

**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 18<sup>th</sup> 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 <sup>th</sup> May 2012	Planning Policy Cabinet Liaison Group
3 <sup>rd</sup> July	Cabinet requested to endorse the process
4 <sup>th</sup> and 5 <sup>th</sup> July	Member Briefings

4 July	Presentation to Overview and Scrutiny
18 <sup>th</sup> July	Full Council
July – August	Preparation of documents for Public Consultation
Tuesday 28 <sup>th</sup> August	Public Consultation Commences
Friday 19 <sup>th</sup> 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 18<sup>th</sup> July.