

Central Lancashire Local Plan 2023-2041

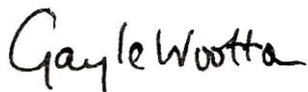
Statement of Common Ground between the Central Lancashire Authorities

February 2025

Parties of the Statement

Chorley Council
Preston City Council
South Ribble Borough Council

Signed on behalf of Chorley Council and South Ribble Borough Council



Gayle Wootton, Director of Property and Planning

Date: 20th February 2025

Signed on behalf of Preston City Council



Chris Hayward, Director of Development and Housing

Date: 20th February 2025

Contents

1. Introduction	1
2. Background of Central Lancashire.....	2
3. Strategic Geography.....	3
4. Strategic Matters.....	4
The Provision and Distribution of Housing.....	4
The Provision and Distribution of Employment Need	5
Joint Delivery of the Local Plan.....	6

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address strategic planning matters between the Central Lancashire Authorities (CLAs) of Chorley Council, Preston City Council and South Ribble Borough Council.
- 1.2 The SoCG has been prepared to comply with the National Planning Policy Framework (NPPF) requirements. Paragraph 28 of the NPPF¹ states “*strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these*”. Paragraphs 24 to 28 set out how the duty to cooperate works and how strategic matters that cross administrative boundaries require effective and on-going cooperation. These matters include:
- Housing (including affordable housing), employment, retail, leisure and other commercial development;
 - Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - Community facilities (such as health, education and cultural infrastructure); and
 - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 1.3 Both NPPF and PPG make it clear that a SoCG should primarily be produced to document the strategic cross-boundary matters. Therefore, this SoCG is the written record account of the progress achieved in the planning process for strategic matters in Central Lancashire and how the CLAs have worked effectively to fulfil their duty to cooperate. The approach taken in writing this statement is in accordance with the requirements of the PPG.

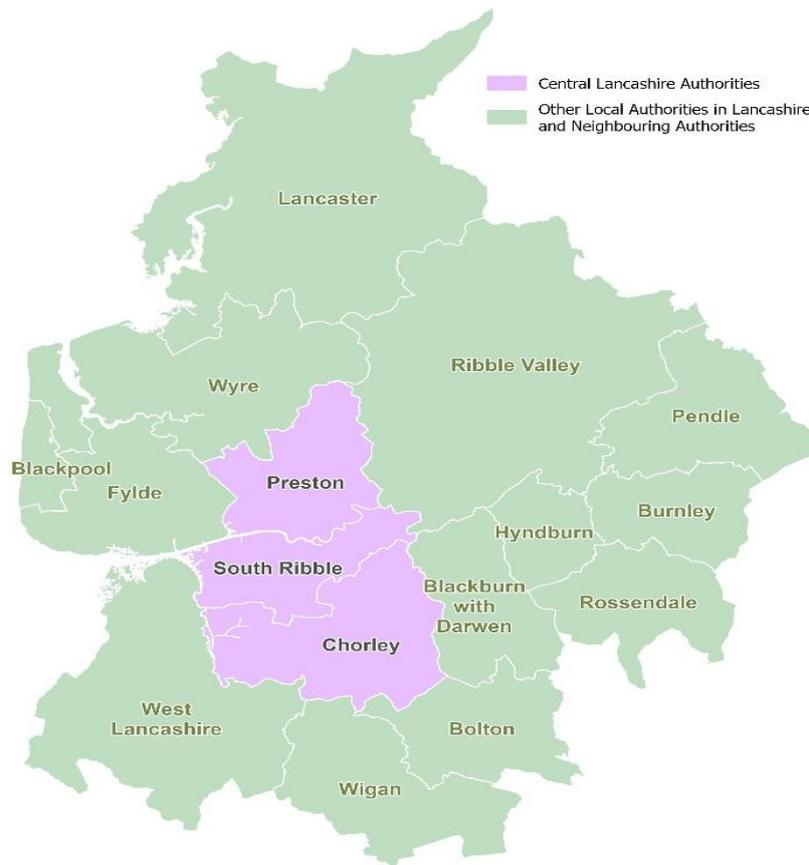
¹ NPPF Version December 2024

2. Background of Central Lancashire

- 2.1 Central Lancashire is defined as the area covered by the following three Local Planning Authorities (the CLAs):
- Chorley Council
 - Preston City Council
 - South Ribble Borough Council
- 2.2 In spatial planning terms the history and depth of joint working by the Councils is reflected in the current development plan. The principal spatial plan is the Central Lancashire Core Strategy, adopted by the Councils in July 2012. The plan covers the administrative areas of all three Councils. Beneath that plan are three individual Local Plans, all adopted in July 2015, as well as Area Action Plans and Neighbourhood Plans.
- 2.3 The CLAs have embarked on a review of the development plan with the ambition of producing a joint Central Lancashire Local Plan.
- 2.4 To inform the new Central Lancashire Local Plan, the Councils have commissioned a significant amount of evidence to underpin the policies and proposals which will form part of the new plan. A key part of the evidence base is a Housing Study which identifies the future housing need and distribution for Central Lancashire.
- 2.5 This Statement of Common Ground sets out the emerging commitment of the Councils relating to strategic matters such as the housing requirement and distribution which will be set out in the Regulation 19 Publication version of the Central Lancashire Local Plan when it reaches its next consultation in early 2025.

3. Strategic Geography

- 3.1 Central Lancashire is in the heart of Lancashire within the North West Region and covers the three local authority districts of Chorley, Preston and South Ribble. It comprises an urban core surrounded by attractive scenery ranging from the Pennine foothills/West Pennine Moors in the East, to the Lancashire Plain and the Ribble and Alt Estuary in the West. The area is bounded by Fylde and West Lancashire to the West, Ribble Valley and Blackburn with Darwen to the East, Wyre to the North and Greater Manchester to the South.
- 3.2 The Central Lancashire area is a diverse mix of urban and rural including a city, towns, villages, and sparsely populated countryside. Some of the main landscape attractions and protected wildlife habitats in the area include the Forest of Bowland National Landscape, the West Pennine Moors SSSI, and the Ribble and Alt estuaries. There are also significant areas of open space and attractive public parks for sport, leisure, and recreation. Grid-iron pattern streets typify the urban areas of Preston, Chorley, and Leyland, as workers housing was built tightly around the mills and industrial complexes.
- 3.3 The area covered by the Central Lancashire Local Plan is shown in the map below.



4. Strategic Matters

4.1 The CLAs have worked jointly throughout the plan preparation process to address strategic cross-boundary matters. This section outlines how the CLAs have come to an agreement over the provision and distribution of the housing requirement for Central Lancashire. It also covers the agreed approach to matters such as employment land provision and general delivery of the joint Central Lancashire Local Plan.

The Provision and Distribution of Housing

4.2 The CLAs jointly commissioned a Local Housing Needs and Demand Assessment along with a Central Lancashire Housing Study. The Housing Study has had a number of iterations with the most recent update published in December 2024.

4.3 The table below outlines the proposed housing split between the CLAs from the Housing Study:

Authority	Dwellings per annum			
	Current Core Strategy	Proposed at Preferred Options	Standard Method*	Recommended 1:1 Commuting Ratio
Chorley	417	384	506	410
Preston	507	500	269	441
South Ribble	417	450	169	386
Total	1,341	1,334	994	1,237

*Standard method as outlined in the NPPF published December 2023

4.4 The Housing Study identifies that a range of indicators continue to comprehensively support the conclusion that housing need within Central Lancashire exceeds the result of the previous Government's Standard Method. The recommended scenario from the original Housing Study was the employment-led (Commuting Ratio (CR) -1-to-1) scenario which produced a growth outcome of 1,334 dwellings per year. The equivalent figure for the updated employment-led (CR-1-to-1) scenario is either 1,137 per year (applying 2011 Census economic activity rates) or 1,237 per year (applying 2021 Census economic activity rates). In preparing the Local Plan, the latter of these was the newly recommended housing need figure (and was consulted on at Regulation 18).

4.5 In considering how this need should be delivered going forward, the three councils considered the spatial options being developed. These included delivery of the existing spatial strategy and remaining allocations as a starting point for how future housing need should be distributed and whether this approach is still appropriate. This has identified that there is a need to consider redistribution of the housing need

identified by DLP to reflect the pattern of spatial growth proposed through Policies SS1 and SS2.

- 4.6 These factors have been considered when looking at how housing need can and should be delivered across Central Lancashire and if any constituent need should be redistributed to ensure allocations for housing conform to this approach.
- 4.7 Following publication of the revised NPPF in December 2024 and the associated revisions to the standard methodology, the annual housing requirement for Central Lancashire has been increased slightly to 1,314 dwellings per annum in order to achieve 80% of the LHN using the new standard method formula, in accordance with the transitional arrangements. The additional 77 dwellings per annum has been distributed between the three authorities.
- 4.8 The agreed redistribution of housing need is shown in the table below:

Authority	Agreed Figure (dwellings per annum)
Chorley	334
Preston	520
South Ribble	460
Total	1,314

- 4.9 The CLAs have agreed to the above redistributed figures and have committed to them for the duration of the plan period.

The Provision and Distribution of Employment Need

- 4.10 The CLAs jointly commissioned an Employment Land Study which determined the following OAN figures:

Authority	Combined Employment Use OAN
Chorley	41.45 ha
Preston	74.43 ha
South Ribble	56.99 ha
Total	172.87 ha

- 4.11 The CLAs agree that the employment need for each authority can be met within its own borders and there will be no redistribution of that need throughout the plan period.

Joint Delivery of the Local Plan

- 4.12 The CLAs remain committed to the joint delivery of the Central Lancashire Local Plan.
- 4.13 The CLAs agree to co-operate in the performance and monitoring of the Local Plan generally and to monitor housing completions and each Council's respective five-year housing land supply position against the requirements set out in this Statement of Common Ground upon adoption of the Central Lancashire Local Plan.