton –le –Woods (Lancaster Lane); Coppull; Euxton and Whittle Le Woods to help meet housing and employment needs. Limited growth and investment will be encouraged at the identified Rural Local Service Centres of Brinscall/Withnell and Eccleston to help meet local housing and employment needs and to support the provision of services to the wider area;
- **Climate Change, Energy and Resource use** includes within the Preferred Option the two climate change policies from Chorley’s Sustainable Resources Development Plan Document. It also includes the appraisal, management and reduction of flood risk in all new developments and the avoidance of development in high risk areas wherever possible such as Croston; and pursuing opportunities to improve the sewer infrastructure in areas including Euxton due to the risk of sewer flooding. (after para 7.32);
- **Housing Section.** Preferred Options on housing provision (after para 8.4) and affordable housing provision (after para 8.48) put forward proposals for managing the supply of new housing to try to ensure the appropriate amount of development takes place and associated affordable housing is brought forward;
- **Accommodating Needs of Gypsies and Travellers or Travelling Show People.** These are two separate but related matters that the Core Strategy has to have policies on to be found sound. Pending more progress on the Partial Review of RSS the approach can be non-site specific. (after para 8.55);
- **Economic Growth and Employment.** The Preferred Option categories where local office developments and other major developments of employment will be located in Chorley Borough and expands on the Central Lancashire Employment Land Review findings. (para 9.33);
- **Retail and Tourism.** The Preferred Option includes the need to maintain and improve the vitality and viability of Chorley town centre by building on the success of the Market Walk shopping centre, through investing in further retail development, supporting a range of other retailers and services, as well as improving the centre’s appearance and accessibility. It also includes a list of Chorley District/Local Centres to be maintained, improved and where the mix of uses will be controlled so as to serve local needs (after para 12.16).
- **Health and Wellbeing.** This includes preferred options covering the matters of public health (after para 13.8), sport and recreation (after para 13.18); community activities (after para 13.25), crime and community safety (after para 13.36); culture and entertainment (after para 13.50); and new schools (after para 13.60);
- **Biodiversity and the Natural and Built Environment.** The Preferred Option covers and seeks to protect and enhance the natural and built environment and makes reference to specific places of importance including the West Pennine Moors east of Chorley Town and the approaches to it. (after para 14.39).
- **Travel.** The Preferred Option includes a series of transport measures for Chorley. Reducing the need to travel, managing car use and improving public transport are priorities It includes improving car and cycling facilities at railway stations; providing a new railway station at Coppull; extending the town centre bus services and completing the Central Lancashire Cycle Network. (after para 15.30)

## IMPLICATIONS OF REPORT

21 The report has no implications.

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		No significant implications in this area	√

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Report Author	Ext	Date	Doc ID
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### Background Papers

Document	Date	File	Place of Inspection
Central Lancashire Preferred Core Strategy Document	July 2008	---	Members' Room, Town Hall, Chorley