



Report of	Meeting	Date
LDF Joint Officer Team	Central Lancashire LDF Joint Advisory Committee	29 January 2009

OUTLINE OF GROWTH POINT AND OTHER PROBABLE CHANGES TO CORE STRATEGY

PURPOSE OF REPORT

1. To indicate the types of changes that would be appropriate to make to the Core Strategy should the Growth Point go ahead and a related interim revised version of the Core Strategy be produced.

RECOMMENDATION(S)

2. That Members support the types of changes envisaged.

EXECUTIVE SUMMARY OF REPORT

3. The Preferred Core Strategy was not able to take account of the Growth Point but recognised the possibility of interim changes to it being required and consulted on if the Growth Point were to go ahead. Representations have been made identifying such changes and the opportunity a further version of the Core Strategy offers to improve the document.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. To enable Members to appreciate the likely Core Strategy content implications of the Growth prior to detailed amendments being done.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. To not flag up possible changes in advance of working up revisions.

BACKGROUND

6. The Preferred Core Strategy referred to the Central Lancashire, Blackpool Growth Point as an aside in Chapter 5. This set out the background to this national initiative and outlined the envisaged quantum of new housing provision referred to in the local Expression of Interest submission. The Government's announcement supporting this bid came too late for the Preferred Core Strategy to reflect. Therefore it was recognised that if the Growth Point were to finally go ahead the Core Strategy would probably need to be revised to reflect how proposals to accelerate housing development could most appropriately be achieved. It was envisaged that such revisions would take the form of an interim version of the Core Strategy that would be consulted on prior to the next full stage of document preparation (that leading up to submission).
7. As envisaged by the Preferred Core Strategy the second round of bidding for the Growth Point was the submission of a Programme of Development in October 2008. This document was subsequently supported by Government. It firmed up the likely scale of housing development, its possible phasing and how it could be achieved specially.

TYPES OF CHANGES

8. The key types of changes that would be appropriate to make to the Core Strategy to reflect the Growth Point and related matters include those set out below. These relate to the sorts of issues that some parties have made in their representations on the Preferred Core Strategy. These include the following:
 - a. Changes to the preferred spatial distribution/apportionment of growth and investment, including possible additional strategic sites;
 - b. Reflecting the proposed accelerated rate of residential development envisaged in the Housing Chapter
 - c. Possible related changes to infrastructure provision including transportation proposals and other physical considerations such as flood risk.
9. These are all matters that key organisations (Government Office for the North West, 4NW – previously the Regional Assembly – the Homes and Communities Agency (HCA) – the merged English Partnerships and Housing Corporation) have raised in their representations. The HCA suggests two locations for being designated as additional strategic sites – land south of Eastway near Broughton, Preston and that at Kingsfold/Tardy Gate, South Ribble. Both could accommodate a mix of uses including housing and include key transport proposals.
10. The Government's Regional Office also suggest that an interim version of the Core Strategy gives the opportunity to better explain and present the key spatial proposals of the Core Strategy, the alternatives considered and the selection reasoning referred to.

Background Papers			
Document	Date	File	Place of Inspection
Preferred Core Strategy Representations from GONW, 4NW and HCA	December 2008	-	Winckley House, Cross Street, Preston

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