

MINUTES OF THE CORE STRATEGY WORKING GROUP HELD ON FRIDAY 24 MAY 2013

PRESENT Cllr T Hill (Chairman) John Heap
:
Cllr A Knox Colin Hirst
Cllr Rogerson John Macholc
Cllr Mirfin Olwen Heap

Simon Dummond-Hey

APOLOGIES

Apologies for absence were submitted on behalf of Cllrs Bibby, Hind and Thompson, Marshal Scott and Jane Pearson.

MINUTES OF LAST MEETING

The minutes of the meeting held on 10 May 2013 were circulated and approved as a correct record.

SHMA – PRESENTATION BY SIMON DRUMMOND-HEY

Simon started his presentation by saying that all Councils have had to review their housing numbers either before EIP or immediately after.

He described the process of how the affordable housing requirement was reached, including

- adhering to NPPF 182 and NPPF 159,
- applying secondary data – Census, population and household projections, welfare reforms
- changes between 2001 – 2011 on population, households, household size
- individual / household incomes

There was also a requirement to follow the guidance strictly step by step which therefore produces a figure that is neither credible or viable = 404 for Ribble Valley.

These calculations are however, based on 2 'out-of-date' assumptions

- that no more than 25% of income is spent on housing (rent or mortgage)
- that all private rented is 'social housing' ie payment of benefits

When these are taken out of the equation it reduces the figure to 114 – which still shows a serious need for affordable housing. This can be achieved by making better use of existing stock (renovation grants, bringing voids back into use) as well as building new houses. We need to illustrate that we are doing this.

Colin and Simon will discuss the additional text that will be included in the SHMA.

Simon also needs to update the document with the figures from NLP.

CURRENT PROGRAMME

ELR – ready to be considered by committee
SHLAA – on target

AGENDA FOR SPECIAL P & D ON 6 JUNE 2013

As the SHMA and Housing Requirement Review had been delayed slightly it was felt that there was little point having a special meeting on 6 June. The ELR could be considered at the ordinary meeting on 13 June 2013.

A special P & D would then be arranged for 25 June 2013 (distribution 17 June).

AOB

Colin informed the group of the implications of a recent decision by Preston BC.

NEXT MEETING

The next meeting was arranged for Thursday 13 June at 4.00pm in Committee Room 1 (prior to P & D committee) specifically to discuss the SHMA and Housing Requirement Review.

MINUTES OF THE CORE STRATEGY WORKING GROUP HELD ON THURSDAY 13 JUNE 2013

PRESENT Cllr T Hill (Chairman) John Heap
:
Cllr A Knox Colin Hirst
Cllr S Bibby John Macholc
Cllr K Hind Craig Matthews

Bill Alker

APOLOGIES

Apologies for absence were submitted on behalf of Cllrs Mirfin and Rogerson, Marshal Scott and Jane Pearson.

MINUTES OF LAST MEETING

The minutes of the meeting held on 24 May 2013 were circulated and approved as a correct record.

It was commented upon that the consultant had highlighted that the methodology for calculating affordable house numbers was out of date. It was accepted that the figure for affordable housing did not have to be 'new build' and could be provided by conversions. It was noted that the 30% target was seen as defensible. It was also not 30% on every site. This was a significant contribution. We would be able to look at household size, aging population etc as part of the planning process.

HOUSING EVIDENCE REVIEW

A copy of the report from Nathaniel Lichfield & Partners was circulated.

Colin commented that the updated housing figures included census calculations. The figures take in demographics and job growth = 280 units per year. NLP advise an appropriate range would be somewhere between 220 and 250. There was discussion around whether the lower figure was defensible – NLP were recommending 220 – 250 but Colin advised that 250 with an explanation why it was not 280 was appropriate providing this could be evidenced. If the reasoning was not strong there would be a risk of our plan being found unsound. Any figure would still need to be subject to consultation and further assessment in particular sustainability/environmental issues. Concern was raised at the difficulty that seeking agreements in practice with neighbouring authorities when each was at differing stages with LDFs and ability of some housing markets to support extra growth. There would be public concerns about the rise from 200 to 250.

It was recognised that the Council had been heavily criticised at every Public Inquiry on housing sites for our housing numbers, which did not align with our own evidence on growth.

Colin circulated a comparable set of tables updating the Core Strategy for illustration. The residual figure was what needed to be identified, however it was noted that there were currently about 300 units in S106 agreements awaiting signing

and other appeals were also awaiting decisions that could result in a reduced level of units to be found in practice.

Members were asked to read the documents and let Colin have any comments by Monday 17 June.

RETAIL & LEISURE SURVEY

Retail – Copies of the survey done by NLP were circulated. Colin reported the survey showed no significant change. 62.7% as a proportion of convenience retail expenditure returned in RV seen as relatively healthy. The report recognised there was capacity for retail expansion in Clitheroe & Whalley whilst Longridge was about right. It was considered that existing policy frameworks could address this.

Members were asked to read the documents and let Colin have any comments by Monday 17 June.

Leisure – Copies of the survey done by NLP were circulated. It was recognised that there was limited scope for new development such as cinemas, bowling etc. No likely inward investment of that type in the Borough. Heavy use of fitness facilities / gyms. Preponderance of bars and restaurants. Limited scope for casinos. Barrow Enterprise park a possibility for cinema/bowling as part of a commercial/employment led scheme - but limited likelihood. There was discussion around the number of charity shops in Clitheroe.

Members were asked to read the documents and let Colin have any comments by Monday 17 June.

NEXT MEETING

The next meeting was arranged for 4.30pm on Tuesday 25 June before the Special Planning & Development committee (Cllr Bibby will chair)

MINUTES OF THE CORE STRATEGY WORKING GROUP HELD ON TUESDAY 25 JUNE 2013

PRESENT Cllr S Bibby (Chairman) John Heap
:
 Cllr R Thompson Colin Hirst
 Cllr G Mirfin John Macholc
 Cllr J Rogerson

APOLOGIES

Apologies for absence were submitted on behalf of Cllrs T Hill and Knox, Marshal Scott and Jane Pearson.

MINUTES OF LAST MEETING

The minutes of the meeting held on 13 June 2013 were circulated and approved as a correct record.

Colin reminded the members that we were approaching the end of the formal extension period – 30 June. The Inspector had been sent documents as they had been refreshed but no feedback had been received as yet. A letter would follow with the outstanding documents – including the change in the housing numbers - asking for a view on how to proceed. It may take some time for the Inspector to respond and there may be issues that will need responding to.

Apart from the change in housing numbers there have been no significant changes from the submitted Core Strategy and the policies remain consistent.

HOUSING EVIDENCE REVIEW

Colin's report to Special P & D was considered alongside the report from NLP. The general principles had not changed even though there was a recommendation to increase the housing numbers used as a basis for further work on the Core Strategy.

Members discussed the issues surrounding increasing the figures including the reaction of developers and members of the public, and the need to align ALL the evidence so that we have a cohesive strategy.

It was felt that the advice of the consultants should be taken forward with the proviso that more work be carried out to examine the mitigation trails and 'stress' test the figures.

NEXT MEETING

The next meeting was arranged for 2.30pm on Tuesday 9 July 2013 in the Members Room on Level D of the Council Offices.

MINUTES OF THE CORE STRATEGY WORKING GROUP HELD ON TUESDAY 9 JULY 2013

PRESENT : Cllr T Hill (Chairman) John Heap
 Cllr R Thompson Marshal Scott
 Cllr G Mirfin Colin Hirst
 Cllr S Bibby

APOLOGIES

Apologies for absence were submitted on behalf of Cllr J Rogerson, John Macholc and Jane Pearson.

MINUTES OF LAST MEETING

The minutes of the meeting held on 25 June 2013 were circulated and approved as a correct record.

UPDATE

Colin informed the members that a response had been received from the Inspector agreeing to extend the suspension to 1 September to allow for the further work on finalising viability assessments feeding into the SHLAA; setting a revised level of housing to be delivered (an increase); and establishing whether the existing housing distribution model remains the most appropriate in the light of the revised housing figures to be done.

The Inspector had also agreed that a consultation could take place for a period of no less than 6 weeks once all the new evidence had been produced and the modifications had been approved by the Council.

Colin reported that the 1st draft of the viability statement on the SHLAA had been received. The draft Conclusions and Recommendations were circulated for information. It had been concluded that the findings did not threaten the effectiveness of the Core Strategy; will not put implementation of the plan at serious risk; and will facilitate development. However there were some slight amendments to be made in the light of recent decisions made on appeals/inquiries.

- A revised SHLAA would be produced with the addition of an addendum that includes the additional sites and other issues.
- An annual position statement on Housing Land Supply would also be produced – additional help may be required to deliver this piece of work.

Colin reported that he had had a meeting with the other East Lancs Authorities regarding issues around deliverability and possible impacts of an increased housing requirement. He was having another meeting with them on 24 July to qualify the position.

Colin has also asked Nicole (PAS) for a view on the evidence to help identify any gaps – this will be circulated once received.

A special meeting of the Planning & Development committee would be required to agree the housing numbers so that the consultation could commence.

- This was arranged for Tuesday 6 August 2013.

The draft paper to be presented to committee would be considered by the working group on Friday 26 July at 10.30am.

An update of the LDS taking account of the revised timetable would go to P & D in August for information along with a report on the Longridge Neighbourhood Plan.

The Housing and Economic Development Plan document (Described at Part 2 of the CS) would include updating the settlement boundaries to match the new planning permissions approved. This would also include further land allocations to meet requirements for a range of land uses including housing and employment and is the part of the plan that helps introduce policy controls. This work is a work programme in itself and would require its own evidence base. Members asked if any work could be progressed early.

Colin indicated that information in the village appraisals also need to be updated together with detailed infrastructure but capacity at present is to focus on the CS—consideration needs to be given to using consultants for key areas of work.

NEXT MEETING

The next meeting was arranged for 10.30am on Friday 26 July 2013 in the Members Room on Level D of the Council Offices.