

# Central Lancashire Local Plan Local Development Scheme



**Your Local  
Plan for**  
Central  
Lancashire

Sept 2022 – March 2025



**Preston**  
City Council



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## 1 Introduction

- 1.1 This document is a joint Local Development Scheme (LDS) prepared by Preston City Council, South Ribble Borough Council and Chorley Council to identify what the councils are going to do over the next three years to prepare new and revised planning policy which will form part of the Development Plan. The Development Plan can include Local Plans and Neighbourhood Plans.
- 1.2 Every local planning authority in England has to prepare a Local Plan, which includes all of the local planning policies for that area, and any planning applications have to be decided in line with it unless material considerations indicate otherwise. The purpose of the LDS is to identify new and revised planning policy the Councils are preparing to form the Local Plan. Under planning regulations, the Councils are required to regularly update this document and post it on their respective websites.
- 1.3 The LDS is produced jointly to reflect the joint working between the three authorities, specifically the existing Core Strategy adopted in 2012 and the commitment to undertake a review of the Core Strategy and three Local Plans, in order to produce a single Central Lancashire Local Plan. There will be allocation plans and maps prepared for each local authority area as part of this work.
- 1.4 The three Councils of Preston, South Ribble and Chorley have reached a consensus that the Joint Core Strategy and the individual local plans require a review of the policies and each has taken a formal decision to commence this work, working collaboratively to produce a single Plan. As this is a review, with commonalities across the three areas operating as a single housing market area and functioning economic area, it is not envisaged to be as comprehensive as starting the entire process from the beginning.
- 1.5 This document describes the updated programme for the review of the Local Plan which includes a comprehensive review of the existing development plan policies, refreshing the required evidence base, inviting a call for sites and producing a draft publication plan for consultation ahead of an examination in public for adoption.
- 1.6 Work on delivering the Local Plan has progressed well, with consultation on the Integrated Assessment Scoping Report from Aug-Sept 2019 and the Issues and Options Consultation from 18th November 2019 until 14th

February 2020. The preparation of a Local Plan is fluid and changes to the timetable can be necessary to reflect circumstances outside of the Councils control, this has been particularly apparent during the course of the pandemic with the diversion of resources from normal services to deliver the Councils response to Covid 19 and a move to hybrid working for Council staff . In addition, the Local Plan is also reliant of linking in with work undertaken at the Lancashire Level to inform the evidence base which has also been delayed due to the impact of Covid. Finally, there have been issues with the recruitment of suitably experienced and qualified planning policy officers to the Central Lancashire Local Plan Team. These issues have resulted in amendments being made to the plan timetable which are reflected in the proposed revisions.

- 1.7 Within the area, there is joint working with the Central Lancashire authorities (made up of Preston South Ribble and Chorley Councils). This work has included the adoption of a joint Central Lancashire Core Strategy in July 2012 as well as individual local plans containing development management policies which were adopted in 2015.

## 2 Purpose of the Document

- 2.1 This document covers the three-year period between December 2022 and March 2025. It supersedes the previous LDS's which have been operating separately in the three authorities.
- 2.2 This LDS provides a project plan for preparing a new Local Plan for Central Lancashire. Minerals and Waste matters are the responsibility of Lancashire County Council, and so the preparation of the relevant Development Plan Documents related to those matters do not form part of this LDS.
- 2.3 The Local Development Scheme includes the following information:
  - Details of the high level programme for the undertaking of a review of the existing statutory development plan including the Central Lancashire Core Strategy, Chorley Local Plan, South Ribble Local Plan and Preston Local Plan.
  - Details of the evidence currently under commission and to be commissioned in order to inform the preparation of the new Local Plan.

- Information about the resources available, within Central Lancashire, for preparing the Local Plan.
- The risks associated with situations that might arise that could adversely impact on the achievement of the work programme set out in the LDS and how these risks are to be managed

- 3.1 This section present information on the documents which make up the current Development Plan for the Central Lancashire Authorities.

### **Central Lancashire Core Strategy**

- 3.2 The Central Lancashire Core Strategy adopted in July 2012, is the strategic document of the plan and covers all three Central Lancashire authority areas – Preston City, South Ribble Borough and Chorley. It sets the overall strategic vision for the area, including issues such as setting housing requirements and principles for infrastructure.

### **District Local Plans**

- 3.3 Each Central Lancashire authority worked in partnership to produce a separate Local Plan, adopted in July 2015. The Local Plans set out development management policies, and allocate or protect land for specific uses, such as housing, employment or greenspace.

### **Neighbourhood Plans**

- 3.4 The Penwortham Neighbourhood Plan, Inner East Preston Neighbourhood Plan and the Broughton in Amounderness Neighbourhood Plan, prepared by the local neighbourhood forums with the support of the local councils, form part of the development plan. The Penwortham Neighbourhood Plan was made in March 2017, Inner east Neighbourhood plan was made in April 2015 and the Broughton in Amounderness neighbourhood Plan was made in October 2018.

### **Supplementary Planning Documents**

- 3.5 Supplementary Planning Documents (SPDs) offer local planning authorities the opportunity to add guidance on specific policy areas. The purpose of SPDs is to provide guidance on the interpretation and implementation of relevant planning policies, particularly those in the Central Lancashire Core Strategy. The following Central Lancashire SPDs have been adopted:

Affordable Housing – Oct 2012

Controlling Re-Use of Employment Premises – Oct 2012

Rural Development – Oct 2012

Design Guide – Oct 2012

Access to Healthy Food<sup>1</sup> – Oct 2012

Open Space, Sport and Recreation – Sept 2013

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<sup>1</sup> The Access to Healthy Food SPD was adopted in October 2012, however, after consideration at the Chorley and South Ribble Local Plan Examinations, the SPD and proposed Local Plan policy with their references to a 400m exclusion zones was not considered robust and the SPD has been suspended (in Chorley and South Ribble) pending a review which will inform whether it is revised or withdrawn and reviewed alongside the requirements of the new Local Plan

### **Statement of Community Involvement**

3.6 Each of the three councils also have an adopted Statement of Community Involvement. The SCI sets out who the Council will consult on various aspects of planning, and what methods the Council will use. The current version for each Council is listed below.

- Chorley Council's Statement of Community Involvement, adopted in April 2019.
- South Ribble Council's Statement of Community Involvement, adopted in December 2013
- Preston City Councils' Statement of Community Involvement, adopted in December 2018

- 4.1 The three councils are working as a partnership to undertake a review of the Local Plan and are jointly resourcing a central team to undertake the work.
- 4.2 The following in-house resources have been established through the central team:
- 1 x Local Plan Coordinator (Planning Manager)
  - 2 x Planning Policy Officers (temporary cover provided see below)
  - 1 x Planning Assistant
  - 1 x Local Plan Programme officer (to be appointed on submission of the Local Plan)
- 4.3 The planning policy posts on the team are currently under review with a recruitment drive planned early in 2023 to appoint to the vacant posts. Temporary arrangements have been implemented to provide the necessary capacity which includes a blend of in-house resources from the three Councils Planning Policy Teams and some external consultancy support.
- 4.4 This team is complemented by the substantive posts at each respective council as required.
- 4.5 In addition, joint working between the Central Lancashire teams is coordinated through a Central Lancashire officer working group. There is also a Joint Advisory Committee made up of members from the three Central Lancashire authorities and Lancashire County Council.
- 4.6 The Planning Policy teams can draw on additional resources from other teams within each council for expertise on areas such as:
- Housing
  - Neighbourhood Management
  - Environmental Health
  - Economic Development
  - Property Services
  - Parks
  - Corporate Policy
- 4.7 Lancashire County Council has responsibilities for:
- Transport and highways
  - Minerals and waste
  - Cross-boundary issues
  - Health
  - Education

- 4.8 Consultants will be engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production of evidence base studies such as the Housing Needs Study, Employment land Study and Integrated Assessment.
- 4.9 Neighbourhood forums with the support of the local councils, form part of the development plan. The Penwortham Neighbourhood Plan was made in March 2017, Inner east Neighbourhood plan was made in April 2015 and the Broughton in Amounderness neighbourhood Plan was made in October 2018.

## 5 Programme for review of the Central Lancashire Local Plan

- 5.1 A timetable for the Preparation of the remaining stages in the Local Plan is shown below in Figure 1. This shows the key dates for preparation of the Plan and consultation with stakeholders, with table one providing more detail in support of this.



TABLE 1: DETAIL OF KEY STAGES LOCAL PLAN

Key Stage	Description	Timescale
Issues and Options (Regulation 18- statutory Consultation)	<p>Consultation process involving engagement of all stakeholders, statutory (UU, EA, HE etc.) and non-statutory including public bodies, members of the public, developers etc.</p> <p>This will include publication of the initial tranche of sites suggested for development.</p>	<p>Winter 2019</p> <p>Consultation Period</p> <p>November 2019 to February 2020</p> <p><b>Completed</b></p>
Preferred Options Preparation Part One Consultation (Regulation 18)	<p>Following Issues and Options Consultation, further detailed consideration of the sites will be undertaken looking at consultation responses and review of existing policies and drafting of the new Local Plan policies will be undertaken. Updates to the evidence base will also be prepared as necessary.</p> <p>This will conclude with a 'Preferred Options' draft Local Plan being published for consultation.</p>	<p>Preparation March 2020 to December 2022</p> <p>Consultation Period</p> <p>December 2022 to February 2023</p>
Preferred Options Preparation and Part Two – Draft Plan Consultation (Regulation 18)	<p>Following Issues and Options Consultation, further detailed consideration of the sites will be undertaken looking at consultation responses and review of existing policies and drafting of the new Local Plan policies will be undertaken. Updates to the evidence base will also be prepared as necessary.</p> <p>This will conclude with a 'Preferred Options' draft Local Plan being published for consultation.</p>	<p>Preparation December 2022 to Summer 2023</p> <p>Consultation Period</p> <p>August to September 2023</p>
Publication Draft (Regulation 19)	<p>The new draft Local Plan, the Integrated Appraisal and statement of consultation along with any topic papers</p>	<p>Expected early 2024.</p> <p>Consultation Period</p> <p>February to March 2024</p>

Key Stage	Description	Timescale
Submission Stage (Regulation 22)	Collation of Representations to the Publication Draft Local Plan and submission to the Planning Inspectorate ahead of the examination in public.	Submission to the Planning Inspectorate expected June 2024
Examination in Public	The Examination stage will last between 6-12 months from submission of the plan. The exact time period will depend on the Matters in Questions (MIQ's) raised by the appointed Inspector and the timing of the hearing sessions themselves. In addition, further consultation may be required for any modifications deemed necessary following the hearing sessions.	June 2024 until Early 2025 (receipt of the Inspectors Report)
Adoption	This will follow the examination in public. The length of time depends on the process for agreeing the findings of the Inspectors Report and arranging for the plan to go through three Full Council processes for adoption, with the final Full Council session forming the adoption date for all three..	Early Summer 2025

## 6 Evidence base

6.1 The preparation of a new Local Plan requires an extensive evidence base covering a wide range of topics. This section provides details of the evidence work we have undertaken to date, as well as information of work we are currently/planning to undertake to inform the development of the Plan. This list is subject to change to reflect the needs of the Local Plan and work also being undertaken at the County level which is relevant to this Plan.

### **Central Lancashire Local Plan Evidence Documents (Sept 2022)**

- Chorley Retail & Leisure Study (2019)
- Preston Retail & Leisure Study (2019)
- South Ribble Retail and Leisure Study (2017)
- Open Space, Sport and Recreational Assessment (2019)
- Employment Land Study (2017) and Update (2019)
- Employment Land Update 2021
- Flood Risk/Drainage (SFRA level 1 March 2021)
- Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (2019)
- Integrated Appraisal Scoping Report (2019)
- Preston City Transport Study (2019)
- Green Belt Designations Study (2022)
- Landscape Designations Study (2022)
- Central Lancashire Density Review (2022)
- Central Lancashire Housing Study (2022)
- Gypsy and Traveller and Travelling Showpeople Accommodation Assessment Update (2022)

6.2 The following details documents which are in progress to support the Local Plan.

- Open Space, Sport and Recreational Assessment update
- Flood Risk/Drainage (SFRA Level 1 Update and Level 2)
- Local Plan Viability Assessment & CIL review
- Chorley Housing need and Demand Assessment
- Preston Housing Need and Demand Assessment
- South Ribble Housing Need and Demand Assessment
- Central Lancashire Highways & Transport Masterplan Review (led by LCC)

### **Community Infrastructure Levy (CIL)**

6.3 Alongside the local Plan, work will also be progressed on a CIL review for Central Lancashire. Although CIL is not itself part of the Local Plan, the Central Lancashire Authorities recognise there is a need to undertake a review of the existing CIL Charging Schedule to ensure that any future CIL is in

accordance with the findings of the viability work which is being undertaken as part of the evidence based underpinning the development of the new local Plan. This work will identify any future infrastructure needs the Local Plan will be required to deliver. The Council's are intending that this work will be prepared alongside the Local Plan Programme, with commissioning of consultants to complete this project commencing summer 2021.

#### **Integrated Assessment & Habitats Regulation Assessment**

- 6.4 In addition to the above an integrated Assessment and Habitats Regulation Assessment is also being undertaken alongside each stage of the plan and will be published at each of the consultation stages identified in Table 1.

- 7.1 There are always risk associated with production of such a large project which may incur slippage to the published programme. The key issues for the local plan are discussed below.
- 7.2 Staff capacity/Turnover/Absence . There is a Central Team in place to oversee the development of the Plan with support from the home teams, this allows us to reduce the risk of staff being in post to deliver the Local Plan. Should there be a loss of staff due to sickness or turnover, home team staff can be utilised to keep the project on track along with support from consultants as necessary until staff return or are replaced.
- 7.3 Political Delay – The potential for delays due to the political decision-making process is increased by the requirement for joint/aligned documents to be approved by the relevant decision-making structure of each Central Lancashire authority. This has been mitigated by involving Members from all three authorities in a Joint Advisory Committee informed by member working groups in each district authority enabling Members to be fully involved at an early stage.

### **Joint Working**

- 7.4 Although there are considerable benefits in joint working, there are risks in terms of programming work and political decision making. The three authorities are minimising this risk through a memorandum of understanding. There is also a Steering Group where the planning leads from each of the 3 councils, the central team and LCC meet regularly to discuss the development of the plan and any ongoing issues.

### **Soundness' of Local Plan**

- 7.5 Joint and independent working, this risk will be minimised by liaising closely with relevant partners and agencies, neighbouring authorities and having regard to the PAS soundness toolkit and Local Plan Route Mapper and procedural implications this may have.

### **Changing Legislation**

- 7.6 The risk of changing legislation during the preparation of the Local Plan is a challenge. Since commencing the review, we have to date had two Government Consultations in 2020 on Changes to the planning System and the Planning White paper which posed significant issues. Then more recently,

the further changes proposed in the Levelling Up and Regeneration Bill (LURB) and introduction of the Environment Act have raised further issues which need to be addressed through the Local Plan. The reforms proposed in the LURB are expected to take a number of years to come to fruition, but there may well be smaller changes brought forward in the interim which affect the development of the Plan, such a changes to the information provided through updates to the Planning Practice Guidance. The legislation following the introduction of the Environment Act are starting to come forward, with key details on the introduction of Biodiversity Net Gain expected to be in place by the end of 2023.

- 7.7 This impact will be minimised by attending events, liaising with the relevant Government department, keeping up-to-date with new policy and legislation and assessing how this may impact on the Local Plan. This is largely out of the authority's control and we are following Government advice of continuing with the plan through the current adopted system.

#### **Finance/Resource Availability**

- 7.8 Finance and resource availability will be a significant challenge in the forthcoming years. This will need to be considered by the authorities and assessed on an annual basis. The risk of lack of finance has been mitigated by advance budgeting and joint working savings and the successful Government award of Planning Delivery Funding for two years. The Steering Group will also receive regular finance updates which will alert them in advance of any major budgetary or resource issues.

- 8.1 Each authority monitors the delivery of the Local Plan including policy achievement, targets and milestones such as housing land availability and housing delivery. The annual monitoring reports review document preparation progress over the preceding year compared to the targets and milestones set out by the authorities in the LDS.
- 8.2 The latest monitoring reports for each of the councils can be viewed on the Planning Policy pages on each of the authorities' websites:

### **Preston**

[Preston's Local Plan - Preston City Council](#)

### **South Ribble**

[Business Development and Town Centres \(southribble.gov.uk\)](#)

### **Chorley**

[Authority\\_Monitoring\\_Report\\_2018-19\\_1.pdf \(chorley.gov.uk\)](#)