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Minutes of Local Plan working group

Meeting Date: Thursday, 8 December 2022, starting at 2.30 pm
Present: Councillor A Brown (Chair)

Councillors:

J Clark
L Edge

S O'Rourke
J Rogerson

In attendance: Director of Economic Development and Planning, Head of Regeneration and Housing and Planning Policy Assistant

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R Sherras.

2 DECLARATIONS OF INTEREST

Cllr Edge declared that she owned a business site on Longsight Road, Clayton-le-Dale.

3 MINUTES OF LAST MEETING

The minutes of the meeting held on 9 November 2022 were approved as a correct record.

4 HOUSING SITE ALLOCATIONS

Colin had re-worked the figures and advised that no further site allocations need to be made and there is not a need to identify any reserve ones either. The indication is that there is no imminent change to be made to the standard methodology, so it should be expected that this will be challenged from housebuilders.

There are still sites in the allocated figures that are not accounted for. Mark W is working on the strategic position statement and Colin sees no problem with identifying sites in the future and they are already known. The council would be able to demonstrate it can meet its supply.

Allowing growth in the villages can be done by using the national exceptions policy that already exists that allows for small scale affordable housing in sustainable locations. A local policy was proposed.

5 TOWN CENTRES

The 3 main service centres have defined areas. In Clitheroe's defined area there is an old Article 4 Direction restricting use classes. This needs updating to reflect the changes to the use class order but retain some element of control.

6 EMPLOYMENT LAND

Litchfields recommended allocating between 10.5 and 14.5 hectares – modest growth will be adopted. Colin has reviewed the information and found 2.5 hectares that don't feature in their figures which reduces the residual to 8 hectares of land.

Colin suggested 3 sites as new allocations from the 'call for sites' exercise

- Extension to business park at Mitton Road, Whalley – 2.5 hectares
- Land at Salthill, Up Brooks, Clitheroe – 6+ hectares
- Land at Pendle Road, Clitheroe – 0.6 hectares

Smaller sites reflect the needs of the Borough and the sites above equal 12% surplus on the lower end of the Litchfield figures.

Additional land in Longridge is not required given commitments.

The suggested 3 sites will have to go through an appraisal process. The discounted sites were generally too big or too remote when looking at the proposed strategy.

The mixed site at Langho previously discussed was not included. It was unlikely that the employment land element would be viable without the housing. Colin would raise this with the developers. As there was no housing requirement to be addressed in the plan it was challenging to include the site with housing although the park and ride element was seen as a benefit.

7

DRAFT PLAN POLICIES

These are still being worked through.

Nicola informed the group that Colin was retiring at Christmas and that for an interim period a consultant would be employed 3 days a week until a replacement started.

ACTION: a report would be prepared for Planning and Development committee on 12 January 2023 to move the plan forward to Regulation 19 before the purdah period for the local elections the details of which were to be discussed.

The meeting closed at 3.45 pm

If you have any queries on these minutes please contact the committee clerk, .

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Minutes of Local Plan working group

Meeting Date: Wednesday, 11 January 2023, starting at 2.30 pm
Present: Councillor A Brown (Chair)

Councillors:

J Clark
L Edge

R Sherras

In attendance: Director of Economic Development and Planning and Planning Policy Assistant

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S O'Rourke and M French

2 LOCAL PLAN UPDATE

Alan Houghton is an Independent Planning Consultant who has been commissioned to assist with the preparation of the new Local Plan. It was noted that a draft Local Plan needs to be prepared positively alongside an accompanying evidence base and this is a significant piece of work. He issued the Local Plan Progress Schedule in the meeting and advised that there are numerous areas where further action is needed which includes the production of evidence base documents such as the Strategic Housing and Employment Land Availability Assessment, a Gypsy and Traveller Accommodation Assessment, Flood Risk Assessments and the procurement of GIS services. The current January deadline for commencing the Regulation 19 consultation was therefore not considered to be a credible target and needs to be more realistic.

3 LOCAL PLAN - PROGRAMME

Alan had prepared an updated Local Plan Document Programme which was issued in the meeting. This gives a timeline for the work that runs through to April 2024. This programme looks to achieve Regulation 22 submission by January 2024 and, whilst considered to be cautious, is deliverable. It ensures that each area of work is sound and will lead to a sound Local Plan. This will also give further opportunities for the Council to take more time to look into realising the opportunities of delivering a new Local Plan such as the integration of town centre, Section 106 and Leisure strategies.

4 LOCAL PLAN - EVIDENCE BASE UPDATE

The Planning Officer outlined that various items on the Local Plan Document Programme are now being progressed e.g. quotes are being obtained and tenders being sought for those commissions which have been accounted for within the overall Local Plan budget. Some items may have stalled previously due to the timescales being imposed, and with a revised timescale, it is hoped that the outcomes of procurement are more successful.

Nicola advised that work is also being done in-house and the Local Plan Document Programme identifies specific officers who will lead on specific areas of the plan's production. It was acknowledged that Colin Hirst's replacement is an experienced Planning Policy Officer and may be able to offer further assistance in terms of writing the Local Plan in due course. This may allow for the new timetable to be brought forward, however, resources will be kept under review and an updated LDS will be published upon the new Head of Strategic Planning and Housing being in post.

5 REGULATION 18 REPORT TO PLANNING AND DEVELOPMENT COMMITTEE IN FEBRUARY 2023

The assistant planning policy officer noted that a report had been prepared in response to the regulation 18 consultation that took place in spring 2022. The officer outlined that the report summarises the nature of the responses given during the consultation period and that the report shall act as a guiding document for the ongoing preparation of the local plan. By summarising the consultation responses into a singular report, the views given by respondents can be gathered to give an overall view of the types of issues raised by a number of respondents.

6 NPPF CONSULTATION

Nicola advised that DHLUC published a consultation on proposed changes to the National Planning Policy Framework (NPPF) ON 22nd December which runs until March. The changes are relatively minor at this stage and support the continued use of the standardised method of calculating housing need. A report on the proposed changes will be brought to Planning and Development Committee on 16th February. Further changes at a national level are expected later this year.

ACTION:

- To progress on the basis of the new timetable.
- To prepare update reports for information to the Planning and Development Committee on 16 February 2023 With an update report prepared for each P&D Committee thereafter

The meeting closed at 3.30 pm

If you have any queries on these minutes please contact the committee clerk, Jenny Martin 01200 413214 .