

**REPORT FROM: PLANNING, BUILDING CONTROL & LICENSING SERVICES
MANAGER**

TO: EXECUTIVE

DATE: 17th NOVEMBER, 2016

**Report Author: Neil Watson
Tel. No: 661330
E-mail: Neil.watson@pendle.gov.uk**

PENDLE LOCAL PLAN PART 2

PURPOSE OF REPORT

- 1 To inform the Executive on progress on the preparation of the Part 2 of the Local Plan.
- 2 To agree to the mechanism for Councillors to steer the preparation of the Plan prior to the formal presentation of documents to the Executive and Council.
- 3 To set out the timetable and approach to developing the content of the Plan.

RECOMMENDATIONS

- (1) That the Executive notes progress on the preparation of Part 2 of the local Plan
- (2) The Executive agrees to set up a cross party steering group to consider the strategic development of Part 2 of the Local Plan
- (3) The Executive endorses the preparation of the evidence base as set out in the report and the proposed methodology for delivering the plan
- (4) The Executive agrees to the proposed consultation on the Site Assessment Methodology, the Green Belt Review and the further call for sites

REASON FOR RECOMMENDATIONS

To facilitate the preparation and adoption of the Local Plan.

ISSUE

Background

- 1 Pendle has a statutory duty to prepare a development plan for its area referred to collectively as the Local Plan. The Local Plan for Pendle is split into several parts.

- 2 The Core Strategy went through an examination in public in April 2015. It was found to be sound and was adopted in December 2015. This comprises of the strategic policies directing development in the Borough. It was prepared to be followed by the Part 2 Plan which would principally deal with site allocations and the detailed development management policies.
- 3 The Core Strategy contains the overarching policies for the Borough. It also contains commitments that we need to look at as part of the Part 2 Plan. These comprise of the need to review the Green Belt and a further look at development viability to inform how affordable, or other social housing, will be provided.
- 4 Beneath these documents sit the Bradley Area Action Plan (adopted in 2011) and any Neighbourhood Plans, which once adopted, will also form part of the development plan.

Evidence Base

- 5 The Part 2 Plan, as with all Local Plans, has to be formulated on a proportionate but sound evidence base. Overlaying all of that is the requirement to carry out a Sustainability Appraisal in the Plan. The following documents will comprise the main components of that evidence:
 - Sustainability Appraisal
 - Strategic Flood Risk Assessment (Update)
 - Green Belt Assessment
 - Green Infrastructure Strategy
 - Development Viability (Update)

Key Stages in the Plan Preparation

- 6 The key stages in the preparation of the Part 2 Plan were set out in the Local Development Scheme (LDS) adopted in December 2014. These have been reviewed and will be reflected in a subsequent update of the LDS. The intention is to prepare the Plan in line with the following dates:
 - Call for Sites (Public Consultation) – November/December 2016
 - Preferred Options (Public Consultation) – July/August 2017
 - Publication (Public Consultation) – January/February 2018
 - Submission – March 2018
 - Examination (Hearing Session) – May/June 2018
 - Adoption – September or December 2018
- 7 The preparation of the Core Strategy followed an approach where we consulted on Issues and Options and then we consulted on a Preferred Option. Legislation has now altered to allow us to combine the Issues and Options into the Preferred Option Report, which would contain information on the other reasonable options that have been considered. This will reduce the number of consultations needed to get to the Publication stage of the Plan, which is the final version upon which we will be examined.
- 8 In addition, the evidence base upon which we will rely needs to be tested.
- 9 We have commissioned a study which looks at the Green Belt. The study does not make any policy decisions on what alterations may or may not be needed to the Green Belt. Such

decisions will come later when we have assessed the development needs for the Borough and looked at what land is available to meet those needs. The study looks at the characteristics of the Green Belt set against the five purposes of Green Belt in the National Planning Policy Framework.

- 10 The study is attached at Appendix 1. We need to consult on this document to ensure it is sound and can be relied on to help inform potential decisions on changes to the Green Belt.
- 11 We need to look at Development Management policies and agree what it is appropriate to include in the Plan. In addition to this we also need to agree a methodology for the proposed distribution of new development and assessing the suitability of sites for allocation.
- 12 Attached at Appendix 2 is a methodology proposed to set the scope for the policies and site assessment methodology. It is proposed to consult on this which will then set the framework for a significant amount of the work that will go into the Part 2 Plan.

Councillor Involvement

- 13 The development of the Local Plan is a complex process. It involves a significant amount of background research and decisions to be made on a range of options. The Part 2 Plan will also propose to allocate sites which will mean that communities will see development sites being suggested throughout the Borough.
- 14 Although the ultimate decision on policies and allocations rests with Full Council there needs to be a robust and regular dialogue between officers, councillors, local communities and neighbouring authorities in formulating the options and final proposals.
- 15 During the preparation of the Replacement Pendle Local Plan (2006) and in the key formative stages of the preparation of the Core Strategy we had a steering group comprising of Councillors from each political party. It is recommended that this group be re-convened and comprises of two councillors from each of the Labour, Liberal and Conservative parties.
- 16 The role of the group will be to discuss the approach we propose to take on preparing the evidence base and to guide staff on the policies and allocations that will go forward into the Part 2 Plan.

IMPLICATIONS

| | |
|-------------------------|--|
| Policy: | The policies in the Core Strategy will guide the preparation of the Pendle Local Plan Part 2: Site Allocations and Development Policies. |
| Financial: | There will be financial costs associated with the preparation of the evidence base and holding of the Examination in Public for the Part 2 Plan. |
| Legal: | To comply with the requirements of the Town and Country (Local Plan) (England) Regulations 2012, as amended. |
| Risk Management: | Pendle has an up- to-date Core Strategy, but has a duty to prepare a full Local Plan. Failure to do so could result in intervention by Government who may arrange to have a full Local Plan on our behalf. |

Health and Safety: None identified

Sustainability: All policies will be assessed through a Sustainability Appraisal

Community Safety: None identified

Equality and Diversity: An Equality Impact Assessment will be prepared.

APPENDICES

- (1) Green Belt Assessment **(To follow)**
- (2) Site Assessment Methodology and Development Management Policies