



authorities and he considered were able to reflect the shared collection of information in their pricing.

CH ACTION : The group agreed that Colin should commission Opinion Research to provide a GTAA at a cost of £3950.

### STANDEN SUSTAINABILITY APPRAISAL – response to Natural England

Natural England had responded to the Sustainability Appraisal with an issue that needs to be addressed. Although this had not been raised by the Inspector, Natural England were a statutory consultee which means we need to be able to demonstrate how the issue has been resolved and be in a position to present to the EIP that there are no outstanding issues.

HYDER had originally carried out the Sustainability Appraisal and it was felt therefore that they were best placed to deal with the issue in clarifying the concerns of Natural England with regard to a landscape appraisal.

HYDER had also been asked to cost for carrying out an audit of the landscape assessment that can be used in evidence for the EIP and can also inform the consideration of the planning application received for the Standen site.

CH ACTION : The group agreed that Colin should commission HYDER to deal with the Natural England response and provide an audit of the Landscape Assessment.

### APPROACH TO HOUSING EVIDENCE

The Inspector has identified a requirement to update the core housing evidence that comprises the elements

- GTAA – considered under previous agenda item
- SHLAA – work to update this evidence and review has commenced in-house. The sites within the existing report have been reviewed to establish what has come forward – approximately a third – what hasn't come forward that was anticipated in the model and as a consequence the impact upon the availability assumptions for identified sites. Following the collation of the new potential sites and the update an assessment will be undertaken of the deliverability of sites, including viability modelling. The call for sites is programmed to be promoted from 28 January.

CH ACTION : An update report will be presented at the meeting on 23 January.

- SHMA – the Council's housing consultants (Lichfields) have been contacted to provide a cost for updating and refreshing the SHMA. They have been asked to include for some scenario testing using the recently published Census data to provide a check and reference using the most up-to-date info. A proposal to establish the levels of affordable housing requirement to enable the Council to reassess affordable housing targets in line with the Inspector's concern has also been requested as well as an up-to-date position statement on the housing market, including the types of housing and tenures required to meet the likely housing needs of the borough. A refresh of the Employment Land review of our economic evidence is also requested as it links with housing forecasts.

CH ACTION : Two alternative quotes to be sought for this work and reported to the meeting on 23 January so that work can be commissioned by the end of January.

- Viability Assessment – this is a new piece of work that PAS will help with in defining what work is required (meeting 15 January). There is a need for a range of viability testing to ensure the proposals in the Core Strategy have a realistic chance of deliverability. The Inspector has asked for evidence to demonstrate viability in relation to housing proposals, affordability targets and other policy requirements to reflect NPPF expectations.

CH ACTION : An update report be presented to the meeting on 23 January.

### PAS

Discussions have taken place with PAS for consultancy support on programming and viability assessments. Two days of support have been set up – first on programming/project management to be held on 10.1.13 and second on viability on 15.1.13. Consultants have agreed to work in a tailored advisory role rather than delivering generic PAS training day approach.

### NEXT MEETING

The next meeting is scheduled for **Wednesday 23 January 2013 @ 2.30pm**



Colin reported on the progress made with the SHLAA and outlined the next steps that would be taken. This included a 'call for new sites' that would go out next week on the Council's website. Any new sites would then need to be completely assessed against the SHLAA model.

The main issue was that of viability – it was felt that this piece of work should be done externally. However a methodology needed to be decided upon first eg inclusion of consideration of minerals; following recent experience with planning applications.

### SHMA

Colin had received a quote from NLP that also included for a 'Re-Run of the Headroom Housing Requirements with new Census Data' as an update. He had also received estimates from both Drummond-Hey and DCCoottie that were much less but needed some further discussions.

CH ACTION : The group agreed that Colin should commission NLP to carry out the Headroom refresh as this was considered vital.

CH ACTION : The group agreed that Colin should commission Drummond-Hey to carry out the SHMA update, subject to confirming details.

CH ACTION : Colin to do a brief report for BWG on the work commissioned to date.

### VIABILITY

Colin reported upon the session with PAS. Their discussion notes were circulated for information. The session had been very informative and useful. This work would include 'sample sites'; overall viability and CIL and although it could be carried out in-house there may be a resource problem so it was felt that quotes should be sought from Drummond-Hey + 2 others.

CH ACTION : Quotes to be sought for the viability work.

### TOWN CENTRE HEALTH CHECKS

Colin circulated a note on the health checks that would be carried out in the main 'town centre' sites of Clitheroe, Longridge and Whalley.

He also referred to the 'Town Centre – Facilities plus' headline task that cover the other populated areas of the Borough. These would be based on the village surveys although the level of detail had yet to be decided. The group asked that this headline be given another title.

### AOB

CH ACTION : It was agreed that Colin should have a discussion with PAS about the overall plan review to check what the Inspector is asking for.

### NEXT MEETING

The next meeting is scheduled for **Wednesday 30 January 2013 @ 2.30pm**