



Committee: OVERVIEW AND SCRUTINY COMMITTEE

Date: WEDNESDAY, 4 JULY 2012

Venue: MORECAMBE TOWN HALL

Time: 6.00 P.M.

Councillors are reminded that as Members of overview and scrutiny they may not be subjected to the Party Whip, which is prohibited under the Lancaster City Council Constitution.

A G E N D A

1. Apologies for Absence

2. Minutes

Minutes of the Meeting held on 6th June, 2012 (circulated separately).

3. Items of Urgent Business authorised by the Chairman

4. Declarations of Interest

5. A Draft Local Plan for Lancaster District: Preparation of 'Draft Preferred Options' Land Allocation, Development Management and Morecambe Area Action Plan DPDs (Pages 1 - 12)

A Briefing Note is attached and a presentation will be provided to the Committee.

Copies of the Draft Local Plan will be available in the Members' Rooms and Morecambe and Lancaster Town Halls and also in Democratic Services.

An electronic copy can be found following the link below to the Cabinet Agenda and choosing agenda item 6 :

<http://committeeadmin.lancaster.gov.uk/ieListDocuments.aspx?CId=297&MIId=5900>

6. Update on the implementation of recommendations of the Council Assets Task Group (Pages 13 - 17)

Report of the Head of Community Engagement.

7. Commissioning Plan Informal Task Group Report (Pages 18 - 19)

Report of the Head of Governance.

8. **Consideration of any requests for Councillor Call for Action (in accordance with the process)**
9. **Consideration of any Petitions (in accordance with the process)**
10. **Locality Working**
To consider any issues.
11. **Work Programme Report (Pages 20 - 23)**
Report of the Head of Governance.

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Jane Parkinson (Chairman), Roger Dennison (Vice-Chairman), Mark Bevan, David Kerr, Ceri Mumford, Ian Pattison, Pam Pickles, Emma Smith and David Whitaker

(ii) Substitute Membership

Councillors June Ashworth, Dave Brookes, Mike Greenall, Janet Hall, Alycia James, Margaret Pattison and Richard Rollins

(iii) Queries regarding this Agenda

Please contact Jenny Kay, Democratic Services - telephone (01524) 582065 or email jkay@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Members' Secretary, telephone 582170, or alternatively email memberservices@lancaster.gov.uk.

MARK CULLINAN,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on Tuesday, 26th June, 2012.

Briefing Note: Overview and Scrutiny**A Draft Local Plan for Lancaster District:
Preparation of 'Draft Preferred Options' Land
Allocation, Development Management and Morecambe
Area Action Plan DPDs****3 July 2012****Purpose of Briefing Note:**

To provide O&S Members with the opportunity to be appraised of the emerging Draft Local Plan for Lancaster District; comprising the Development Management Development Plan Document (DPD), Land Allocations DPD, and, Morecambe Area Action Plan (MAAP). This report highlights the key issues which arise from these documents, and advises on how the documents will be progressed as elements of Draft Local Plan for Lancaster District.

1.0 Introduction

- 1.1 Following the preparation and adoption of the Lancaster District Core Strategy in July 2008, the Regeneration and Planning Service have been working on further key documents which are important to managing future development needs in the District, in particular the preparation of a Development Management and Land Allocations Development Plan Document (DPD). Further to these DPD's, which are applicable District-wide, Council officers have also been preparing an Action Plan for Central Morecambe which sets out a strategy for the future regeneration of the town centre area.
- 1.2 Work on these documents have been ongoing since 2010 and a series of consultation exercises have already been undertaken which has assisted in their preparation, further details on this can be found in Section 2 of this report. The Council have now produced advanced drafts of these all three documents and it is proposed that these are reported to Full Council on the 18th July in order to secure a resolution to publish and consult.
- 1.3 Should that resolution be secured the Head of Regeneration and Planning would then prepare the draft comments for consultation, along with publicity and exhibition material, and then commence a lengthy and extensive period of public consultation between September and October 2012.

Development Management DPD

- 1.4 The Development Management DPD will contain a series of generic development management policies which will be applicable to all forms of development across the District. The policies will cover a wide range of issues and will be used by the Development Management team and Planning Committee to determine planning applications.

- 1.5 The Development Management DPD contains policies relating to a variety of economic, environmental and social issues including policies relating to rural development, the visitor economy, renewable energy, housing development and the protection and enhancement of the natural environment. For information and reference the draft Development Management DPD is appended to this report.

Land Allocations DPD

- 1.6 The Land Allocations DPD will seek to identify land to meet the future development needs for housing, employment, commercial and recreational purposes. The document will also seek to protect sites which are recognised to have environmental, social or economic value and importance. The DPD document, which will contain a range of policies relating to specific sites in the District, will be accompanied by a set of Proposals Maps which will identify where proposed development sites or protected sites are within the District.
- 1.7 The Land Allocations DPD will provide specific guidance and policy for some sites within the District, particularly those which are of a significant size or that may have significant implications on the locality. However, other sites identified on the proposals sites, particularly those of a smaller size and which have little impact do not have specific policies will be assessed against relevant and appropriate criteria set out within the Development Management DPD. For your information and reference the draft Land Allocations DPD is appended to this report.

Morecambe Area Action Plan (AAP)

- 1.8 The Morecambe Area Action Plan will provide detailed policies and proposals for Central Morecambe, this includes development management policies and land allocations which are specifically related to the Central Morecambe area.
- 1.9 The Morecambe Area Action Plan focuses on addressing the economic under-performance of the town centre and providing more favourable conditions for further investment in the town. Therefore the document contains a range of approaches and proposals which primarily encourage, guide and facilitate regeneration. The document seeks to promote development and change, uniting the seafront with the town and stitching together many fragmented parts of Central Morecambe.

2.0 PROPOSAL DETAILS

- 2.1 Stages in the preparation of all three documents has been reported to the Council's Planning Policy Cabinet Liaison Group (PPCLG) over recent years, the table below sets out the stages which have already been undertaken in the preparation process to date.

Date	Stage
July 2008	Lancaster Core Strategy is Adopted (<i>Final Document Published Feb 2009</i>)
2009 – 2011	Key Evidence Base is prepared to underpin Council's understanding of issues – evidence relating to housing, employment and open space.
Summer 2010	Combined Scoping Consultation of Land Allocations DPD and Development Management DPD

Autumn 2010 – Spring 2011	Extensive informal consultation on the Land Allocations DPD and Development Management DPD including Thematic Groups, Rural Engagement and Spatial Exercises
Summer 2011	'Developing the Options' Consultation on Land Allocations DPD and Development Management DPD

Table 1: Work already undertaken on the Development Plan process

- 2.2 Similarly, work to prepare the Morecambe AAP has involved very extensive engagement and consultation since Spring 2010.
- 2.3 The level of work that has been undertaken to inform all three documents is significant, the priority has been to build up a robust evidence base which will provide an understanding of how policies and allocations should be prepared and to ensure that members of the public and key stakeholders have understood the process and had opportunities to input into their preparation. To be found sound the development plan documents must be based on facts and not assumptions or aspirations which cannot be evidenced.
- 2.5 Since early this year the Development Plan Documents have taken shape through consultation with internal officers. The documents have now been finalised and have been reported to Management Team, Planning Policy Cabinet Liaison Group and Cabinet prior to this Overview and Scrutiny Meeting.
- 2.6 Whilst significant work has already been undertaken to prepare the draft documents a significant amount of work still remains over the coming months. This includes finalising further evidence base work including a Landscape Assessment and Viability Study. The outcome of this work, which is being advanced with the assistance of external professional consultancies, will be incorporated into the refining process for all documents during 2012.

3.0 APPROACH TO DEVELOPMENT PLAN PREPARATION

- 3.1 The National Planning Policy Framework (NPPF) was published by the Government in March 2012. The NPPF seeks to minimise the use of terminology such as Local Development Frameworks (LDF) which, since 2004, has been used to describe the suite of planning documents that have been the statutory requirement of local authorities to prepare. The NPPF encourages authorities to use more simple and easily understood terms and recommends that local authorities to use the term 'Local Plan' as a preferred description.
- 3.2 Accordingly, it is recommended that the Council now prepare a 'Local Plan' for Lancaster District which, for now, will comprise the following documents:
 - Lancaster District Core Strategy (as adopted in 2008);
 - Land Allocations DPD and accompanying Proposals Map;
 - Development Management DPD; and
 - Morecambe Area Action Plan.
- 3.3 The above documents will represent the core parts of a new 'Local Plan' for Lancaster District; however these core documents will be supplemented by other guidance and policy notes where necessary and appropriate.

4.0 PARTIAL REVIEW OF THE CORE STRATEGY

4.1 Given the significant changes in the economic climate since the Core Strategy's adoption in the summer of 2008 and further evidence and understand arising from the Council evidence base work and future development requirements there is a need to re-visit particular elements of the Core Strategy including:

- The need to revisit the approach of 'Urban Concentration'. Changes to the economy and the challenges to delivering development and regeneration to brownfield sites has resulted in development stalling and not coming forward as quickly as anticipated in the more buoyant economic climate at the time the Core Strategy was prepared. With the levels of housing need in the District so high, and the delivery of housing so low it is now felt that it is unavoidable that the Council considers the early phasing of Greenfield sites in order to address the acute need to deliver homes to meet the community's housing requirements.
- The need to re-visit the approach to 'Sustainable Villages'. Eight villages were identified in the Core Strategy as being 'sustainable' and that development proposals should be towards them. These villages were identified based on the assumptions that these settlements contains a specific number of key services which made them more sustainable locations for future development than those without. However, few development proposals have come forward in these identified areas to meet rural housing needs, whilst potentially proposals that could meet such needs have been put forward in other settlements which have some service provision, or good access to neighbouring settlements. Thus the delivery of further development opportunities to meet local needs in rural areas could be enhanced through a more flexible approach that takes into account local services in a more informed and flexible manner.
- As already discussed, the Core Strategy seeks to deliver a policy of 'Urban Concentration' which sought to deliver 90% of development within the urban areas of Lancaster, Morecambe, Heysham and Carnforth. Consequently the rural areas would only accommodate 10% of the overall volume of development. Whilst this would deliver a very significant degree of 'Urban Concentration' it does not necessarily reflect what we know about actual housing demand, and more particularly the need for housing in the district's rural areas which are currently home to more than 30% of the district's population.

4.2 The draft Land Allocations DPD and Development Management DPD incorporate consideration of the changes identified above.

5.0 KEY ISSUES FROM 'LOCAL PLAN' PREPARATION

Meeting the Housing Requirements of the District

5.1 Both the Development Management DPD and Land Allocations DPD (the Lancaster District 'Local Plan') will seek to address the issues of providing sufficient housing for the District through the life of the plan period.

5.2 The National Planning Policy Framework (NPPF) states that *"To boost significantly the supply of housing, local planning authorities should: use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the NPPF, including*

identifying key sites which are critical to the delivery of housing over the plan period.”

- 5.3 Through the preparation of the ‘Local Plan’, officers have sought to ensure that an appropriate balance has been achieved between the need to meet the objectively assessed requirements whilst remaining within the parameters of consistency with creating sustainable development.

What are the Housing Needs for Lancaster District?

- 5.4 In terms of the quantity of housing to be provided through the course of the plan period, a requirement has already been set with Lancaster District’s adopted Core Strategy (Policy SC4). Policy SC4 seeks to deliver housing within the District at a rate of 400 dwellings per year (cumulatively delivering 6,000 dwellings over 15 years or 7,200 dwellings over 18 years).
- 5.5 In 2011, the Council appointed David Couttie Associates to prepare a Housing Need Report, which provided an up-to-date and objective assessment of the actual housing needs for both market and affordable housing. The findings of the report, which have been extensively reported to both Members and key stakeholders, concluded that the actual demand for housing in the district was for the development of 476 market homes per year and 339 affordable homes per year (a cumulative need of 815 homes per year).
- 5.6 It has already been recommended that in preparing the ‘Local Plan’ documents, and in particular the Land Allocations DPD that the delivery of this scale of housing needs is neither a feasible or reasonable objective to achieve. Should the Land Allocations DPD seek to identify sufficient land to meet such a need it is highly unlikely that the local housing market could support the delivery of such a high annual development rate. But is important to recognise that based on objective assessments the need for housing in the District is high, acute and, importantly, is currently not being achieved.
- 5.7 Therefore the preparation of the ‘Local Plan’ will recommend that retaining the requirements of Policy SC4 represents the most reasonable and viable approach to future housing delivery through the plan period.

How should the ‘Local Plan’ seek to meet these needs?

- 5.8 The proposed approach to addressing housing needs in the District is therefore to prepare a set of ‘Local Plan’ documents which make a balanced judgement between addressing the full housing need against the realistic prospects for delivery.
- 5.9 Therefore the ‘Local Plan’, and in particular the Land Allocations DPD, will seek to identify a range of sites to meet the current and future housing needs, identifying Greenfield sites which have a greater viability and can be delivered to meet housing needs in the medium to short term whilst retaining encouragement, through being judiciously cautious about the scale of new Greenfield allocations, toward the regeneration of Brownfield sites which are currently challenged due to their viability but, following economic recovery, will become more deliverable again.
- 5.10 Despite these economic challenges, the regeneration of previously developed Brownfield sites, such as Lancaster Moor Hospital, Nightingale Hall Farm and Luneside in Lancaster will remain a priority within the Land Allocations DPD and the Council will continue their efforts to deliver regeneration to such sites.

- 5.11 In view of the above considerations, the Land Allocations DPD will seek to identify a series of Greenfield sites which are believed to be in more suitable and sustainable locations and which can assist in delivering wider benefits within the locality and in the District as a whole. The Greenfield sites which have been identified within the Land Allocations DPD include:
- Land at Whinney Carr, off Scotforth Road, South Lancaster;
 - Land at Balirigg, South Lancaster; and
 - Land at Grab Lane, East Lancaster.
- 5.12 The rationale behind the identification of these three sites is that they will seek to deliver for the long term housing requirements of the District and supplement the delivery of the largely previous identified Brownfield sites.
- 5.13 Whilst the identification of Greenfield sites will be a controversial decision for the Council to take there is strong evidence to support such a decision. There is strong demand for housing within the District, based on the Housing Need Report of 2011 which the Local Plan needs to address. It would be questionable whether a 'Urban Concentration' approach, purely relying of Brownfield sites would need such a need, particularly in current economic climate.
- 5.14 There would be significant danger in preparing a 'Local Plan' which placed an over-reliance on constrained Brownfield sites to meet the District's current and future housing needs. Such a position would almost certainly be challenged by the development industry, challenging the deliverability of these Brownfield sites based on the requirements of National Planning Policy and in particular the guidance referred to in paragraph 5.2 of this report. The Council would be challenged on the basis that the only way to meet such needs would be through the development of Greenfield sites.
- 5.15 The consequence of such a challenge could lead to the development of Greenfield sites in places which are not considered to be appropriate and which seriously undermine the aims and objectives of the Council's 'Local Plan'. Such inappropriate development could well gain planning consent solely because the Council have failed in its requirement to provide a range of truly deliverable housing sites and cannot demonstrate an achievable five year housing land supply.
- 5.16 The above scenario needs to be avoided, and therefore it is necessary and pertinent for the Council, through the preparation of the 'Local Plan' to identify a range of suitable and deliverable housing sites for the short, medium and long term which include a range of Brownfield and Greenfield sites.

The Strategic Sites and Other Important Allocations

- 5.17 Within the Land Allocations DPD a series of Strategic Sites have been identified, these have been defined as 'Strategic' based on their contribution towards meeting the strategic aims of the Lancaster District Core Strategy. These Strategic Sites include:
- Land at Whinney Carr, South Lancaster (to meet housing need);
 - Land at Bailrigg, South Lancaster (to meet housing need);
 - Lancaster Canal Corridor (to provide Lancaster City Centre with an expanded retail role both within the District and the wider Sub-Region);
 - University of Lancaster Science Park (to secure future economic

growth of knowledge based jobs and investment tied to the university);
and

- Port of Heysham / Heysham Energy Coast (for its ongoing economic importance).

- 5.18 It should be noted that the 'Local Plan' places significant importance on these sites to achieve its aims. Set out below is an over-view of some of the key issues which must be addressed in order to deliver these Strategic Sites.

Land at Whinney Carr, South Lancaster

- 5.19 The site at Whinney Carr measures approximately 37 hectares and once development could accommodate in the region of 900 dwellings. The site is predominantly agricultural land between the A6 / West Coast Mainline and Lancaster Canal. The site has been previously proposed for allocation to meet housing needs through the previous Local Plan, however was not taken forward because of changes to the housing requirements within the then Regional Spatial Strategy for the North West.
- 5.20 The significant issue relating to the delivery of this site is the issue of road access and highway capacity in the South of Lancaster. This is the same for the Bailrigg site discussed in paragraphs 5.23 to 5.25 of this report. The existing capacity on the A6 Corridor between the Lancaster City Centre and Galgate is significantly constrained and therefore strategic solution is required of any major development in this area in order to address this problem.
- 5.21 It has been agreed with Lancashire County Council that the strategic solution required would be the delivery of a new link road across the proposed Whinney Carr site, linking the A6 with the A588 (Ashton Road). This would create a second southern approach to the city and reduce traffic flows on the existing A6 corridor. This would also provide the opportunity to introduce circular bus routes to the South of the city and improve prospects for increased use of public transport.
- 5.22 Whilst the solution is clear and agreed, the delivery of such a piece of infrastructure will be complex and costly, particularly as the link road would have to cross the West Coast Mainline. The proposed link road would benefit a number of development proposals in the South of Lancaster, including Bailrigg Lane and the University of Lancaster Science Park, therefore a number of different landowners will be expected to contribute to the funding of the link road and bridge, not just the Whinney Carr proposal. These parties will have to come to an agreement over who pays and how / when the infrastructure is delivered. Whilst there is an understanding that this can be achieved in principle, further work is required to evidence how a mechanism for delivery of this key infrastructure can be achieved in more detail.

Land at Bailrigg, South Lancaster

- 5.23 The site at Bailrigg measure approximately 32 hectares and once developed could accommodate in the region of 500 dwellings. This site lies to the south of Hala and to the north of Bailrigg Village. The site has the M6 to the east and the A6 to the west with primary access to the site coming from the A6.
- 5.24 It should be noted that the close proximity to the Whinney Carr site means that similar issues to highway capacity on the A6 arise. Therefore, the development of the Bailrigg site relies greatly on the provision of a link road as described in paragraphs 5.20 – 5.22 of this report.

- 5.25 Access to the site also remains an issue, whilst the main access to the site will be from the A6 to satisfy Lancashire County Council Highways Department a secondary access will be expected to the north of the site crossing Burrow Beck (which is a Biological Heritage Site). Whilst this is not access road will be required.

Land at Grab Lane, East Lancaster

- 5.26 The site at Grab Lane measure approximately 20 hectares and once developed could accommodate in the region of 400 dwellings. The site occupies agricultural land that sits between the foot of the hill at Williamson's Park and the M6. A high pressure ethylene pipeline runs parallel to the M6 on the eastern part of the site, clearly therefore this part of the site is not developable.
- 5.27 The site is currently identified as part of a key urban landscape area which lies between the east of Lancaster and the M6 and runs from Junction 34 down to Lancaster University. Development of the site will have implications on the setting of Williamson's Park, particularly views from the M6 It will be expected that development proposals in this location will be of a very high standard and positively contribute to the setting of the area.

Economic Growth in the Heysham Peninsula

- 5.28 The area in and around the Port of Heysham is seen as a major focus for activity in the District, with significant concentrations of employment generating uses in and adjacent to the Port itself and within the industrial / business parks of Lancaster West Business, Heysham Industrial Estate and Major Industrial Estate.
- 5.29 Therefore, through the 'Local Plan' (particularly the Land Allocations DPD), has recognised the need for a sympathetic approach toward the growth of the port facility and identified the land at the Port of Heysham Industrial Estate as an area for potential growth for the port facility.
- 5.30 Such a policy has only been put forward on the basis that the existing uses and businesses on the Port of Heysham Industrial Estate are provided within alternative premises, to an appropriate scale and size and in an appropriate location which is satisfactory to them. Whilst sustainable growth of the Port should be welcomed this should not be detrimental to the businesses which in-directly to the Port.
- 5.31 Further expansion of employment uses in the Heysham Peninsula will assist in providing employment sites for future employment growth as a direct result of increased accessibility from the M6 motorway and linkages to the Port. Whilst the challenge of the economy currently restricts employment growth it is anticipated that once recovery is underway available and sustainable sites will be required to meet increased demand.

Growth at Lancaster University

- 5.32 As with the Port of Heysham, Lancaster University is of considerable importance to the District's economy, and support for its sustainable growth through the Development Plan process should be encouraged.
- 5.33 The 'Local Plan' will dissuade growth of the University Campus to the South towards Galgate, focusing any future growth of the existing campus itself to the north, looking at the University of Lancaster Science Park and land on the

Bailrigg Lane site. The 'Local Plan' will encourage a greater interaction between the University Campus and these proposed development sites and will encourage any future growth, either for educational or accommodation for students to be located in this area.

Lancaster Canal Corridor, Central Lancaster

- 5.34 The planned expansion of Lancaster City Centre through the Local Plan recognises Lancaster's importance as a retail centre, not just for the District but also within North Lancashire and South Cumbria. This expansion involves the regeneration of land to the east of the town centre at Lancaster Canal Corridor.
- 5.35 The proposals for the regeneration of the Lancaster Canal Corridor will be required to pay close attention to the protection of the historic fabric of some of the buildings within the locality, learning from previous proposals which failed to do so. It is expected that proposals for the site will come forward as part of a comprehensive masterplan for the site and, whilst primarily retail led, should involve a mixture of uses.
- 5.36 The regeneration of the Canal Corridor site represents just part of the wider regeneration and improvement proposed for Lancaster City Centre and combined with the suitable re-use of Lancaster Castle and the achievement of wider aims within the Cultural Heritage Strategy should see Lancaster evolve as a destination for both local residents and visitors to the District.

Central Morecambe Regeneration Area

- 5.37 Central Morecambe is identified as the District's main regeneration priority. A separate Area Action Plan is being prepared for this area which recognised that Central Morecambe is greatly underperforming in economic terms with this impacting negatively on its social function to residents and as an attraction to visitors.
- 5.38 The Area Action Plan recognises that it must create the right conditions for investment with this likely to be generated from the private sector, especially in an era of restrained public finances. The public sector can however play an important role in creating the condition to achieve this with a number of public sector interventions possible to aid regeneration.
- 5.39 In delivering the framework for investment and growth the Area Action Plan identifies the key assets that should be protected and enhanced including the promenade and the main beach, establishes a network of improved connections for pedestrians, identifies potential changes to transport and parking arrangements.

Development Management DPD

- 5.40 Whilst less contentious than proposals contained within the Land Allocations DPD the Development Management document addresses a number of issues which will generate discussion within any future consultation.
- 5.41 Lancaster District has the potential to be at the forefront of the transition in the use of renewable energy and energy efficient development, particularly in terms of its topography and natural assets creating the opportunity for increased use of renewable and low carbon energy technology.
- 5.42 The Development Management DPD will seek to build on these opportunities

providing a positive and enabling environment for further renewable deployment whilst also ensuring the protection of the District's important landscape and environmental assets.

- 5.43 In addition to increasing renewable energy, the Development Management DPD will also be looking to reduce the levels of overall energy use in new developments by requiring higher standards of design in accordance with national standards found in the Code for Sustainable Homes or through the Building Research Establishment Environmental Assessment Method (BREEAM) where a proposal relates to non-residential development.
- 5.44 The Development Management DPD sets out the Council's intention to investigate the use and role of the Community Infrastructure Levy (CIL) as a way of securing financial contributions from development to pay for strategic pieces of infrastructure such as schools, roads or recreational spaces.
- 5.45 The Council have appointed external consultants to investigate the viability of applying CIL within the District both now (at a time of low growth in the local economy) and in the future when it expected the economy will be stronger.
- 5.46 Should the Council be minded to use CIL in the future the relationship it has with the Council's priority of securing financial contributions for affordable housing will have to be closely managed. At this point monies collected from CIL cannot be used to deliver affordable housing and therefore should the Council introduce a CIL charge in the future this may affect the Council's ability to recoup money for affordable housing as excessive financial demands on development may severely challenge its viability.

6. NEXT STEPS AND TIMETABLING

The Timetable for Preparation of the 'Draft Preferred Options' Document

- 6.1 A proposed timetable has been set for the preparation of the Development Management, Land Allocations and MAAP DPDs. As the DPDs are policy matters resolution is required from Council to approve the documents for publication and public consultation.
- 6.2 It is therefore intended the Development Management DPD, Land Allocation DPD and Morecambe Area Action Plan will be presented to Members on 18 July Council meeting to seek approval to publish and consult on the draft Local Plan documents. It is important to note that the three documents mentioned have specific and particular inter-relationships and form part of the Local Plan for the District. Therefore it will be beneficial that all three documents secure approval to be consulted on at the same time.
- 6.3 It should be noted that the draft timetable provided below remains a draft at this stage and could be subject to change due to slippage; however it still provides an indication of how officers expect the documents to be delivered to the public consultation stage later in the year. The timetable below is intended to ensure that Members are provided with sufficient opportunity to have input and understand the content and implications of the documents

Date	Stage
29 th May 2012	Planning Policy Cabinet Liaison Group
3 rd July	Cabinet requested to endorse the process
4 th and 5 th July	Member Briefings

4 July	Presentation to Overview and Scrutiny
18 th July	Full Council
July – August	Preparation of documents for Public Consultation
Tuesday 28 th August	Public Consultation Commences
Friday 19 th October	Public Consultation Concludes

Table 2: Proposed timetable for 'Draft Preferred Options Stage (draft Local Plan) Preparation

- 6.4 It should be noted that this document remains a 'Draft Local Plan' [Preferred Option]. Therefore the Council still have the opportunity to reflect and consider the comments received through the consultation period from the public, stakeholders, statutory consultees and other parties and agencies, and then revise the document where necessary prior to the publication of formal Publication and Submission Documents. It is advised however that the content of a draft publication will be seen to have some limited "weight" in the determination of planning proposals.

Future Timetabling and Next Steps

- 6.5 Following this 'Draft Preferred Option' stage the Council will prepare a 'Publication' version – this will be the final draft of both DPDs and will be the document which is submitted to the Secretary of State for a formal independent examination. Upon the completion of a 'Publication' version of both the Development Management and Land Allocations DPD the Council will be acknowledging that both documents are, in their view, comprehensive and robust enough to be used for planning purposes in the District.

Date	Stage
August – October 2012	Draft Preferred Options Consultation
Late 2012	Consideration of Comments Received
Late 2012 – Early 2013	Preparation of 'Publication' documents
Spring 2013	Consultation on 'Publication' documents
Summer 2013	Submission to the Secretary of State
Winter 2013	Public Examination
Spring 2014	Inspectors Report
Summer 2014	Adoption for Planning Purposes by the Council

Table 3: Proposed timetable for the Production of a Development Management DPD and a Land Allocations DPD through to Formal Adoption.

- 6.6 Table 4 above sets out the rough timetable for DPD production for both the Development Management and Land Allocations document, whilst these can only be approximately they provide the most realistic estimation of how process which will have to be undertaken prior to any formal adopt by the Council for planning purposes.

7.0 DETAILS OF CONSULTATION

- 7.1 Exceptionally extensive consultation and engagement has taken place to inform the preparation of the Draft Local Plan documents in the period 2010 to 2012. The details of the outcomes of consultation have been reported to PPCLG and published on the Council's Website. Following a Council resolution to publish and consult on the draft documents a further period of intensive consultation is planned for the period August 28-October 19. This will involve officers of the Regeneration and Planning Service, in liaison with officers of the Community Engagement Service, preparing publicity and exhibition materials, and then attending a significant number of engagement and events to ensure that there is wide knowledge about the content of the Local Plan documents amongst stakeholders and the wider community.

8.0 CONCLUSION

- 8.1 Preparation of the Land Allocations document, Development Management document and Area Action Plan for Central Morecambe will provide the detailed planning policies for the district implementing the strategic policies of the Core Strategy. Together these will provide the local planning policy framework for determining planning applications and directing development proposals and investment in the district for the next fifteen years.
- 8.2 Advanced drafts of the Development Management DPD and Land Allocations DPD are appended to this report. A draft Area Action Plan document will follow shortly. Members are advised that as work is ongoing there may be revisions to the documents presented to Council on 18 July. Following presentation of the completed Drafts to Council further work would be undertaken to prepare publishable editions of the Draft Local Plan documents; including updates and corrections, the introduction of additional photographs, illustrative plans, and captions.
- 8.3 Members are formally requested to endorse the approach being taken in preparation of these documents in advance of full council on the 18th July.

OVERVIEW AND SCRUTINY COMMITTEE**Council Assets Update
4th July 2012****Report of Head of Community Engagement****PURPOSE OF REPORT**

To update members on the implementation of the Council's Assets Management Plan

This report is public

RECOMMENDATION

That the report be noted

1.0 Introduction

At the Cabinet meeting of 9th November 2010 a number of resolutions were agreed (Min No. 64 refers) and these are included within the table in Appendix 1 along with progress to date.

2.0 Report

Officers from both County and City Councils have had a number of discussions over recent months and many of the issues relating to the resolutions have been actioned.

- 2.1 Much of the dialogue is associated with the requirement to review the Museums Partnership with County Council. Following the Cabinet meeting of 14th February 2012 the following resolutions was agreed (Min No. 94 refers):-

- *That the City Council continues with the existing partnership agreement with Lancashire County Council for a further year in order to continue ongoing dialogue aimed at developing a new shared service arrangement for the museums service in the district.*

- *That further reports are brought back to members during 2012/13 presenting more detailed information that will form the basis of the new arrangements prior to their implementation*

2.2 Officers are continuing with the review process and during this process the Council's assets forming part of this agreement continue to be maintained. Some examples of benefits to the City Council as a result of improved communication and a more positive working relationship are cited in 2.3 and 2.4 below.

2.3 Provision of display cabinets at the Platform facility in Morecambe have been provided by County and relevant displays are now available for public to view free of charge in the foyer area. This has proven popular and is particularly useful when people queuing to enter the Platform are able to view exhibits relating to Morecambe's history.

2.4 The Williamson family tree has been supplied by County and is on display at Williamson Park, again providing some good levels of interest for the visiting public.

3.0 Conclusion

The level of dialogue has increased over the past twelve months between County and City councils and there is further opportunity as part of the Museums Partnership review for this to continue. Officers from Property Services have arranged for the necessary work to be undertaken as identified in Appendix 1 and will ensure the necessary follow up work is undertaken, subject to any relevant approvals being sought and as and when budget provision allows.

CONCLUSION OF IMPACT ASSESSMENT (including Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing)
--

There are no direct implications as a result of this report.
--

LEGAL IMPLICATIONS

There are no implications as a result of this report.

FINANCIAL IMPLICATIONS

There are no immediate financial implications; however, this is dependant on the outcome of the ongoing Museums condition survey. Once received, and a programme of works developed, the need for additional funding may be identified for one off and recurring
--

maintenance costs over and above those already budgeted for, which might be met from within the existing general renewals reserve (subject to availability) and/or reviewed as part of the annual budget process alongside other competing priorities. Further reports to members will be required prior to any new arrangements being implemented.

OTHER RESOURCE IMPLICATIONS

Human Resources:

None

Information Services:

none

Property:

As set out in the report

Open Spaces:

None

SECTION 151 OFFICER'S COMMENTS

The Section 151 Officer has been consulted and has no comments.

MONITORING OFFICER'S COMMENTS

The Monitoring Officer has been consulted and has no comments.

BACKGROUND PAPERS

none

Contact Officer: Simon Kirby

Telephone: 01524 582831

E-mail: skirby@lancaster.gov.uk

Ref:

	CABINET RESOLUTION 9th November 2010	ACTION TO DATE
	<p>Resolved:</p> <ol style="list-style-type: none"> 1) That the Charters be relocated to the Records Office in Preston for conservation, storage and safekeeping. 2) That the council accepts the offer of county council to produce an initial printed copy of each charter with a CD of images for future use, and to request further copies after conservation works have been completed. 3) That the Williamson Family Tree be transferred to the Records Office for conservation, storage and safekeeping and that should the city council wish to take forward a project relating to Williamson Park in future, to accept the assistance offered by the county council to fund such a project including the preparation of a copy of the family tree. 4) That the existing renewals reserve be used to fund the cost of any maintenance and/or restoration, subject to the outcome of survey. In due course a planned programme would be developed which will allow Members to decide on an appropriate specific budget if need be. 	<p>The charters have been relocated to Lancashire Archives where they have been accessioned as ACC 10947.</p> <p>The CD has been produced and was delivered in April 2012.</p> <p>The Williamson Family Tree has been transferred and has now been copied.</p> <p>A Condition Survey has been undertaken and we are awaiting the report. The programme will be developed from the findings in the report.</p>

	<p>5) That a full inventory, valuation and condition survey of the non-fixed assets be procured with the results and implications reported back to Members in due course if necessary.</p> <p>6) That a modern display unit be acquired using funds from the disposal of surplus furniture.</p> <p>7) That all the surplus furniture be identified for disposal and that the income be used for the acquisition of a display unit as referred to in 2.6 of the report.</p>	<p>A Survey has been undertaken and we are awaiting the report.</p> <p>The Museum Service has supplied exhibition cases which have been located in the Platform in Morecambe which has allowed the display of material there.</p> <p>The surplus furniture will be identified when the inventory and valuation report is received. The display unit was purchased using a Property Services budget and is now in the Reception area at MTH with the Morecambe Music Festival Silver on display.</p>
--	--	---

OVERVIEW AND SCRUTINY COMMITTEE**Commissioning Plan Informal Task Group****4th July 2012****Report of Head of Governance****PURPOSE OF REPORT**

To request the Overview and Scrutiny Committee to consider the recommendations of the Commissioning Plan Informal Task Group.

This report is public.

RECOMMENDATIONS

- (1) That the Overview and Scrutiny Committee note the necessity for a structured approach to feedback to the County Council on its Commissioning Plan.**
- (2) That to facilitate a structured approach to feeding back on the Commissioning Plan, the Committee introduce a themed meeting to be held on an annual basis, inviting all Members of the City Council to attend to make comments on the priorities for the upcoming year, to influence the County Council's Commissioning Plan.**
- (3) That the Committee recommend that an appendix setting out the City Council's Public Realm priorities and spending for the year be included as an appendix to the Commissioning Plan.**
- (4) That the Council request clarification from the County Council on how it intends to consult the district's Parish and Town Councils with consideration to the fact there was only one representative on the 3 Tier Forum who represented all Parishes in the district.**

1. Introduction

Cabinet, at its meeting in October 2011 considered a report on Maintaining the Public Realm. Cabinet noted that the County Council had a huge impact on the management and maintenance of the District's public realm and intended to use the proposed 3 Tier Forum as the main way of consulting with stakeholders and thus develop its Commissioning Plan. Cabinet asked the Overview and Scrutiny Committee to consider the opportunities the commissioning approach provided and to report back.

The Plan set out the County Environment Directorate's vision, commitment and priorities together with details of how the services would be provided, managed, budgeted and monitored for the Lancaster district. The broad themes contained within the Commissioning

Plan were highways, transport and environment. The County Council was consulting with the City and Parish Councils to ask for their strategic input into the Plan.

Cabinet agreed to refer consideration of the Plan to Overview and Scrutiny who subsequently established an informal Task Group to carry out the work.

2. Report

The County Council has a huge impact on the management and maintenance of the District's public realm. The Plan details County's public realm services and resources allocations in the District for 2011/12. At this stage the main stakeholders involved in the development of the Plan have been County Councillors informed by relevant County Environment Directorate Officers. The intention is that the document is constantly developed through ongoing consultation with County Councillors, District Councillors, Town/Parish Councils and County and District Officers.

Consultation was being undertaken to gain the City and Parish Council's strategic input into the Plan. From a City Council perspective feeding into the development of this Plan provides a real opportunity to put forward public realm priorities within the District.

The City Council already works closely with the County Council in delivering public realm services. There is also the opportunity to use this Plan as a way of joining up County/City Council/Town/Parish Council public realm activity. This would help ensure that we are delivering joined up public realm services and in way that our residents would want us to.

The Informal Task Group met twice to consider the most effective mechanism to influence the Commissioning Plan.

The Task Group agreed that the City Council required a structured approach to feeding into the Commissioning Plan. It was suggested that this could be through the Overview and Scrutiny Committee at a specific meeting held on an annual basis, inviting all City Councillors to attend and contribute.

The Task Group considered how Parish and Town Councils would feedback on the Plan. Initially, Members of the Task Group considered recommending that all Parish and Town Councils should be invited to the annual Overview and Scrutiny meeting, but agreed that the County Council should be addressing this issue. As the Commissioning Plan had been considered at the 3 Tier Forum where the Town/Parishes only had 1 representative for the whole district, it was felt this was not an ideal forum for consultation.

It was suggested that it could be useful to include an appendix setting out the City Council's Public Realm priorities and spending for the year.

The Overview and Scrutiny Committee are requested to consider the recommendations of the Informal Task Group and make any recommendations back to Cabinet.

SECTION 151 OFFICER'S COMMENTS

The Section 151 Officer has been consulted and has no further comments.

MONITORING OFFICER'S COMMENTS

The Deputy Monitoring Officer has been consulted and has no further comments.

BACKGROUND PAPERS

Lancashire County Council's Commission Plan

Contact Officer: Jenny Kay
Telephone: 01524 582065
E-mail: jkay@lancaster.gov.uk

OVERVIEW AND SCRUTINY COMMITTEE

Work Programme Report

4th July 2012

Report of Head of Governance

PURPOSE OF REPORT

To provide Members with an update of the Work Programme.

This report is public.

RECOMMENDATIONS

(1) That the Committee consider the updated Work Programme.

1. Introduction

Members are requested to consider the updated Work Programme.

2. Updates

Lancaster Bus Station

A quote has been received for a replacement system at Lancaster Bus Station and also Burnley and Pendle. This cost would be for a stand alone system but there would be a reduction if more than one authority signs up to the system.

A meeting has taken place with the University to consider whether the system they were implementing could be installed within the bus station. The meeting was positive and further information has been requested.

The next step is for the Overview and Scrutiny Committee to draft a report to Cabinet setting out its findings and recommendations. O&S Members might wish to agree to approve their report via email, rather than wait until the next meeting in September which will be too late for Cabinet to consider at its meetings in July and September.

Rural Broadband

An update on this issue will be provided at the meeting.

NHS

Officers have received a request from Lancashire Care NHS Foundation Trust to discuss with the Overview and Scrutiny Committee emerging plans for the future use of our NHS facilities in the Lancaster, Morecambe and Heysham areas. This issue is also being considered by the Lancashire Health Overview and Scrutiny Committee.

Requests for suggestions for Work Programme

At the beginning of each Municipal Year suggestions are invited from Members and Officers for this year's work programme. The views of the public are also sought through a press release. This has been undertaken and will be considered by the Council's Corporate Management Team.

SECTION 151 OFFICER'S COMMENTS

As there are no financial implications arising from this report the S151 officer has no comments to make.

MONITORING OFFICER'S COMMENTS

The Deputy Monitoring Officer has been consulted and has no further comments.

BACKGROUND PAPERS

None.

Contact Officer: Jenny Kay
Telephone: 01524 582065
E-mail: jkay@lancaster.gov.uk

OVERVIEW AND SCRUTINY WORK PROGRAMME 2012/13

<u>Matter for consideration</u>	<u>Officer responsible / External</u>	<u>Expected Date of meeting</u>
Rural Broadband.	Lancashire County Council.	June - Special meeting to be arranged.
Update on the implementation of recommendations of the Council Assets Task Group.	Head of Community Engagement.	July 2012.
Three Tier Forums - Procedures	Head of Environmental Services & Democratic Services Manager	July 2012
Shared Services	Chief Executive.	Sept 2012
Annual consideration of Older People's Issues (inviting Age UK and other relevant agencies).	Head of Community Engagement.	Autumn 2012.
Former Lancaster Castle Prison – Update on tourism opportunities.	Head of Regeneration and Policy.	Autumn 2012.
Walkabout : Lancaster Square Routes	Head of Regeneration and Policy.	Autumn 2012
Community Safety – to include the issue of domestic violence and CCTV.	Head of Environmental Services / Head of Community Engagement.	November 2012.
Councillor Newman-Thompson - update report on Health Scrutiny.	Health Scrutiny Representative.	December 2012.
Update on Playgrounds.	Head of Environmental Services.	January 2013.
Impact on new Police and Crime Commissioners on Community Safety Policies and Strategy.	Head of Environmental Services.	2013.
Updates on Future Legislation on Revenues and Benefits.	Head of Revenues and Benefits.	Further Member updates will be provided during the year as appropriate.
Lancaster Square Routes.	Head of Regeneration and Policy.	Regular updates to be arranged.
Update on the implementation of recommendations of the Canals Task Group once the ramifications of the Canal Corridor are known.	Chief Executive.	Tbc.
Mapping of PACT meetings and questionnaire.	Head of Governance.	Tbc.
Outcomes of the Age UK project – Linking Communities when project in complete.	Linking Communities Team.	Tbc.
Regular monitoring reports on the 'No Second Night Out' scheme.	Head of Health and Housing.	Tbc.
Morecambe/Heysham train line Electrification branch	County Council	Tbc.

Briefing Notes

Matter for consideration	Date Circulated	Officer responsible	Date of meeting (if required)
Weed control on district's roads.	Awaited.	County Council via Head of Environmental Services.	
Bathing waters of Morecambe Bay.	Awaited.	Head of Regeneration and Policy.	
Update on GP Consortia.	Awaited.	Head of Health and Housing.	

<u>Cabinet Member and area of responsibility</u>	<u>Link Member</u>	<u>Date of O&S Meeting</u>
Cllr Eileen Blamire - Leader	Cllr Jane Parkinson	June 2012
Cllr Janice Hanson	Cllr Roger Dennison	
Cllr Ron Sands	Cllr Ceri Mumford	
Cllr Abbott Bryning	Cllr David Kerr	
Cllr Karen Leytham	Cllr Emma Smith	September 2011
Cllr David Smith	Cllr Mark Bevan	
Cllr Jon Barry	Cllr David Whitaker	
Cllr Tim Hamilton-Cox	Cllr Ian Pattison	

INFORMAL TASK GROUP

Task Group Topic	Date	Progress
Commissioning Plan	February 2012	Reporting to O&S July 2012

Scoping of Task Groups

Task Group Topic	Date	Progress
None.	-	-