

Subject:
Update to Members on Progress of Core
Strategy and Allocations Development Plan
Document

Status: For Publication

Report to: Policy Overview & Scrutiny
Committee

Date: 5th November 2008

Report of: Executive Director for Business

Portfolio

Holder: Portfolio Holder for Regeneration

Key Decision: No – Update Report

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

1.1 Members will be aware that the Forward Planning team is tasked with delivering the development plan, known as the Local Development Framework (LDF) for Rossendale. The Local Development Scheme (LDS) sets out the timetable for the preparing the LDF. This is reviewed on an annual basis and covers a rolling three year period, and discussions will shortly be taking place with Government Office for the North West, prior to its submission as part of the Annual Monitoring Report in December this year.

1.2 The two key documents that are currently in preparation are:

- The Core Strategy
- The Allocations Development Plan Document.

2. CORPORATE PRIORITIES

2.1 The matters discussed in this report impact directly on the following corporate priorities and associated corporate objective.

- Delivering Quality Services to Customers (Customers, Improvement)
- Delivering Regeneration across the Borough (Economy, Housing)
- Keeping Our Borough Clean and Green (Environment)
- Promoting Rossendale as a cracking place to live and visit (Economy)
- Improving health and well being across the Borough (Health, Housing)

- Well Managed Council (Improvement, Community Network)

3. RISK ASSESSMENT IMPLICATIONS

3.1 There are no specific risk issues for members to consider arising from this report.

4. BACKGROUND AND OPTIONS

4.1 Core Strategy for Rossendale

4.2 Having undertaken several periods of consultation with stakeholders at various stages in the preparation of this document, it is intended that the final version will be taken to Cabinet in February 2009 for approval, prior to consultation with stakeholders on the revised preferred options being put forward. This version will take on board the policies contained in the recently published Regional Spatial Strategy for the North West.

4.3 Several key studies are currently underway which will inform the Evidence Base for the Core Strategy. These studies include:

- Strategic Housing Land Availability Assessment (SHLAA)
- Strategic Flood Risk Assessment (SFRA)
- Employment Land Study Update
- Retail Capacity and Town Centre Study

4.4 The Portfolio Holder for Regeneration is also meeting fortnightly with the Director of Business and Planning Manager to discuss the development of the Core Strategy. Last meetings actions will be reported at O and S.

4.5 A consultation project plan is being drawn up, in accordance with the Council's adopted Statement of Community Involvement, and will be agreed by the Planning Manager and the Portfolio Holder for Regeneration. The Consultation Project Plan will detail the specific consultation events such as, meeting with the Local Strategic Partnership, and other key stakeholders including Lancashire County Council and a public forum and a developer forum.

4.6 Consideration is being given to establishing a working group to advise on the Core Strategy. This is expected to meet in December 2008 / January 2009 and is likely to comprise the Portfolio Holder for Regeneration, the Shadow Portfolio Holder and the head of Regeneration. A Project Implementation Document (PID) will be completed for both the Core Strategy and the Allocations DPDs setting deadlines and identifying key leads and tasks. This will include a completed action sheet against the actions set out in the Toolkit.

4.7 Allocations Development Plan Document (DPD)

4.8 This document will allocate land for specific uses, based on the principles established in the Core Strategy. The findings of the key studies listed above will also inform this document, particularly in terms of providing for new residential, retail and employment land within the Borough. A revised timetable

will be prepared following a meeting on 6th November with the Director for Business, planning staff and the Council's consultants.

4.9 Recent Changes affecting the preparation of LDFs.

4.10 Members will be aware that the Regional Strategy for the North West was published on 30th September 2008 and forms part of the Development Plan for Rossendale. The RSS is already being referred to in planning decisions and will inform the Core Strategy.

4.11 The Department for Communities and Local Government (CLG) published a revised version of Planning Policy Statement (PPS) 12 "Local Spatial Planning" in June 2008 which aims to streamline the plan-making system. This PPS has deleted some of the stages that development plan documents (DPDs) had to go through in terms of consultation in order to meet the tests of soundness, however, it is still important the local planning authority can demonstrate that it has effectively consulted with key stakeholders to the satisfaction of the Planning Inspectorate.

4.12 Other planning policy documents

4.13 Members will recall that the Forward Planning section has introduced several new planning policy documents this year. *The Interim Housing Policy Statement* (July 2008) has been amended to allow more housing to come forward, and ensure the delivery of affordable housing, while still encouraging regeneration to take place. In addition an *Alterations and Extensions to Residential Properties SPD* was approved in June to assist householder applications. More recently the *Open Space and Play Equipment Contributions SPD* was approved (September 2008) to ensure that residential developments provide sufficient facilities for open space and play equipment.

4.14 In addition to preparing the two key development plan documents (the Core Strategy and the Allocations DPD) the Council is committed to providing additional planning policy advice on Hot Food Takeaways and also the Re-use of Buildings in the Countryside. These are expected to be ready for consultation early 2009.

COMMENTS FROM STATUTORY OFFICERS:

5. SECTION 151 OFFICER

5.1 The Council has previously identified financial resources to fund the Local Development Framework project. Officers anticipate that adequate resources remain to complete the project.

6. MONITORING OFFICER

6.1 No comments.

7. HEAD OF PEOPLE AND ORGANISATIONAL DEVELOPMENT (ON BEHALF OF THE HEAD OF PAID SERVICE)

7.1 No HR implications.

8. CONCLUSION

8.1 Significant progress is being made with the production of the LDF, in particular work is being undertaken to ensure that the evidence required to inform future documents is up-to-date. The Forward Planning Team are working on the Core Strategy and Allocations DPD both of which will be consulted on in the new year.

9. RECOMMENDATION(S)

9.1 That the update be noted.

10. CONSULTATION CARRIED OUT

10.1 N/A

11. EQUALITY IMPACT ASSESSMENT

Is an Equality Impact Assessment required No

Is an Equality Impact Assessment attached No

12. BIODIVERSITY IMPACT ASSESSMENT

Is a Biodiversity Impact Assessment required No

Is a Biodiversity Impact Assessment attached No

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Background Papers	
Document	Place of Inspection
Regional Spatial Strategy for the North West Team, September 2008; Planning Policy Statement 12: Local Spatial Planning, June 2008; Rossendale's Local Development Scheme, contained in the Annual Monitoring Report (AMR), December 2007	One Stop Shop Council Website