



Report of	Meeting	Date
Central Lancashire Planning Policy Officers	Central Lancashire Strategic Planning Joint Advisory Committee	13/11/2018

CENTRAL LANCASHIRE LOCAL PLAN REVIEW UPDATE

PURPOSE OF REPORT

1. To provide members with an update on the progress of the review of the Central Lancashire Local Plan.

RECOMMENDATION(S)

1. To note the contents of the report.

EXECUTIVE SUMMARY OF REPORT

Periodic update on Central Lancashire Local Plan Review including:

- Commencement of Issues and Options
- Statement of Common Ground
- Programme timescales including Preferred Options consultation stage

Confidential report Please bold as appropriate	Yes	No
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REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

2. To note the contents only

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

3. None.

STAFFING

4. Unfortunately we were not successful in filling the post of Local Plan Coordinator in the 3rd round of recruitment, although came closest to appointing a candidate only for them to accept a job elsewhere. The Planning Policy, Open Space and Housing Strategy Manager continues to absorb the work and the Steering Group feel that a further round of recruitment is worthwhile which we will action.

GOVERNANCE

5. There is a programme of regular meetings of the Steering Group (comprising the Directors, LCC representation and other managers) and the Local Plan Officers meeting (managers and officers of the three councils plus LCC with a recent round of these taking place.

MEMORANDUM OF INTENT (PARTNERSHIP AGREEMENT)

6. The draft Memorandum of Intent was developed by Chorley and our legal services team have now provided comments to this, and the other 2 council's legal teams are now being chased for their final comments.

STATEMENT OF COMMON GROUND (SCOG) (STATUTORY FRAMEWORK AGREEMENT FOR PLAN-MAKING BETWEEN AUTHORITIES)

7. This has been drafted and is currently with the other two councils for comment. It is required by NPPF and PPG and whilst these will evolve between duty to cooperate authorities and statutory consultees such as UU and EA however given the three councils are committed to producing a single local plan., this document is required now and further iterations may be needed as we progress, as it needs to set out which strategic issues will be addressed through the plan and also any matters of either agreement or disagreement.
8. The draft includes details of the housing redistribution principle which has already been agreed but could be a potential barrier to it being agreed however we are now only waiting for SRBC to agree it, as Preston have confirmed their members are happy with it.
9. The SCOG has been to LDF and will go to the JAC meeting. Thereafter it will be shared with legal teams (and possibly Counsel) and will then to the three councils for formal approval and publication. This will provide a robust basis for the emerging plan as well as helping defend any planning appeals which come in during the period to adoption of a new plan.

PROGRAMME

10. A detailed programme has been developed and the team have been working to this. In the absence of the coordinator post, we have secured a task and finish piece of work to be undertaken by Urban Vision to produce a very detailed programme (excel & Gantt) to include a breakdown of all tasks required which will enable us to allocate work not only to the Central Team but also the three home team officers and it will also provide a more accurate forecast of the programme in terms of timescales and costs. I have provided very detailed information to Urban Vision and we have had two meetings including the Steering Group. We were issued with an initial draft headline programme and this was discussed in detail with senior officers at the steering group.
11. This generated significant discussion at the Steering Group regarding the merits of:
 - a) Inserting a 'preferred options' consultation stage
 - b) Undertaking a 'light touch' issues and options stage in 2019
 - c) Refreshing some of the evidence in particular around housing and economic development
12. A further iteration of the programme is due at time of writing and therefore will be circulated for discussion at the JAC meeting. Once the programme is agreed, a refreshed LDS will be produced by the Central Team and circulated to the councils for approval and adoption.

CALL FOR SITES

13. Sites suggestions have been submitted for new allocations e.g. housing. Site suggestions

received also protect Green Belt areas from development. The call for sites process is well underway and this will close on 9th November 2018. There are workshops planned to discuss the submissions including any which the council wish to submit prior to the deadline. This is not the only opportunity for site submissions, we are likely to open it again at future stages depending on what is required and the sustainability of sites already identified. Consideration for undertaking a green belt review further into the programme will come later once we have assessed the sites and calculated what they will deliver.

14. As there are sites being submitted each day, a full update will be provided at the meeting.

RISK

15. A comprehensive risk register has been produced by the Central Lancs Local Plan team and input onto the councils 'grace' system to ensure that all risks are accurately recorded and mitigations are put in place. This was shared with the steering group and also Linsey Roberts from Audit has had some input.

TRAINING

16. The team has had training on various plan-making related topics including viability and housing land supply and there are further sessions planned including public examinations

ENGAGEMENT

17. There is a member learning hour in Chorley on the *Central Lancs Local Plan* planned for 12th November 2018 which has been extended to parish councils too and already 12 members confirmed. The materials used are available to Preston and South Ribble councils and presentations supported by officers of the Central Lancashire team.

18. The Central Team will be shortly sending a letter to all statutory consultees including EA, UU, LCC, and neighbouring councils informing them formally about the commencement of the review of the local plan and the duty to cooperate engagement.

19. The Central team will also be holding a workshop on the Integrated Sustainability appraisal in November 2018 with the statutory consultees to identify key issues against which, policies ought to be assessed and to inform the scoping paper.

EVIDENCE

GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT (GTAA)

20. ARC4 has agreed to undertake a refresh of the 2015 GTAA for Central Lancashire, and has submitted a detailed proposal. The GTAA will provide an updated evidence base for the Central Lancashire Local Plan and will reflect current national policy and guidance. It will identify the current accommodation need for Gypsies and Travellers and Travelling Show people within the Central Lancashire area, and will make recommendations for pitch/plot provision. Exec member approval has been given to award the contract to ARC4. The award of the contract will be a direct appointment via a waiver. This approach is justified given the specialist nature of the work and that it is a refresh of their previous study. Subject to agreeing the contract, the study will commence immediately, with a final report expected to be published in March/April 2019."

STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

21. We are seeking to appoint consultants to undertake an update to the Central Lancashire Level 1 Strategic Flood Risk Assessment (SFRA) on behalf of the Central Lancashire Authorities. The updated Level 1 SFRA would identify the different levels of flood probability in Central Lancashire, therefore enabling people to be aware of where the lower

probability areas are. This means development can, where possible, be steered to those areas. If insufficient low probability land is available to meet required needs, then the potential of areas at medium and high probability of flooding would need to be considered. That is a Level 2 SFRA would investigate.

22. The appointed consultant may also be retained to carry out additional work relating to this commission which could comprise: the Level 2 SFRA and attendance at a future Examination in Public (EIP) in order to represent the Central Lancashire Authorities.
23. A report will be presented to the Executive Cabinet on the 15th November seeking its approval of the budget and the overall procurement approach, as well as retention of the appointed consultant to undertake potential work including that relating to the EIP and undertaking the Level 2 SFRA if necessary. Subject to Executive Cabinet approval and no call in of the decision, it is planned that the tender would be advertised during the week commencing the 26th November with the contract awarded in February 2019. Provisionally the submission of the Level 1 SFRA update report by the consultants would occur in summer 2019.

TRANSPORT

24. Chorley Council (home team) are progressing with the tender for a Chorley Highways and Transport Masterplan. It is envisaged this will dovetail with the refresh of the Central Lancashire Highways and Transport Masterplan which is being undertaken by LCC.

ISSUES AND OPTIONS

25. The next big step in terms of preparing the draft Central Lancashire Local Plan is the issues and options consultation process. It is a statutory requirement to engage and consult with a variety of statutory and non-statutory stakeholders in plan-making and evidence that this has been undertaken will be considered by the Planning Inspector when we submit the plan for formal adoption.
26. The first step in the process will be to undertake a series of early engagement sessions with key elected members (so for example, LDF Working Group, Executive Cabinets the JAC) and Chief Officers of the three Local Planning Authorities plus Lancashire County Council, to identify the 'big issues' and strategic objectives to be addressed by the new Local Plan. It will not include details such as site allocations or detailed policies at this stage, rather it will identify high level issues or objectives such as opportunities for growth, priorities for infrastructure investment and housing need and principles for housing distribution.
27. These will guide the development of an 'Issues and Options Consultation Paper' which will set the scene across Central Lancashire, looking at the delivery of the existing plan and then generate questions and issues for considerations for the new plan including objectives and policies. This paper will be accompanied by a survey (which will be a survey monkey online questionnaire although alternative formats will be available for those who require it). Respondents to the survey will be asked to provide their views as to the identified headline objectives and issues with the opportunity to provide their own too.
28. There will be drop-in events and a communications plan which will aim to promote this consultation exercise widely to ensure all sections of the community, all stakeholders including residents, businesses and investors have opportunity to feed in.
29. Linked to this will be the draft Sustainability Appraisal which will detail the methodology for how we will assess the potential impacts of the different options which will evolve as the plan emerges.
30. The aim was to commence this early 2019 however we are in the process of deciding if it's

feasible to deliver it pre-purdah. This is an item to be discussed at the meeting and a decision made.

THE STRATEGIC HOUSING ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA)

31. The call for sites is a first start in developing the assessment of land availability to meet the future needs as identified as part of the technical evidence gathered ahead of plan-making. It looks at land which is suitable, available, and achievable to meet housing and economic needs and is an important step in plan preparation.
32. PPG guides the methodology to be used when assessing land availability and the Central Lancs Team have prepared a database which will be populated with sites from across the Central Lancs footprint. Once this system has been endorsed by all three council officers, it will be populated with identified sites to be assessed and it will evolve and grow as the plan develops, with sites being assessed for certain uses. It is not the sites allocation policy, its more a system to test sites against a set of certain criteria to ensure anything which may be taken forward to preferred or publication stage, meet the criteria as set out by NPPF and PPG.

STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

33. All Local Planning authorities are required to publish a statement as to how they will engage with the community in the delivery of planning functions. There is an existing Chorley Council CSI along with ones for Preston and South Ribble Councils and it has been agreed that because Preston have recently update theirs, that Chorley and South Ribble Councils will undertake the same exercise to ensure all 3 CSIs are consistent.
34. This is important as it will ensure the communications and engagement undertaken by the team is consistent for all 3 councils (as opposed to having different processes for each) and it will be easier to demonstrate to the planning inspector at the examination in public that all 3 councils have complied.

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