

**MINUTES OF THE
DEVELOPMENT PLAN WORKING GROUP
HELD ON MONDAY 14 APRIL 2022 @ 2.30pm**

PRESENT:

Councillor Alison Brown (Chair)	Colin Hirst – Head of Regeneration and Housing
Councillor Judith Clark	Mark Waleczek – Planning Officer
Councillor Richard Sherras	Tom Maddox – Assistant Economic Development Officer
Councillor Jim Rogerson	
Councillor Stephen Atkinson	
Councillor Simon Hore	

APOLOGIES – Received from Cllr Louise Edge and Nicola Hopkins

MINUTES OF LAST MEETING

The minutes of the meeting held on 10 January 2022 were approved as a correct record. There were no matters arising from these minutes.

LOCAL PLAN PROGRAMME

The intention was still to go out to consultation on Reg 18 in May 2022. This would enable us to still adhere to the programme as planned and aim for examination and adoption by end of 2023. The revised timetable was deliverable but optimistic and within the overall Government timetable.

The results of the Reg 18 consultation will impact on what happens next in terms of delivery because we will need to respond to submissions.

STAFFING UPDATE

Colin gave an update on the current staffing within his section.

SA DOCUMENT

The final version had now been received from the consultants giving a position statement. All statutory consultees had responded positively. This document would go out alongside the Reg 18 although it runs on a separate legislative process.

HOUSING POSITION

If standard methodology is followed the housing number is 137pa and gives the Council a 13.5-year housing land supply. However, the advice given by Turleys is to stay with the number currently in the Core Strategy of 280pa due to historic take up and economic impacts.

Consideration needs to be given to the rate of completions and delivery rate of developments currently with permissions as this may affect being able to prove a 5-year housing supply at any given point in the 15 years following adoption of the plan. A credible figure needs to be used to keep ahead of the supply figure taking into account the assumed shortage based on current average delivery rates. Careful consideration will need to be given to the requirement and it is likely to be a main issue in the consultation.

The Infrastructure Delivery plan also needs updating to take into account the action taken with S106 monies eg improvements to sewage works; school extensions which can take up to 8 or 9 years to come to fruition. Lots of infrastructure has been delivered in the last few years.

The Levelling Up agenda also needs to be considered when supporting our neighbours.

EMPLOYMENT LAND

The consultant's report identifies levels of economic growth and the need to identify sites. A call for sites has brought in 61.8ha of land across Ribble Valley which need to be refined. This will be tested through the consultation process.

It was suggested that as an approach a level of housing should be decided upon that the subsequent business growth could then be related to. Balancing these two areas is important to developing a sound plan.

DISCUSSION NOTES

- Vision and objectives – generally ok
- Development Strategy – agree with the options to be explored to address identified requirements. Colin would brief parishes at the appropriate time.
- Strategic Housing Numbers – the Standard Methodology may have an impact on economics and how we influence it. We need to acknowledge build out rates that will affect our 5-year supply figures. An option is to have a safety net that would be kept under review.
- Employment Land requirements – take on board the figures produced by Lichfields initially at the lower end of the range.

CALL FOR SITES

The outcome of the exercise was discussed with many sites being suggested. Colin would consider how best to present this to committee.

EXTRA P&D COMMITTEE

Colin felt there was a need for an extra meeting – date to be confirmed to fit with the programmed timetable for Reg 18 consultation.

DATE OF NEXT MEETING

The next meeting would be scheduled when required.

The meeting closed at 4.30pm