

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO ECONOMIC DEVELOPMENT COMMITTEE

Agenda Item No. 7

meeting date: THURSDAY, 6 FEBRUARY 2020
title: CONSULTATION ON CENTRAL LANCASHIRE LOCAL PLAN
submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING
principal author: RACHEL HORTON, SENIOR PLANNING OFFICER

1 PURPOSE

- 1.1 To inform members of the current consultation on the Central Lancashire Local Plan – Issues and Options and the supplementary Joint Memorandum of Understanding (MOU) and Statement of Co-Operation (SoC).
- 1.2 To inform members of the key points and objectives of the above consultation document, highlight any potential cross-boundary issues and the Council’s response in compliance with our general duty to co-operate.
- 1.3 Relevance to the Council’s ambitions and priorities
 - Community Objectives – To support our key service centres and protect the viability and vitality of our market towns.
 - Corporate Priorities – The Authority has a legal duty to engage constructively, actively and on an ongoing basis in the context of strategic cross boundary matters.
 - Other Considerations – None

2 BACKGROUND

- 2.1 Central Lancashire covers the geographical areas of Preston, Chorley and South Ribble. It functions as one integrated local economy, commuting area and single housing market area. The three authorities work collaboratively to produce local plans, inform land use and deliver strategic objectives.
- 2.2 In recognition that the development plan policy relating to the supply of housing in Central Lancashire was adopted in 2012, the three authorities propose to calculate the minimum number of homes needed across the area by applying the standard method formula.
- 2.3 It is proposed to do this through a Joint Memorandum of Understanding (MOU) and Statement of Co-operation (SOC) which will be ratified by all three Councils and Central Lancashire are requesting the Councils views on the distribution of housing in accordance with their duty to cooperate.
- 2.4 In addition, the views of Ribble Valley Borough Council are also sought on the Central Lancashire Local Plan Issues and Options consultation which ends on Friday, 14 February 2020.

3 ISSUES

The Joint Memorandum of Understanding (MOU) and Statement of Co-operation

- 3.1 The purpose of the Central Lancs Joint Memorandum of Understanding (MOU) and Statement of Co-operation is to allow all three authorities (Preston, South Ribble, Chorley) to work together and ratify the distribution of housing across all three areas.

- 3.2 The three authorities intend to distribute housing based on a recently commissioned Housing Study, the details of which can be accessed via the following link on the Central Lancs website:

https://centrallocalplan.lancashire.gov.uk/media/1105/191017_central-lancs-housing-study_final-report.pdf

- 3.3 The evidence contained within the Central Lancashire Housing Study recommends that the most appropriate distribution of the minimum number of homes needed in the area is as follows:

Preston City Council	40%
South Ribble Borough Council	32.5 %
Chorley Council	27.5%
Total	100%

- 3.4 The published Central Lancashire Housing Study raises no particular concerns or comments at this early stage regarding the proposed general distribution of housing in Central Lancashire. However, the need to adequately consider the impact of development on Longridge should be highlighted.

- 3.5 The 5-week consultation period for any comments ended on Monday, 13 January 2020 and a response has been made to protect the Council's interests.

- 3.6 It is important to recognise cross-boundary implications as a result of potential added development pressures and subsequent impacts upon local infrastructure on sites close to our existing key service centres, and in particular Longridge. As a result, the following e-mail response was sent to Central Lancashire on 10 January 2020:

Thank you for consulting Ribble Valley Borough Council on the Central Lancs approach for the Memorandum of Understanding (MOU), Statement of Co-Operation (SoC) and subsequent distribution of housing. The Authority has no particular objections in relation to the findings of the 'Housing Study' or the distribution of housing as proposed for the three authorities.

The only comment the Authority wishes to make, at this initial stage of the plan making process, is that members would request the infrastructure requirements in Longridge as a key service centre is given full consideration at all stages.

The Authority is currently still reviewing the submitted Issues & Options document and will issue a separate consultation response in due course.

- 3.7 In acknowledgement of the above, on-going engagement with the three authorities that make up Central Lancashire will continue as part of the joint legal duty to cooperate, and the Authority will ensure members are informed of key developments throughout this process.

CENTRAL LANCASHIRE LOCAL PLAN – ISSUES AND OPTIONS

- 3.8 The Central Lancashire Authorities of Preston, South Ribble and Chorley are undertaking a review of the development plan(s) for the area and are working towards the preparation of a Joint Local Plan for Central Lancashire.

- 3.9 The Local Plan will set strategic and local development management policies and site allocations for future development across the three authorities. Once adopted,

the Local Plan will guide the future growth and development in the Central Lancashire area.

- 3.10 The first document to be prepared is the 'Central Lancashire Local Plan Issues and Options'. Consultation on this document ends on Friday the 14th of February 2020 and a summary of the key Vision and Objectives can be found at Appendix 1.
- 3.11 Preston, Chorley and South Ribble Councils have agreed to work together to agree where new development for employment and housing is needed. To facilitate this process and as part of the Local Plan review a 'Call for Sites' exercise has been carried out by Central Lancashire. Within the Annexes to the main Issues and Options Consultation Paper can be found the site submissions received for Chorley, Preston, and South Ribble.
- 3.12 Full details of the Central Lancashire Local Plan Issues and Options consultation, including supplementary documents and lists of the site submissions for each Authority can be found via the following link:

<https://centrallocalplan.lancashire.gov.uk/consultations/issues-and-options/>
- 3.13 The 'Central Lancashire Local Plan Issues and Options' consultation document has been reviewed and the broad aims of the overarching vision and objectives outlined within the report can be supported.
- 3.14 A detailed review of the supplementary site submissions for each Authority has highlighted a number of potential cross-boundary issues, particularly in relation to the sites submitted by neighbouring authorities Preston and South Ribble.
- 3.15 With regards to the sites submitted to Preston a significant number lie to the western edge of Longridge. Whilst there is unlikely to be a strategy to drive development into this area additional pressure from housing growth on these sites and their proximity to Longridge could have an impact upon key infrastructure and services.
- 3.16 A number of sites submitted to South Ribble lie in close proximity to Mellor Brook and the Samlesbury Enterprise Zone. Whilst the additional development is unlikely to have an impact upon the operation of the Samlesbury Enterprise Zone there may be associated pressures in South Ribble, adjacent to our boundary which again may have an impact upon infrastructure.
- 3.17 Notwithstanding the above concerns, it is important to stress that the call for sites exercise is an early stage of the plan-making process and therefore Central Lancs are only seeking views regarding the principle of various uses on the submitted sites. This does not mean that Central Lancs consider that all sites proposed for development in the three boroughs is considered suitable, but that they are seeking comments on what has been submitted and which sites should be taken forward.
- 3.18 As part of the Council's duty to cooperate it is intended to submit the following response to the 'Central Lancashire Local Plan Issues and Options':

Thank you for consulting Ribble Valley Borough Council on the Central Lancashire Local Plan Issues and Options. The Authority has no particular objections to the visions and objectives as outlined within the plan.

The Authority also has no particular objection at this early stage in the plan process to the sites submitted for consideration. However, upon review of the submitted sites, and in particular those submitted by Preston and South Ribble the Authority recognises that the development of a number of sites could have an impact upon key service centres, villages and associated infrastructure within the Borough.

On this basis, members wish to stress that infrastructure needs in Longridge and Mellor Brook in particular should be given full consideration at all stages of the plan review and that the Authority maintains continual dialogue with the three authorities that make up Central Lancashire to discuss any cross-boundary issues and to meet the general duty to cooperate.

3.19 Members should note that officers from Ribble Valley Borough Council and Preston City Council are due to meet on the 4th of February to discuss the matter and any outcomes will be reported to members in a future report to committee.

3.20 The Authority will continue to monitor the Central Lancs Local Plan and continue ongoing discussions with neighbouring authorities as part of the joint duty to co-operate.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources – There is provision within existing resources to work with neighbouring authorities in preparing and responding to emerging Local Plans.
- Technical, Environmental and Legal – Neighbouring authorities have a legal duty to cooperate on any strategic matters
- Political – There is significant interest in any potential development pressures upon existing key service centres, villages and infrastructure within the Borough.
- Reputation – Potential additional development pressure will have an impact on issues of significance in the local community.
- Equality & Diversity – No issues identified.

5 RECOMMEND THAT COMMITTEE

5.1 Endorse the comments set out at paragraph 3.6 and identify any additional comments they wish to make and that the proposed consultation response to the Central Lancashire Local Plan Issues and Options as outlined at paragraph 3.18 of this report is agreed.

5.2 Agree that the Local Plan Working Group monitor the Central Lancashire Local Plan and that this Committee be kept informed.

RACHEL HORTON
SENIOR PLANNING OFFICER

NICOLA HOPKINS
DIRECTOR OF ECONOMIC
DEVELOPMENT AND PLANNING

BACKGROUND PAPERS

Central Lancashire Housing Study

https://centrallocalplan.lancashire.gov.uk/media/1105/191017_central-lancs-housing-study_final-report.pdf

Central Lancashire Local Plan Issues and Options and Site Allocations

<https://centrallocalplan.lancashire.gov.uk/>

For further information please ask for Rachel Horton, extension 3200.

Vision & Objectives

What are we aiming to achieve?

16. We need to develop a vision for the Local Plan which sets out how we want to see the area grow and evolve over the next 15 years. This will be different for everyone, but common themes will be shared by all. We need a vision which reflects that changes will happen, and we want to manage that to achieve the best outcome for Central Lancashire.

Our Vision for Central Lancashire is:

By 2036 Central Lancashire will lead **sustainable** development in the region. It will make the most of its economic, cultural, heritage and natural assets and be at the forefront of tackling and adapting to the impacts and challenges of **climate change**. Recognising this, the councils will seek to be carbon neutral by 2030.

The areas of Preston, Chorley and South Ribble will continue to benefit from a growing economy and be **attractive to both new and existing investors** and visitors, taking advantage of retail, heritage, education and high-quality city and town centres. Its cutting-edge technology and engineering sectors, including the aerospace industry, will **continue to invest** in the success of their businesses in the area, and this will continue to enhance our region's economy. **Skills and education attainment** will continue to improve, made possible by high quality education offered across the area and the continued success of UCLAN. Central Lancashire will continue to thrive on its creativity and entrepreneurial flair and offer opportunities for graduates which will help to retain these skills to drive a **flourishing globally connected economy**.

Connections will improve access across Central Lancashire by prioritising **sustainable transport** including walking and cycling to link town and city centres with their wider areas, alongside other destinations. Overall, Central Lancashire will be a place where people and businesses thrive and a place where people will want to work, live and visit.

New development will take place in a manner that mitigates against and adapts to the cause and impacts of climate change. It will take account of flood risk, be **energy efficient and of high design quality**, championing outstanding new architecture, making efficient use of resources and enabling waste prevention. It will respect and where appropriate reinforce local character and the relationships between buildings and their wider surroundings. Central Lancashire will be served by efficient **infrastructure** including transportation, utilities and communications.

Preston's strategic role will be fulfilled as a regional city and a major economic driver for Central Lancashire and its surrounding areas, providing high quality retail, cultural and entertainment offer. Preston will continue to operate as a successful regional centre and a place where people choose to live and work, providing opportunities for both rural and city centre living.

Chorley will continue to provide opportunities for enterprise to thrive and businesses to grow building on past success. It will continue to make the most of its natural assets through links to open countryside and outstanding parks; providing attractive, prosperous and welcoming places to live.

Vision & Objectives

South Ribble will continue to boost economic growth and draw on the success of the area's diverse economic offer. The importance of its Green links between its discreet towns and villages will be enhanced, as well as improved accessibility to the surrounding areas promoting better health and well-being.

The residential **neighbourhoods** of Preston, Chorley and South Ribble will be attractive places to live, reflecting their individual historic and cultural heritage and enhancing their **local distinctiveness**. Our communities will continue to recognise and welcome the **diversity** within them, with residents living in high quality and well designed, **low carbon housing** with a balance of housing types and tenures provided. Our **Local centres** will serve as **vibrant and accessible focal points** for communities, providing a range of shops, experiences, community services and facilities to meet the day-to-day needs of residents as well as providing opportunities to enhance and develop small business and **protecting the character** of rural villages. In Preston those most in need of a suitable home will be the priority, and the economic environment in the City will be harnessed to ensure prosperity for everyone through a **commitment to community wealth building**. **Neighbourhoods** across Central Lancashire will be safe, clean and sustainable with **healthy, highly skilled and diverse communities**. Residents will have easy access to **public services, good jobs and decent, high quality affordable homes**.

Proposed Central Lancashire Local Plan Objectives

17. These are our proposed objectives for delivering our vision for Central Lancashire. They will run throughout our policies and shall be the basis of how we will measure our success as we implement our Plan for the three boroughs.



Theme	Objective
Climate Change and Resource Management	01. To ensure new development is resilient to and mitigates against the effects of climate change by achieving our goal to be carbon neutral by 2030; by reducing vulnerability to flooding; promoting development that minimises natural resource and energy use; reduces pollution and incorporates sustainable construction practices, including water efficiency measures.
Infrastructure and sustainable communities	02. To focus development at accessible and sustainable locations which make the best use of existing infrastructure, facilities and services wherever possible, and ensure that any necessary improvements are brought forward in a co-ordinated and timely manner.
Sustainable Travel	03. To ensure all new development delivers a design which puts active travel and sustainable modes (cycling, walking and public transport) ahead of the private car, and makes efficient use of the existing transport infrastructure and improves accessibility especially east-west links.
Housing	04. To provide a mix of housing types and sizes to create healthy, vibrant, safe and sustainable communities that deliver the City Deal and meet the changing housing needs of Central Lancashire's population, and support a range and variety of tenures alongside a range of family homes and any potential need for the Traveller community, with affordable housing delivery being a high priority.
Economic Growth & Employment	05. To provide a range of employment and economic growth opportunities in sustainable locations, prioritising community wealth building, and building on the infrastructure improvements within City Deal, to support the growing population and attract inward investment.
Education & Skills	06. To build on the existing education, training and skills attainment at all levels including vocational and apprenticeships, through provision of high-quality education facilities and training opportunities offered across the area.
Local Distinctiveness	07. To protect and enhance the rich diversity of the character and appearance of Central Lancashire's landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.
Design	08. To create the highest quality design which is sustainable, accessible, safe and promotes a sense of place through the design of the built form; the relationship of buildings with each other and the spaces around them, and which responds positively to the prevailing character of the area.
Built Environment Assets	09. To protect and enhance the significance of the buildings, sites and features of archaeological, historic or architectural and cultural/artistic interest and their settings, and ensure new buildings, spaces and places are designed to the highest quality.
Natural Environment Assets	010. To conserve and enhance the natural environment including designated and undesignated landscapes and biodiversity and promote a connected green infrastructure network that plays a role in managing flood risk, delivers net gains in biodiversity and improves access to nature.
Health & Well-Being	011. To ensure that all development makes a measurable contribution to the reduction of health inequalities, whilst improving social inclusion and equal opportunities. Development shall also promote healthy lifestyles to maximise health and well-being.

Table 1: Central Lancashire Local Plan Objectives