

Report of	Meeting	Date
Director of Mark Lester (Introduced by the Executive Member for Economic Development and Public Service Reform )	Executive Member Decision	4 April 2018

## APPROVAL OF THE CENTRAL LANCASHIRE LOCAL DEVELOPMENT SCHEME

### PURPOSE OF REPORT

1. To provide details of the updated Central Lancashire Local Development Scheme for the period of April 2018-March 2021.

### RECOMMENDATION(S)

2. To approve the Central Lancashire Local Development Scheme for publication on the councils website.

<b>Confidential report</b> Please bold as appropriate	Yes	No
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<b>Key Decision?</b> Please bold as appropriate	Yes	No
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<b>Reason</b> Please bold as appropriate	1, a change in service provision that impacts upon the service revenue budget by £100,000 or more	2, a contract worth £100,000 or more
	3, a new or unprogrammed capital scheme of £100,000 or more	4, Significant impact in environmental, social or physical terms in two or more wards

### REASONS FOR RECOMMENDATION(S)

#### (If the recommendations are accepted)

3. This is a statutory requirement and demonstrates that the Council has commenced a review of the policies within the local plan, in accordance with Regulation 10A of the Town and Country Planning (Local Planning )(England) (Amendment) Regulations 2017 which requires that 1) A local planning authority must review a local development document within the following time periods—

(a)in respect of a local plan, the review must be completed every five years, starting from the date of adoption of the local plan, in accordance with section 23 of the Act (adoption of local development documents);

## ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

3. None as failure to publish and commence a programme of review of the development plan policies could reduce the council's ability to ensure development in the borough is plan-led and appropriate.

## CORPORATE PRIORITIES

4. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all		A strong local economy	
Clean, safe and healthy communities	X	An ambitious council that does more to meet the needs of residents and the local area	X

## IMPLICATIONS OF REPORT

5. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal	X	Integrated Impact Assessment required?	
No significant implications in this area		Policy and Communications	

## THE LOCAL DEVELOPMENT SCHEME (LDS)

6. The purpose of this Local Development Scheme (LDS) is to identify new and revised planning policy the Council is preparing to form the Local Plan. Under planning regulations, the Council is required to regularly update this document and post it on its website.
7. The three Central Lancashire Councils of Chorley, Preston and South Ribble have a proven track record of working collaboratively on plan-making, culminating in the Central Lancashire Core Strategy, adopted in 2012.
8. The Central Lancashire geography is identified as a single housing market area and there is clear evidence regarding the travel-to-work area relationship between the three boroughs and self-containment for employment and housing which provides a natural, strategic 'fit' for plan-making.
9. There are also economies of scale in undertaking joint plan-making as this policy work is costly and the three councils each made a formal decision in December 2017 to allocate and share resources to create a single Central Lancashire Local Plan Team which will deliver the review right through to the adoption of a new Local Plan.
10. The three areas have been successful in securing Planning Delivery Funding to the maximum value of £250,000 from the MHCLG which is aimed at councils working collectively to deliver development plans.

11. The LDS as proposed is a high level summary of the programme and upon appointment of the (new) Central Lancashire Local Plan Coordinator post, the document will be reviewed and a more detailed programme developed.

#### **COMMENTS OF THE STATUTORY FINANCE OFFICER**

12. In addition to the £250k grant funding, a revenue budget of £100k per annum has been set aside to deliver Chorley Council's share of the costs of the LDS. As the lead authority Chorley Council will invoice Preston and South Ribble Councils for its share of the costs of the LDS.

#### **COMMENTS OF THE MONITORING OFFICER**

13. The legal framework for the recommendation is properly set out at paragraph 3 in the report.

MARK LESTER  
DIRECTOR OF BUSINESS DEVELOPMENT AND GROWTH

There are no background papers to this report.

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Zoe Whiteside	5771		***

Following careful consideration and assessment of the contents of this report, I approve the recommendation(s) contained in Paragraph 2 of the report in accordance with my delegated power to make executive decisions.



\_\_\_\_\_ Dated 04/04/18\_\_\_\_\_

**Councillor Alistair Bradley**  
**Executive Member for Economic Development**  
**and Public Service Reform**



**Central Lancashire**

**Local Development Scheme**

**April 2018 -2021**

Prepared jointly by Preston, South Ribble and Chorley Councils



# Central Lancashire Local Development Scheme 2018

## Introduction

This document is a joint Local Development Scheme (LDS) prepared by Preston City Council, South Ribble Borough Council and Chorley Council to identify what the councils are going to do over the next three years to prepare new and revised planning policy which will form part of the Development Plan. The Development Plan can include Local Plans and Neighbourhood Plans.

Every local planning authority in England has to prepare a Local Plan, which includes all of the local planning policies for that area, and any planning applications have to be decided in line with it unless material considerations indicate otherwise. The purpose of the LDS is to identify new and revised planning policy the Councils are preparing to form the Local Plan. Under planning regulations, the Councils are required to regularly update this document and post it on their respective websites.

The LDS is produced jointly to reflect the joint working between the three authorities, specifically the existing Core Strategy adopted in 2012 and the commitment to undertake a review of the Core Strategy and three Local Plans, in order to produce a single Central Lancashire Local Plan. There will be allocation plans and maps prepared for each local authority area as part of this work.

The three Councils of Preston, South Ribble and Chorley have reached a consensus that the Joint Core Strategy and the individual local plans require a review of the policies and each has taken a formal decision to commence this work, working collaboratively to produce a single Plan. As this is a review, with commonalities across the three areas operating as a single housing market area and functioning economic area, it is not envisaged to be as comprehensive as starting the entire process from the beginning.

This document describes the programme for the review of the Local Plan which will include a comprehensive review of the existing development plan policies, refreshing the required evidence base, inviting a call for sites and producing a draft publication plan for consultation ahead of an examination in public for adoption.

Within the area, there is joint working with the Central Lancashire authorities (made up of Preston South Ribble and Chorley Councils). This work has included the adoption of a joint Central Lancashire Core Strategy in July 2012 as well as individual local plans containing development management policies which were adopted in 2015.

## Purpose of the Document

This document covers the three year period between April 2018 and March 2021. It supersedes the previous LDS's which have been operating separately in the three authorities.

The Local Development Scheme includes the following information:

- ▶ Details of the high level programme for the undertaking of a review of the existing statutory development plan including the Central Lancashire Core Strategy, Chorley Local Plan, South Ribble Local Plan and Preston Local Plan.
- ▶ Details of the evidence currently under commission and to be commissioned in order to inform the preparation of the new Local Plan.
- ▶ Information about the resources available, within Central Lancashire, for preparing the Local Plan.
- ▶ The risks associated with situations that might arise that could adversely impact on the achievement of the work programme set out in the LDS and how these risks are to be managed

## **Current Development Plan**

### **Central Lancashire Core Strategy**

The Central Lancashire Core Strategy adopted in July 2012, is the strategic document of the plan and covers all three Central Lancashire authority areas – Preston City, South Ribble Borough and Chorley. and. It sets the overall strategic vision for the area, including issues such as setting housing requirements and principles for infrastructure.

### **Local Plan**

Each Central Lancashire authority worked in partnership to produce a separate Local Plan, adopted in July 2015. The Local Plans set out development management policies, and allocate or protect land for specific uses, such as housing, employment or greenspace.

### **Neighbourhood Plan**

**The Inner East Preston Neighbourhood Plan, prepared by the local neighbourhood forum with the support of the city council, forms part of the development plan and was made in April 2015.**

## **Other Documents**

### **Statement of Community Involvement**

Chorley Council's Statement of Community Involvement was adopted in September 2014.

South Ribble Council's Statement of Community Involvement was adopted in December 2013

Preston City Councils' Statement of Community Involvement was adopted in April 2006

### **Supplementary Planning Documents**

Supplementary Planning Documents (SPDs) offer local planning authorities the opportunity to add guidance on specific policy areas. The purpose of SPDs is to provide guidance on the interpretation and implementation of relevant planning policies, particularly those in the Central Lancashire Core Strategy. The following Central Lancashire SPDs have been adopted:

- Affordable Housing – Oct 2012
- Controlling Re-Use of Employment Premises – Oct 2012
- Rural Development – Oct 2012
- Design Guide – Oct 2012
- Access to Healthy Food\* – Oct 2012
- Open Space, Sport and Recreation – Sept 2013
- Biodiversity and Nature Conservation SPD – July 2015
- Employment Skills SPD – Sept 2017

\*The Access to Healthy Food SPD was adopted in October 2012, however, after consideration at the Chorley and South Ribble Local Plan Examinations, the SPD and proposed Local Plan policy with their references to a 400m exclusion zones was not considered robust and the SPD has been suspended (in Chorley and South Ribble) pending a review which will inform whether it is revised or withdrawn and reviewed alongside the requirements of the new Local Plan.

## Resources

The three councils are working as a partnership to undertake a review of the Local Plan and therefore are jointly resourcing a central team to undertake the work. Additionally, a bid to MHCLG for Planning and Housing Delivery Grant has been successful which will contribute to the resources required.

The following in-house resources will be made available in a central team:

- 1 x Local Plan Coordinator (Planning Manager)
- 2 x Planning Policy Officers
- 1 x Technical Officer
- 1 x Local Plan Programme officer

This team will be complemented by the substantive posts at each respective council as required. In addition, joint working between the Central Lancashire teams is coordinated through a Central Lancashire officer working group. There is also a Joint Advisory Committee made up of members from the three Central Lancashire authorities and Lancashire County Council.

The Planning Policy teams can draw on additional resources from other teams within each council for expertise on areas such as:

- Housing
- Neighbourhood Management
- Environmental Health
- Economic Development
- Property Services
- Parks
- Corporate Policy

Lancashire County Council has responsibilities for:

- Transport and highways
- Minerals and waste
- Cross-boundary issues
- Health
- Education

Consultants are engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production of evidence base studies such as the Open Space Sports and Recreational Assessment and Retail Study.

## Risk Assessment of Delivering LDS Programme

In preparing the LDS, the main risks to programme slippage are:

- **Staff capacity/Turnover/Absence** – This potential problem has been mitigated by the creation of a central team with responsibility for production of the Local Plan. There is a risk that recruitment of the officers will be problematic due to a general lack of planning officers in the market however contingency plans are in place to improve the offer if required. Also the Central



Lancashire authorities have established good working relationships with consultants with a view to employing them from time to time, subject to mutual agreement and financial arrangements.

- **Political Delay** – The potential for delays due to the political decision-making process is increased by the requirement for joint/aligned documents to be approved by the relevant decision-making structure of each Central Lancashire authority. This has been mitigated by involving Members from all three authorities in a Joint Advisory Committee informed by member working groups in each district authority enabling Members to be fully involved at an early stage.
- **Joint Working** – Although there are considerable benefits in joint working, there are risks in terms of programming work and political decision making. The three authorities are minimising this risk through a memorandum of understanding.
- **‘Soundness’ of Local Plan** – Joint and independent working, this risk will be minimised by liaising closely with relevant partners and agencies, neighbouring authorities and having regard to the soundness toolkit and procedural implications.
- **Changing Legislation** – The risk of changing legislation during the preparation of the Local Plan is a challenge. This impact will be minimised by attending events, liaising with the relevant Government department, keeping up-to-date with new policy and legislation and assessing how this may impact on the Local Plan. This is largely out of the authority’s control.
- **Finance/Resource Availability** – Finance and resource availability will be a significant challenge in the forthcoming years. This will need to be considered by the authorities and assessed on an annual basis. The risk of lack of finance has been mitigated by advance budgeting and joint working savings and the successful Government award of Planning Delivery Funding for two years.

## **Programme for Review of Central Lancashire Local Plan**

<b>Key Stages</b>	<b>Date</b>
Central Lancashire Joint Advisory Committee endorse programme for review of the Local Plan	April 2018
Central Lancashire Local Plan Team staff in place	May 2018
Initial Engagement and Commence the call for sites	June-September 2018
Engage with Statutory Consultees	June- September 2018
Evidence gathering and policy updating	(already commenced) to December 2018
Undertake a process of policy review and develop a programme for updates/refresh/omissions of policies	March 2018 to July 2018
Draft Plan ready for approval for JAC & Councils	Spring 2019
Appoint Counsel	Spring 2019
Publication of Draft Plan for Representations	Spring 2019
Date of Submission to Secretary of State	Autumn 2019
Public Examination Hearing	Spring 2020
Inspectors Final Report Issued	Summer 2020
Adoption	Autumn 2020

## **Evidence to support this Review**

- Retail Study
- Open Space, Sport and Recreational Assessment
- Central Lancashire Highways & Transport Strategy ( to Include Walking and Cycling)
- Local Plan Viability Assessment
- Employment
- Flood Risk/Drainage

## **Monitoring and Review**

Each authority monitors the delivery of the Local Plan including policy achievement, targets and milestones such as housing land availability and housing delivery. The annual monitoring reports review document preparation progress over the preceding year compared to the targets and milestones set out by the authorities in the LDS.

The latest monitoring reports for each of the councils can be viewed at each of the authorities' websites:

### **Preston**

<http://www.preston.gov.uk/yourservices/planning/planning-policy/monitoring/>

### **South Ribble**

<http://www.southribble.gov.uk/sites/default/files/2017%20South%20Ribble%20Monitoring%20Report.pdf>

### **Chorley**

<http://chorley.gov.uk/Documents/Planning/Planning%20Policy/FINAL%20Chorley%20Local%20Plan%20Authority%20Monitoring%20Report%202017.pdf>