



AGENDA ITEM: 4a
PLANNING COMMITTEE:
21 June 2012

**EXECUTIVE OVERVIEW &
SCRUTINY COMMITTEE:**
28 June 2012

CABINET: 18 July 2012

Report of: Borough Planner

Relevant Managing Director: Managing Director (Transformation)

Relevant Portfolio Holder: Councillor M Forshaw

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**SUBJECT: LOCAL PLAN PREFERRED OPTIONS (LPPO) – FEEDBACK REPORT
AND CONSULTATION RESPONSES**

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To recommend the proposed response of the Council to each representation received during the Local Plan Preferred Options (LPPO) consultation period in January / February 2012 for approval by Cabinet.

2.0 RECOMMENDATIONS TO PLANNING COMMITTEE

2.1 That the content of this report be considered and that agreed comments be referred to Cabinet for consideration.

3.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW & SCRUTINY COMMITTEE

3.1 That the content of this report be considered and that agreed comments be referred to Cabinet for consideration.

4.0 RECOMMENDATIONS TO CABINET

4.1 That Cabinet take note of the representations received during the LPPO consultation in January / February 2012 and the Summary Feedback Report from that consultation (see Appendix 1) and, subject to consideration of the

minutes of the LDF Cabinet Working Group on 23 May 2012, Planning Committee and Executive Overview & Scrutiny Committee (Appendix 4-6), approve the proposed response of the Council to each representation received as set out in Appendix 2 of this report.

- 4.2 That Call In is not appropriate for this item as the report has been submitted to Executive Overview & Scrutiny Committee on 28 June 2012.
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5.0 BACKGROUND

- 5.1 The LPPO was consulted upon for a period of 6 weeks from the 5th January to the 17th February 2012. Consultation was undertaken through a variety of methods, including written representations, surveys, exhibitions and forums. Events were well publicised through a leaflet delivered to all households in the Borough, press notices, press releases, information on the Council website, Twitter feeds, a Facebook page, business cards and mail-outs. In addition, there were forums with housing developers and local businesses.
- 5.2 It was important that a wide catchment of opinions and comments were received in order to inform preparation of the Local Plan and the engagement methods used through the LPPO consultation were designed to maximise interest and involvement.

6.0 CURRENT POSITION

- 6.1 Following the close of the consultation, officers have prepared a Feedback Report on the results of the consultation exercise (see Appendix 1). This feedback will influence the changes to policy to be incorporated in the preparation of the Local Plan Publication document and will form part of the evidence base for the Local Plan. A very brief summary of the key issues raised from this feedback is provided below in section 7.0.
- 6.2 The Feedback Report also highlights any changes to the Local Plan that will be necessary as a result of the final National Planning Policy Framework (NPPF), which was published at the end of March 2012. However, such changes are limited given that the preparation of the LPPO took into account the draft NPPF.
- 6.3 Given the number of representations received, the Feedback Report is designed to summarise comments and provide an overview against each policy. The full range of comments can be viewed through the Council's website portal (<http://westlancs.limehouse.co.uk/portal/planning/>).
- 6.4 A formal Council response to each individual representation has been prepared and, where required, a recommendation proposes actual changes to policy that will be reflected in the Local Plan Publication document. The proposed Council response and recommendation to each individual representation can be seen in Appendix 2.

7.0 RESULTS OF THE CONSULTATION

7.1 1355 written representations were received from 844 respondents, as well as 2 petitions. A further 95 general surveys were completed.

7.2 Analysis of the comments received make it clear that:

- There is general opposition to some proposed residential developments, including the land allocated at Chequer Lane, Up Holland, Firswood Road, Skelmersdale and Yew Tree Farm, Burscough, as well as the Plan B land at Mill Lane, Up Holland.
- There is a significant amount of concern in relation to traffic and utility infrastructure (eg drainage) and the abilities of the Local Plan to make improvements.
- There is support for the flexibility of the Local Plan although concerns have been raised in relation to whether developers will just refrain from building on available sites so that more attractive Plan B sites will be released.
- The development industry generally objects to the housing target (which they regard as too low) and its distribution around the Borough (too much of a bias in Skelmersdale).
- Very few objections were received in relation to other policies in the document.

8.0 NEXT STEPS

8.1 The results of the LPPO consultation have been used to refine the policies that now form part of the Local Plan Publication document. The Council's formal response to each individual representation received during the LPPO consultation must be made public so that respondents can see how their comments have been considered. Therefore, the detailed responses to each individual representation are included in Appendix 2 for approval by Cabinet and, should they be approved, will be made available on the Council's website.

9.0 SUSTAINABILITY IMPLICATIONS / COMMUNITY STRATEGY

9.1 The LPPO was prepared in conjunction with a Sustainability Appraisal (SA), undertaken by consultants URS / Scott Wilson, which evaluated the potential economic, social and environmental sustainability implications of the Local Plan. The SA was published at the same time as the LPPO and the public were able to submit comments on the SA as well throughout the consultation period.

9.2 All the comments received through the LPPO will be acknowledged and taken into account when making the final refinement of policies for the Local Plan. A final SA report will be prepared alongside the Local Plan Publication document to ensure that changes made to the document do not have any adverse impacts on sustainability and this will be made available for representation alongside the Local Plan Publication document.

- 9.3 Progressing the Local Plan should, in turn, help progress the implementation of key aspects of the Sustainable Community Strategy (SCS), such as creating sustainable communities and reducing deprivation.

10.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 10.1 The volume of response has resulted in significant staff resources being required to analyse and respond to each comment. This has been accommodated within existing staff resource but has impacted upon other planning projects.

11.0 RISK ASSESSMENT

- 11.1 The NPPF requires that the Local Plan be based on a “proportionate” evidence base, which should include the participation of the local community and stakeholders. A failure to consult correctly could possibly lead to the Local Plan being found ‘unsound’. The results of this consultation exercise will be used to demonstrate that decisions within the Local Plan process are backed up by evidence.

Background Documents

The following background documents (as defined in Section 100D (5) of the Local Government Act 1972) have been relied on to a material extent in preparing this Report.

A wide range of background, evidence base documents have been utilised in preparing the Local Plan Publication document. This evidence base is available on the Council’s website at:

http://www.westlancs.gov.uk/planning/planning_policy/local_development_framework/evidence_and_research.aspx

Equality Impact Assessment

There is a significant direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report

Appendices

1. Local Plan Preferred Options Consultation – Summary Feedback Report
2. The Local Plan Preferred Options Consultation Responses
3. Equality Impact Assessment
4. Minute of LDF Cabinet Working Group – 23 May 2012 (Planning Committee, Executive Overview & Scrutiny Committee and Cabinet)

5. Minute of Planning Committee – 21 June 2012 (Executive Overview & Scrutiny Committee and Cabinet only)
6. Minute of Executive Overview & Scrutiny Committee – 28 June 2012 (Cabinet only)

Appendix 1

Local Plan Preferred Options Consultation – Summary Feedback Report

Provided separately

Appendix 2

The Local Plan Preferred Options Consultation Responses

Given the number of representations received during the LPPO consultation period, this appendix has been provided separately. It is available on the Council's website (COINS) and a paper copy will be made available in the Members' Library.

For each representation received by the Council, Appendix 2 sets out a summary of the representation, the officer response to the representation and the officer recommendation for any action proposed in response to the representation.

The full representation received can be viewed on the Council's online consultation portal for the Local Plan, at:

http://westlancs.limehouse.co.uk/portal/planning/cssa/local_plan_preferred_options?tab=list

Appendix 3

Equality Impact Assessment - process for services, policies, projects and strategies

1.	<p>Using information that you have gathered from service monitoring, surveys, consultation, and other sources such as anecdotal information fed back by members of staff, in your opinion, could your service / policy / strategy / decision (including decisions to cut or change a service or policy) disadvantage, or have a potentially disproportionately negative effect on, any of the following groups of people:</p> <p><i>People of different ages – including young and older people</i> <i>People with a disability;</i> <i>People of different races / ethnicities / nationalities;</i> <i>Men;</i> <i>Women;</i> <i>People of different religions / beliefs;</i> <i>People of different sexual orientations;</i> <i>People who are or have identified as transgender;</i> <i>People who are married or in a civil partnership;</i> <i>Women who are pregnant or on maternity leave or men whose partners are pregnant or on maternity leave;</i> <i>People living in areas of deprivation or who are financially disadvantaged.</i></p>	No
2.	What sources of information have you used to come to this decision?	The Local Development Framework Evidence Base
3.	How have you tried to involve people / groups in developing your service / policy / strategy or in making your decision (including decisions to cut or change a service or policy)?	Decision is directly related to a consultation exercise and the methods used in for this exercise are described in the report
4.	<p>Could your service / policy / strategy or decision (including decisions to cut or change a service or policy) help or hamper our ability to meet our duties under the Equality Act 2010? Duties are to:</p> <p><i>Eliminate discrimination, harassment and victimisation;</i> <i>Advance equality of opportunity (removing or minimising disadvantage, meeting the needs of people);</i> <i>Foster good relations between people who share a protected characteristic and those who do not share it.</i></p>	Help – an improved Local Plan document will seek to deliver development and infrastructure improvements that benefit all and endeavour to support a more equal society
5.	What actions will you take to address any issues raised in your answers above	N/A