

MINUTES OF THE DEVELOPMENT PLAN WORKING GROUP HELD ON MONDAY 22 MARCH 2021 @ 3.30pm

PRESENT:

Councillor Alison Brown (Chair)	Nicola Hopkins
Councillor Judith Clark	Colin Hirst
Councillor Richard Sherras	Mark Waleczek
Councillor Jim Rogerson	
Councillor Robert Thompson	
Councillor Louise Edge	

APOLOGIES - None received.

MINUTES OF LAST MEETING

The minutes of the meeting held on 13 November 2019 were approved as a correct record.

GENERAL UPDATE

Colin reminded members of the key dates originally scheduled for the Plan's adoption in summer 2022. This was now 12 months behind programme due to impacts of the Covid-19 pandemic, staffing issues and the White Paper.

It was envisaged that some elements of the White Paper would be introduced into the NPPF. The outcome of the wider elements of the White Paper were still under consideration and it was unknown as to how or when these would be introduced.

Government issues to be aware of included

- An up-to-date plan had to be adopted by the end of 2023
- The impact on Housing Delivery grant if this didn't happen
- Risk of the plan being out of date
- New plan making system – unknown as yet
- Transitional arrangements – unknown as yet

The PAS Gateway Project offers advice and support on making progress. Although feedback was still awaited they had reinforced the same issues above. All regulation stages would have to be gone through but it was suggested that they be condensed and consulted upon all together and not separately as previously.

PROGRAMME RESTART – APRIL 2021

- Staffing measures had been addressed with a secondment of a Planning officer.
- An update on the LDS would go the April Planning & Development committee.
- Commission of Sustainability Appraisal scoping
- Commission of Economic Evidence (with the caveat that the impact of the pandemic was still not clear)

BY MAY 2021 – EVIDENCE BASELINES

- Authority Monitoring report (baseline March 2021)
- Housing Land Availability study (baseline March 2021)
- SHENA (Strategic Housing Economic Needs Assessment) – a re-look at Turley's finalised position
- SHLAA (Strategic Housing Land Availability Assessment) – update and call for sites although there is no immediate land supply issues but a need to understand capacity issues and options to test. We must beware of changes to Standard Methodology.

BY JUNE – EVIDENCE BUILDING

- Open space
- Settlements refresh – options for development and testing; distribution models; village expansion; known sites (Barrow x 2, Langho, Mellor, Clitheroe, Calderstones)
- Retail / leisure
- Employment land
- Strategic landscape
- Infrastructure
- Flood risk (SFRA)
- Transport

END OF SEPTEMBER

- Enough to inform options and strategy development
- Revised policy frameworks – structure and content
- Story-telling in place to do consultations
- SA testing
- Internal discussions

DECEMBER TARGET

- Policy and Development to agree consultation for Reg 18 – a hybrid approach – draft plan in line with advice to condense and test approach
- The use of digital platforms
- White Paper reflective

OTHER TARGET DATES (in an ideal world)

- January 2022 – consultation
- July 2022 – Draft Plan Reg 19
- December 2022 – Reg22 submission
- May 2023 – Examination
- September 2023 – Inspector's report
- November 2023 – Adoption

RISKS

- Challenging timescales – no wriggle room
- Less control post Reg 18 – unknown scale
- Progress on new plan making system – unknown time
- Resources – vulnerable to staff / additional work
- Changes to National Policy – new issues
- Political – potentially controversial

ISSUES RAISED BY MEMBERS

- The need to be careful not to 'waste' money on consultants on things that will/may change
- Record data as part of our annual monitoring that consultants can use
- Use of prematurity clause for applications now – impossible to sustain
- Reconsideration of SHENA – nothing has changed
- The need to keep resources under constant review
- Possibility of more neighbourhood plans

DATE OF NEXT MEETING

The next meeting was scheduled for **Monday 14 June 2021 at 3.30pm.**

The meeting closed at 4.33pm