

Subject:	Update Report on Lives and Landscapes – Local Plan Part 2	Status:	For Publication
Report to:	Council	Date:	24 th September 2014
Report of:	Planning Manager	Portfolio Holder:	Operational Services and Development Control
Key Decision:	<input type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception	<input type="checkbox"/> Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	No	Attached: No
Biodiversity Impact Assessment	Required:	No	Attached: No
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1.	RECOMMENDATION(S)
1.1	That the contents of the report are noted.

2. PURPOSE OF REPORT

- 2.1 To ensure members are aware of the progress that is being made in respect of developing *Lives and Landscapes*, the Site Allocations and Development Management DPD, also known as Local Plan Part 2, and in particular the 6-week consultation scheduled for November/December 2014 on an Initial Draft of the Local Plan Part 2, which will identify potential allocations and designations as well as a list of proposed Development Management policies.

3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **Regenerating Rossendale:** This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting sustainable investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.
 - **Responsive Value for Money Services:** This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.
 - **Clean Green Rossendale:** This priority focuses on clean streets and town centres and well managed open spaces, whilst recognising that the Council has to work with communities and as a partner to deliver this ambition.

4. RISK ASSESSMENT IMPLICATIONS

- 4.1 Failure to engage effectively with all stakeholders on the proposed changes to the Green Belt and Urban Boundary may delay the progress of the *Lives and Landscapes* document and ultimately the Plan may be found to be unsound. Delaying adoption of the Local Plan Part 2 may cause the Council to be vulnerable to development in inappropriate locations.

5. BACKGROUND AND OPTIONS

- 5.1 The adopted Core Strategy for Rossendale (2011) provides the strategic context for development in Rossendale, and there are no actual sites allocated for development, nor any land designated for protection, apart from those saved from the Proposals Map of the 1995 Rossendale District Local Plan. In order to meet Rossendale's development needs in terms of new housing and employment sites, whilst making sure there is sufficient land for open space and recreational needs, it is necessary to update the Proposals Map and provide sufficient sites to meet Rossendale's future development needs, for the period to 2026.

- 5.2 As members will be aware, the Forward Planning team consulted on potential changes to the existing Green Belt and Urban Boundary, and a Report was brought to Council earlier this summer setting out those boundary changes which may be supported. The next stage in preparing the Site Allocations and Development Management DPD is to identify sufficient sites in the Borough to provide for the required amount of development, particularly for housing and employment needs. Policy 3 of the adopted Core Strategy requires an additional 3,700 new homes over the fifteen year period of 2011 to 2026, with the total amount of employment land needed amounting to 20.84ha over the same period. Land will also be designated for protection from development, for example, where it has a significant ecological or recreational value.
- 5.3 It is intended to consult for six weeks in the period November to December this year, with letters distributed to properties adjoining especially the larger potential allocations, where possible. A site notice will be placed near to the land. Forums and workshop events will also be organized to show which sites are under consideration, offering suggestions for alternative/additional sites for to be put forward for allocation or designation.
- 5.4 Although the Core Strategy provides an overall strategic focus for the 15 year period from 2011 to 2026, nevertheless Government planning guidance (National Planning Policy Framework (NPPF) and the associated National Planning Policy Guidance – NPPG) as well as recent Inspectors’ Reports, make it clear that Site Allocation DPDs need to be based on up-to-date assessments of development requirements. Hence there are several Evidence Base reviews that are being undertaken at the moment. For example, the overall housing requirement is being looked at in the light of new population/household projections that have come forward. This is part of the review of the Strategic Housing Market Assessment (SHMA), to inform how the Local Plan Part 2 can address housing needs, including affordable housing provision, as well as dwelling types and tenures. Similarly employment land requirements are being considered to assess the level of employment land required in the period up to 2026, particularly given the recent economic decline, and the implications for household growth.
- 5.5 Other studies on-going at present, which will inform the emerging Site Allocations include:
- Market Demand and Viability
 - Strategic Flood Risk Assessment – Level 2
 - Landscape study
 - Sustainability Appraisal / Habitat Regulations Assessment
 - Playing Pitch Assessment
- 5.6 The findings of all these studies will be made available to members. It is intended that the studies will be available where possible to accompany the November/December consultation, though the Playing Pitch Strategy, will not be available until spring 2015; this is because the Sport England guidance requires assessments to be undertaken at a time when the pitches are in use.
- 5.7 The consultation will also include, as an initial draft, the type of generic Development Management policies expected to be included in *Lives and Landscapes*. As well as indicating the topics that will be covered in the Plan, there will also be guidance on how some of the larger sites will be developed, for example, this may relate to how the site will be accessed, materials to be used, or details of any planning obligations that would be required.
- 5.8 It will be an Initial Draft of the Local Plan Part 2 that will be out for consultation. The comments received will then be used to prepare a more detailed Final Draft Plan, which will be consulted on in summer 2015. Both of these consultations are informal. The Pre-Submission Publication version of the Local Plan Part 2, begins the formal consultation stage of Local Plan preparation,

(scheduled for late 2015) and it is this version that the Council will be expected to submit to the Planning Inspectorate for examination. All comments received on the Publication version need to be available to the appointed Planning Inspector. Submission is timetabled in the Council's Local Development Scheme for March 2016. An extract of the Local Development Scheme is shown below. This was contained in the Authority Monitoring Report (2013/14) which was brought to Council earlier this summer.

Figure 6: Local Development Scheme and Proposals Map Timetable

Initial Draft Plan	Final Draft Plan	Publication	Submission to Planning Inspectorate	Examination in Public	Inspector's Report	Adoption by Council
Nov/Dec 2014	Jun/July 2015	Nov/Dec 2015	March 2016	July 2016	Nov 2016	Jan 2017

DPD Preparation Stages and alignment with Town and Country Planning (Local Planning) (England) Regulations 2013	
Public Participation (Regulation 18)	Examination in Public (Regulations 23 & 24)
Publication of the DPD and Representations (Regulations 19 & 20)	Inspectors Report (Regulation 25)
Submission of the DPD (Regulation 22)	Adoption (Regulation 26)

5.9 Members will be aware that the Government has introduced the Community Infrastructure Levy (CIL) to replace largely section 106 / planning obligations. The Viability Study that is being undertaken now will help to inform whether it will be appropriate to prepare a Charging Schedule and potentially introduce CIL in Rossendale.

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

6.1 It is understood that any financial implications arising will be contained within the Council's current revenue budgets and the Earmarked Reserves specifically designated for supporting the costs associated with the Local Plan Part 2.

7. MONITORING OFFICER

7.1 Comments included in the body of the report.

8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT

8.1 It is vital that the Council has a fit for purpose and sound Site Allocations and Development Management DPD to support the realisation of the Core Strategy vision, and to enable effective decision making in relation to planning.

8.2 Consultation is a key required element of the development of these documents, and is noted in the body of the report. Consultation will be undertaken in line with the adopted Community Involvement Statement.

8.3 Continued member involvement / awareness is crucial, especially as involves the local community.

9. CONCLUSION

9.1 For six weeks towards the end of 2014 the Forward Planning team will be consulting on a number of sites proposed to be allocated for a range of uses to meet Rossendale's development needs up to 2026, as well as identifying land to be designated for protection. The types of Development Management policies that are expected to be included within the Plan will also be

consulted on, and more detailed site specific policies may also be indicated. This is very much a first draft of the Local Plan Part 2 and widespread public consultation will be undertaken in November/December time in order to inform the Final Draft Plan. Hence, it is not expected that much of the detail of the Development Management policies will be included and also we expect to be consulting on more sites than required in order to then identify a list of sites in the later Final Draft which we would then expect to take through the Examination process. It should be noted that at this early stage in the preparation of the Local Plan Part 2 very little weight can be accorded to the proposals that are out for consultation.

Background Papers	
Document	Place of Inspection
All information pertaining to the Local Plan Part 2	www.rossendale.gov.uk/land