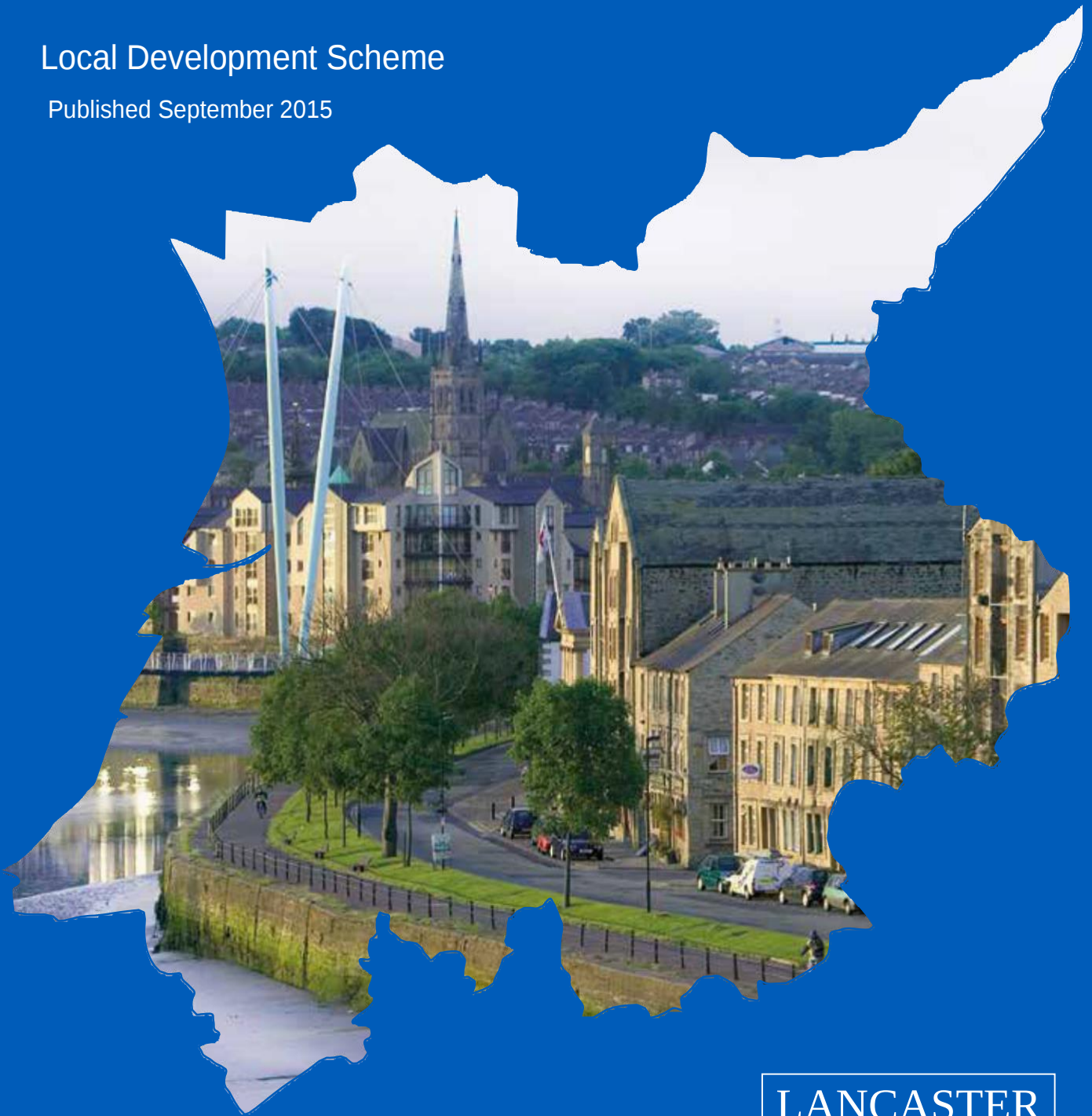


A Local Plan for Lancaster District 2011-2031

Local Development Scheme

Published September 2015



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CITY COUNCIL

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This document, and all other documents which form the emerging Lancaster District Local Plan are, or can be made available in large copy print, audio cassette, Braille or languages other than English. All requests for copies of Local Plan documents in different formats should be made in the first instance to:

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LOCAL DEVELOPMENT SCHEME FOR LANCASTER DISTRICT

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1. INTRODUCTION

Background

- 1.1 The Local Plan for Lancaster District 2011 – 2031 aims to ensure that sufficient opportunities are available to meet the district's needs for housing, economic growth, education, recreation and transport priorities whilst ensuring that local communities can flourish and the environment is protected and enhanced.
- 1.2 This Local Development Scheme (LDS) updates and replaces the July 2013 edition. It describes how the Local Plan for Lancaster District will be prepared and, additionally, intentions for preparing further detailed advice on other specific planning issues.
- 1.3 This LDS outlines the City Council's intentions for advancing the local development plan at this point in time. The current local plan will provide for the community's needs for the period 2011 – 2031, however the LDS will be refreshed as required as the local development plan is progressed and circumstances change.
- 1.4 The September 2015 LDS provides the following information.
 - a. An introduction describing the context for local plan preparation in Lancaster District;
 - b. A description of which documents Lancaster City Council are preparing; and
 - c. A timetable for preparing each Development Plan Document (DPD) and Supplementary Planning Document (SPD).
- 1.5 Lancaster City Council is responsible for preparing all local plan documents relevant to the district, with the exception of the Minerals and Waste Local Plan which is prepared by Lancashire County Council.
- 1.6 This LDS will be published on the City Council's website at www.lancaster.gov.uk/planningpolicy. Any further questions over the content or role of this LDS, or the preparation of the Local Plan for Lancaster District 2011 – 2031 should be sent to planningpolicy@lancaster.gov.uk or alternatively the planning policy team on 01524 582383.

Geographical Description of Lancaster District

- 1.7 Lancaster District is located in the North of Lancashire, with South Lakeland (Cumbria) to the north, Craven (North Yorkshire) to the east and Ribble Valley and Wyre (Lancashire) to the south. The district contains the historic town of Lancaster, the coastal resort of Morecambe and the market town of Carnforth. It also has a wide rural hinterland of the Lune Valley.
- 1.8 The district includes a number of pieces of strategic transport infrastructure, this includes the M6 motorway between Scotland and Birmingham, the West Coast Mainline providing rail services between Scotland and London and the Port of Heysham providing ferry services to the Republic of Ireland, Northern Ireland and the Isle of Man.
- 1.9 Lancaster contains two significant parts of two Areas of Outstanding Natural Beauty (AONBs). Arnside and Silverdale AONB is on the shores of Morecambe Bay to the north-west of the district and the Forest of Bowland AONB is located in the upland areas to the south-east of the district.
- 1.10 These Areas of Outstanding Natural Beauty are of national importance and have the highest status of protection in relation to landscape and scenic beauty. The national importance and environmental sensitivity of these areas means that development needs have to be met in a way which reflects their special landscape characteristics.

1.11 Figure 1 provides a plan of the district which highlights the above characteristics.



Figure 1: Plan of Lancaster District

2. A CHANGING PLANNING SYSTEM

- 2.1 The Planning and Compulsory Purchase Act (2004) introduced a system for local planning authorities to prepare a Local Development Framework (LDF). The LDF was to be made up of a number of separate planning documents, starting with a Core Strategy, which would establish the principles for directing the broad locations for development. The documents prepared as part of the LDF were to be known as Development Plan Documents (DPDs).
- 2.2 Since 2010 the planning systems has changed significantly place new responsibilities on local planning authorities in preparing a local development plan. The following national planning guidance and legislation is now key in preparing a local development plan.
- The **Localism Act** (2011) which introduced neighbourhood planning powers; revoking the regional tier of planning (Regional Spatial Strategies) and introduced a 'Duty to Co-operate' for local authorities, their neighbours and other key stakeholders.
 - The **National Planning Policy Framework** (NPPF), published in March 2014 and the accompanying **National Planning Practice Guidance** (PPG), published in March 2014, replaces all previous planning policy guidance and establishes a guiding principle of presumption in favour of sustainable development.
- 2.3 Changes to the planning system since 2010 have also seen the introduction of new development plan regulations and new terminology which are material to plan-making.
- 2.4 The NPPF now refers to documents that make up the statutory plan for local planning authorities as a **Local Plan**. Accordingly, Lancaster City Council is now preparing a Local Plan for Lancaster District. The NPPF must be taken into account in the preparation of local and neighbourhood plans and it is a material consideration in planning decisions.
- 2.5 The Localism Act introduced a **Duty to Co-operate** which requires planning authorities and other public bodies to actively engage and work jointly on strategic matters. Lancaster City Council is therefore co-operating actively and on an ongoing basis with the neighbouring districts of South Lakeland, Wyre, Ribble Valley and Craven. The City Council also works with Lancashire County Council and other councils where there may be a shared interest, for example in planning to meet the needs of Gypsies, Travellers and Travelling Showpeople and, also with government agencies, infrastructure providers and key stakeholder organisations such as Morecambe Bay Partnership.
- 2.6 The Localism Act has also introduced powers for local communities to prepare their own **Neighbourhood Plans**. These must be in general conformity with the Local Plan for Lancaster District, be subject to consultation, go through independent examination and the finally be supported by a local referendum. If these conditions are met then a neighbourhood plan can become a component of the Local Plan for Lancaster District. The district have a number of areas which have need designated as Neighbourhood Plan areas including Wray-with-Botton, Cockerham and Caton-with-Littledale. A number of other community organisations are investigating the Neighbourhood Plan process including Halton, Slyne-with-Hest and Morecambe.
- 2.7 The procedure for the preparation and review of Local Plans has been revised and is contained in The Town and County Planning (Local Planning) (England) 2012 Regulations.

3. THE CURRENT LOCAL DEVELOPMENT PLAN FOR LANCASTER DISTRICT

- 3.1 The current local development plan is made up of a set of Development Plan Documents (DPDs). When being prepared these DPDs have been subject to the Sustainability Appraisal process. This process provides the opportunity to consider their economic, social and environmental effects. The DPDs have been subject to public consultation and independent examination and have been formally adopted by the City Council.
- 3.2 The current Development Plan in Lancaster District comprises the following elements.
1. Residual Saved Policies of the 2004 Lancaster District Local Plan;
 2. Lancaster District Core Strategy (adopted July 2008);
 3. The Development Management DPD (adopted December 2014);
 4. The Morecambe Area Action Plan DPD (adopted December 2014); and
 5. The Lancashire Waste and Mineral Local Plan.
- 3.3 The City Council have also formally adopted one Supplementary Planning Document (SPD) – Meeting Housing Needs – which support the implementation of Core Strategy Policy SC4, particularly with regard to securing Affordable Housing. This is being updated to take account of the recent adoption of the Development Management DPD and in particular Policy DM41 of that document, a scoping consultation took place in February 2015.
- 3.4 The strategic policy position for Lancaster District is set out in a ‘Strategic Guide to Lancaster District Local Plan which is available on the City Council’s website at www.lancaster.gov.uk/planningpolicy.

Contextual and Evidence Base Updates

- 3.5 Circumstances have changed significantly since the previous local plan and core strategy were prepared, according over recent years the City Council have completed the following evidence base work.

- Affordable Housing Viability Assessment (AHVA) [Adams Integra 2010],
- Housing Needs Study [David Couttie Associates 2011]
- Strategic Housing Land Assessment [Lancaster City Council 2014 & 2015]
- Strategic Housing Market Assessment (Turleys 2015]
- Employment Land Review [Turley Economics 2015]
- Achieving Potential Economic Growth [Turley Economic 2015]
- Retail Development Strategy for Lancaster District [White Young Green 2014]
- Town Centre Health Check [White Young Green 2014]
- Community Infrastructure Levy Feasibility Study [GVA 2012]
- Infrastructure Delivery Plan [AECOM 2012]
- PPG17 Open Space Assessment – Refresh [Lancaster City Council 2010]
- Strategic Flood Risk Assessment – Refresh [Lancaster City Council 2015]

The Status of the Lancaster District Core Strategy

- 3.6 The adoption of the Lancaster District Core Strategy coincided with the onset of the national economic recession which led to greatly reduced levels of development and concern over when, or indeed if, development rates can return to the levels anticipated to meet development needs.
- 3.7 With these conditions experiences across the country the Government published new national planning guidance with the intentions to encourage greater development activity. The NPPF advises that each local planning authority should produce a local plan for its area which can be reviewed, in whole or in part, to respond flexibly to changing circumstances. In May 2013 the Regional Spatial

Strategy (RSS), which had been the document which established the housing requirements for each local planning authority, was revoked.

- 3.8 Whilst both the 2004 Local Plan and 2008 Core Strategy were prepared prior to the publication of the NPPF, the policies should not be considered out of date simply because they were adopted prior to the NPPF. Due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. That is: the closer the policies in the plan are to the policies in the Framework, the greater the weight that may be given. This is set out in paragraph 215 of the NPPF.
- 3.9 The impact of these changing circumstances and the lower levels of development delivery since 2008 have impacted particularly on the extent to which Core Strategy Policy SC2 'Urban Concentration' can be realistically achieved. Paragraph 4.45 of the Core Strategy states that *'in the context of achieving a five-year housing requirement, a variance of more than 10% will trigger a consideration of the need to review the planning and housing delivery programme.'* The current state of the economy has triggered this variance and therefore the City Council is obliged to review its approach to this issue.
- 3.10 Similarly core Strategy Policy DC3 relating to Rural Communities identified eight key villages, on the basis that they had five basic services and therefore were the most suitable location for future development, including for housing and employment. The Core Strategy directs rural development towards these settlements, whilst outside of these settlements any development requires exceptional justification. However, in the time since the adoption of the Core Strategy in 2008 the amount of development in rural areas has been very limited and very few development proposals have come forward. The emerging Local Plan for Lancaster District, via Policy DM42 of the Development Management DPD seeks to allow for a more flexible approach to create more opportunities for development. This new, flexible approach encourages developers to make a case for development proposals in a greater number of settlements than just the eight key settlements listed in the Core Strategy.
- 3.11 Thus, given the circumstances have changed so significantly since the adoption of the Core Strategy the City Council has taken the view that the policies of the Core Strategy should be replaced once all the new local plan documents are adopted.
- 3.12 Once adopted, the new suite of local plan documents will address all planning policy matters. Relevant policies in the Core Strategy will be retained until all the local plan documents have been formally adopted by the City Council.
- 3.13 Table 1 over the page sets out further detail the current documents which form the local development plan for the district, as of September 2015.

Table 1: Current Development Plan Documents for Lancaster District (Position at September 2015)

Document Title	Description	Current Stage	Next Stage
Saved Policies of the Lancaster District Local Plan	Saved policies from the Lancaster District Local Plan, adopted 2004, retain local development plan status. Some of the Local Plan policies were already superseded in whole or in part by Core Strategy policies. Most of these have now been either implemented or have been replaced by policies in the adopted Development Management and Morecambe Area Action Plan DPDs. In the event of a conflict between an existing saved policy and the NPPF the latter will of course take precedence. A number of policies will remain part of the council's planning policies until replaced by the Land Allocations DPD, Gypsy and Traveller and Travelling Show people DPD and Arnside and Silverdale AONB DPD. All remaining saved 2004 Local Plan policies will be eventually be superseded by policies in the new completed Local Plan.	A number of policies are saved and remain pertinent, through only when they do not conflict with the NPPF and more recent local plan policy.	Replacement by the adoption of the Local Plan for Lancaster District.
Lancaster District Core Strategy	Provides the strategic planning framework for the district; setting out the long term spatial vision and strategic objectives, and the quantity and spatial distribution of development. It was adopted in 2008. Its implementation has been challenged by rapidly changing economic circumstances, a refreshed evidence base, the revocation of the Regional Strategy, and greatly revised national planning guidance. It will be wholly replaced by the eventual adoption of the Development Management DPD, Land Allocations DPD, Morecambe Area Action Plan DPD, AONB DPD, and Gypsy and Traveller Accommodation DPD.	Adopted in 2008 and continues to set strategic development plan considerations until replaced.	Replacement by the adoption of the Local Plan for Lancaster District.
Development Management DPD	Provides the policies that are used in the assessment of planning applications to guide, control and encourage sustainable forms of Development.	Adopted in December 2014.	The policies will be maintained through document reviews where appropriate.
Morecambe Area Action Plan DPD	The central Morecambe area is a regeneration priority. The MAAP is being prepared to change perceptions; increase developer and consumer interest and so improve conditions for business and trading to help grow the local economy. The MAAP allocates land for development, provides development management policies to supplement those in the Development Management document and describes specific actions to improve the local environment.	Adopted in December 2014.	Implementation
Joint Lancashire Waste and Minerals Local Plan	The Joint Authorities of Lancashire County Council, Blackpool Borough Council and Blackburn with Darwen Borough Council are responsible for waste and mineral planning in Lancashire. As part of this role they are responsible for the preparation of the Lancashire Minerals and Waste Local Plan. This is being prepared through a number of documents. The first of which, the Minerals and Waste Core Strategy was adopted in February 2009. Additional guidance is now provided in the Minerals and Waste Site Allocations and Development Management Policies DPD which was adopted by the Joint Authorities in September 2013. Both documents cover a plan period to 2021. Following adoption of the Site Allocation and Development Management Policies DPD the Joint Authorities have commenced a review of both documents, the review seeks to merge the two documents into one Local Plan reviewing and rolling forward existing allocations and policies and extending the plan period to 2031/32.	Lancashire County Council adopted these documents in 2009 and 2013 respectively.	Draft Review Document which combines all three existing documents is anticipated.

4. PROGRESSING TOWARDS A COMPLETE LOCAL PLAN FOR LANCASTER DISTRICT

4.1 The City Council had previously intended to prepare a Development Management (Policies) DPD, Land Allocations DPD and Morecambe Area Action Plan DPD all at the same time under the hierarchy that retained the Core Strategy as the strategic level document. However, the City Council concluded that there was little reasonable logic in maintaining the Core Strategy as the upper level strategic document when it predates the significant changes in planning context and guidance as described in Section 3 of this document. Consequently the City Council are advancing with a suite of five Development Plan Documents that together constitute the new 'Local Plan for Lancaster District 2011 – 2031' and which will, upon adoption of all five wholly supersede the Core Strategy.

4.2 The first two of these documents; the Development Management DPD and the Morecambe Area Action Plan DPD were formally adopted on 17th December 2014. However, a key element of the local plan remains in preparation – the Land Allocations DPD.

The Land Allocations DPD

4.3 Following the formal revocation of the Regional Spatial Strategy and in developing an appreciation of how the NPPF's firm guidance to local authorities on the need to plan for objectively assessed housing need, the City Council commissioned a new Strategic Housing Market Assessment (SHMA). This SHMA, which was completed in October 2013, was intended to help the City Council to establish a new housing requirement for the local plan for the period 2011 to 2031.

4.4 However, at the end of May 2014, following the publication of the conclusions of the housing requirements report the ONS published revised population projections. These were at significant variance to the previous projections. As the previous projections had been a major informant of the housing requirements report the council has resolved to re-visit the housing requirements report using an update evidence base. The council's consultants will undertake this review following the publication of revised population projections from the CLG, anticipated imminently. It is further anticipated that the consultant's revised recommendations will be available in early summer and these will inform further consultation on the local plan.

4.5 This work is scheduled to be completed and published in September 2015 and will be a key piece of evidence to inform the preparation of the Land Allocations DPD.

4.6 In the summer of 2014 the City Council held a major consultation '*How can we meet our future housing needs?*' This consultation advised the community that the implications of the latest SHMA work may need for the City Council to plan for around 12,000 new homes. The City Council's SHLAA of March 2014 revealed that the council was aware of sites that could provide for 7,000 new homes by 2031. Many of these sites need to be advanced through the local plan. The consultation suggest five possible approaches to find the sites to bridge the gap between the supply of 7,000 and the need for 12,000. The five options included:

- Urban Extension;
- Review of the North Lancashire Green Belt;
- Distribution amongst all the district's settlements;
- Significant expansion of two specific existing settlements; or
- Designation of a site for a wholly new settlement.

- 4.7 Whilst the 2014 consultation was based on the 2013 SHMA, the emerging evidence from the 2015 SHMA suggest that the objectively assessed housing needs remain high and that significant decisions will be required in preparing a Land Allocations DPD.

The Preparation of Development Plan Documents (DPDs)

- 4.8 As previously stated, the emerging Local Plan for Lancaster District currently consists of five development plan documents which include the following.

- Development Management DPD (Adopted 2014);
- Morecambe Area Action Plan DPD (Adopted 2014);
- Land Allocations DPD;
- Arnsdale and Silverdale AONB DPD; and
- Gypsy and Traveller Accommodation DPD.

- 4.9 It is of course possible that further development plan documents may become necessary this would be added to future reviews of the City Council's Local Development Scheme. Table 2 provides the name of each of the emerging documents, their purpose, their current stage of preparation and their next stage of preparation. The timetable and dates provided are obviously subject to frequent updates as circumstances stage and progress is made, thus for the most up to date position please refer to the City Council website at www.lancaster.gov.uk/planningpolicy.

The Preparation of Supplementary Planning Documents (SPDs)

- 4.10 In addition to the five proposed development plan documents, the City Council will also prepare a range of supplementary planning documents intended to add further detail to the policies in the local plan. They will provide further guidance for the development of specific sites or on specific planning issues – such as design. SPDs are a material consideration in planning decisions but do not have the weight of local plan policies.

- 4.11 A list of currently intended SPDs are described in Table 3 of this document, however these may be subject to change.

- 4.12 Other potential future SPDs may address matters such as;

- Protecting Community Assets;
- General approaches to Planning Obligations – particularly in the context of regulations on the Community Infrastructure Levy (CIL);
- Mitigating the direct impacts of development;
- Trees and Woodland; and
- The management of caravan sites, chalets and leisure facilities.

Preparation of Planning Advisory Notes (PANs)

- 4.13 In addition to the more formal supplementary guidance described above the city council have also started to produce a range of planning advisory notes which provide informal advice on a number of further planning topics.

- 4.14 Whilst these documents are not part of the formal development plan, and therefore do not carry any weight in the decision-making process, they do provide a useful starting point in discussions with the City Council and provide informative advice when preparing a planning application. The list of current and emerging PANs are set out in Table 4.

Complimentary Documentation

- 4.15 To inform the preparation of the local plan there is a requirement to undertake statutory requirements to ensure that relevant legislation is met and ultimately that the document is 'sound' in planning terms and is legally compliant. This includes ensuring that Sustainability Appraisal has been undertaken and the document is informed by a robust and up to date evidence base. Table 5 sets out the work undertaken (or expected) on this complimentary documentation.

Table 2: A Local Plan for Lancaster District: Emerging and Proposed Development Plan Documents – September 2015			
Document Title	Description	Current Stage	Next Stage
Development Management (Policies)	Provides the policies that are used in the assessment of planning applications to guide, manage and encourage sustainable forms of development.	Adopted by the City Council on 17 th December 2014.	The policies will be maintained through document review when necessary.
Land Allocations	Identifies or allocates land for development, for example for housing and employment, and for protection from development, for example areas protected due to providing habitats for nature conservation purposes.	Strategic Options consulted upon in Summer 2014.	Refining the Options consultation due in Autumn 2015. Draft Allocations document expected Summer 2016.
Morecambe Area Action Plan	The central Morecambe area is a regeneration priority. The MAAP is being prepared to change perceptions; increase developer and consumer interest and so improve conditions for business and trading to help grow the local economy. The MAAP allocates land for development, provides development management policies to supplement those in the Development Management document and describes specific actions to improve the local environment.	Adopted by the City Council on 17 th December 2014.	The policies and actions will be maintained through document review when necessary.
Arnsdale and Silverdale AONB	The Arnsdale & Silverdale Area of Outstanding Natural Beauty (AONB) is an area of national landscape importance. Part of the AONB is in Lancaster District and part is in South Lakeland District. The national importance and environmental sensitivity of this area means that development needs have to be met in a way which reflects its special character. As there are advantages to planning in a consistent way across the AONB, Lancaster City Council and South Lakeland District Council are working on a joint development plan document that will both identify sites and provide development management policies. This will be prepared in close consultation with local communities.	Evidence gathering.	Draft DPD consultation due in Summer 2016.
Gypsies and Travellers	Subject to the consideration of the final outputs of Gypsy, Traveller and Showpeople Accommodation Needs Assessment it is currently anticipated that a separate development plan document will be needed to identify approaches and potentially allocate sites to meet the needs of these community groups. It is felt that the attention and detail that is needed to advance these matters is best dealt with through a commitment to prepare a separate focussed document. This will be prepared in close consultation with community groups.	Evidence gathering	Draft DPD consultation due in Summer 2016.

Table 3: Proposed and Emerging Supplementary Planning Documents – September 2015			
Document Title	Description	Current Stage	Next Stage
Meeting Housing Needs	Purpose: Topic based document applicable to all residential development across the district. Will provide greater detail on Development Management DPD Policy DM41 in order to support its implementation. Policy DM41 sets out the Council's intentions to maximise the opportunities offered by new development to redress imbalances in the local housing market; achieve housing that genuinely addresses local housing need; and secure affordable housing in perpetuity.	SPD Adopted in 2012. Review in place in light of the adoption of the Development Management DPD.	Draft SPD anticipated in early 2016.
Employment and Skills Plans	Purpose: To encourage opportunities for local training and job opportunities as part of the construction and operational phases of major new development proposals.	Draft SPD consulted upon in Spring 2015.	Final Version to be published later in 2015.
Shopfronts and Advertisements	Purpose: To provide guidance on design, this will be a refresh of the current Supplementary Planning Guidance.	Draft SPD consulted upon in Spring 2015.	Final Version to be published later in 2015.
Morecambe Bay Recreational Pressures	Purpose: To provide guidance on how development can take into account potential impacts on recreational pressures on Morecambe Bay, which is a European designated site.	Evidence gathering.	Draft SPD anticipated in 2016.
Sustainable Construction and Design	Purpose: To provide guidance on design to encourage more energy efficient forms of development. These measures include advice on building orientation and layout, improving energy efficiency through the use of design, the choice of materials, promoting rainwater recycling, on-site energy generation and incorporating recycling facilities.	To be prepared	N/A
Accommodating the Implications of Heysham 3 Nuclear Power Station	Purpose: Potential SPD in the event that a decision at national level to develop a further nuclear power station at Heysham. The SPD would describe the how community benefits might be deployed to support local regeneration or other activity. Scope and purposes to be determined.	To be prepared, if required	N/A
Student Housing and Young Workers Accommodation	Purpose: To provide further detail on the implementation policy in the Development Management Document relating to proposals for student housing and young worker accommodation.	To be prepared	N/A
Residential Design and Layout	Purpose: To illustrate how Local Plan policies encouraging good neighbourly design of residential development, including extensions, can be achieved.	To be prepared	N/A

Development Briefs	Purpose: To give guidance on development on specific sites. They show how the policies of the Local Plan apply to individual sites as well as describing requirements on development siting, vehicular, cycle and pedestrian access, design and landscaping. Development Briefs are subject to public consultation. Once adopted, they are used to assist the master planning of development and inform the consideration of planning applications. The Development Briefs will describe in greater detail how sites identified as strategic land allocations in the emerging plan, in south and east Lancaster, and potentially elsewhere, will deliver the Council's expectations on sustainable forms of development.	To be prepared in conjunction with preparation on the Land Allocations document.	N/A
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Table 4: Proposed and Emerging Planning Advisory Notes (PANs) – September 2015			
Document Title	Description	Current Stage	Next Stage
Waste and Recycling	Purpose: To provide information and advice on how waste and recycling facilities can be appropriately incorporated into new development proposals	Published February 2015.	To be reviewed when necessary and appropriate.
Open Space Provision in New Residential Development	Purpose: To provide information and advice on standards and thresholds for on-site and off-site open space requirements.	Published June 2015.	To be formalised as part of any future review of the Development Management DPD.
Edibles in the Landscape	Purpose: To provide information and advice on how the growing of food can be incorporated into new development.	Published June 2015.	To be reviewed when necessary and appropriate.
Residential Design	Purpose: To illustrate how Local Plan policies encouraging good neighbourly design of residential development, including extensions, can be achieved.	Published December 2014.	To be reviewed when necessary and appropriate.
Surface Water Drainage	Purpose: To provide information and advice on how developments can maximise opportunities to protect from surface water flooding.	Published May 2015.	To be reviewed when necessary and appropriate.
Electric Charging Points for Vehicles	Purpose: To provide information and advice to encourage the greater role of electric charging points in new development proposals.	To be prepared	Expected publication Autumn 2015.

Table 5: Complementary Documents in forwarding the Local Plan for Lancaster District – September 2015

Document Title	Description	Current Stage	Next Stage
Local Development Scheme (LDS)	Purpose: This document sets the Local Plan documents which the Council is going to prepare and the timetable for preparing these documents.	This document has been refreshed as of September 2015	The LDS will be refreshed and maintained regularly. Progress updates will be shown on the Council's Website.
Local Plan Policies Map	Purpose: The Policies Map comprises all of the site allocations and designations set out in adopted development plan documents. As new Local Plan documents are adopted their policies will be added to the Policies Map whilst policies that are superseded or have been implemented will be deleted. The Council intends to maintain the Policies Map as a live and refreshable document on its Website. Very limited runs of printed editions will be created largely for the purpose only to support consultation during Local Plan preparation.	The Lancaster District Local Plan Proposals Map remains relevant, where it relates to Saved policies.	Ongoing; maintaining a Policies Map that illustrates the emerging Local Plan for Lancaster District Development Plan position; including Land Allocations and Minerals and Local Waste Plan Allocations.
Statement of Community Involvement (SCI)	Purpose: This document sets out the Council's approach to engaging the community in preparing the Local Plan and in considering planning applications.	Reviewed in 2013	To be reviewed when necessary and appropriate.
Sustainability Appraisal	Purpose: Undertaken for all Development Plan Documents, and if required for SPDs. This will ensure that the social, economic and environmental effects of policies are understood and fully taken into consideration. A Sustainability Appraisal report will accompany each published stage of a Development Plan Document, including the Submission version.	SA is undertaken for all Local Plan Documents	SA work will be ongoing through the local plan process.
Habitats Regulation Assessment (HRA) and Appropriate Assessment (AA)	Purpose: Habitats Regulations Assessment (HRA) of all Development Plans Documents must be undertaken to establish whether or not the proposals are likely to have significant effects on any areas of international biodiversity importance. Where an HRA cannot state with certainty that there will be no significant effects then an Appropriate Assessment is also required to determine the likelihood of such effects, what these effects will be and whether and how these might be mitigated. The HRA, and, if required, the Appropriate Assessment reports will accompany each DPD at consultation and publication stages.	HRA, and only if required, AA, are undertaken all Local Plan Documents.	Not applicable at this stage.
Annual Monitoring Report (AMR)	Purpose: The AMR reviews progress made on preparing Local Plan documents and assesses the effectiveness of policies. This no longer needs to be submitted to the Secretary of State but does continue to be published on the Council's Website.	AMR for 2014 – 2015 is available on the Council's website	AMR for 2015 – 2016 will be available in the Spring of 2016.

Evidence Base	Purpose: This comprises a range of evidence, assessment or study work which will be used to inform the preparation of the local development plan. Published key evidence includes: • Strategic Housing Land Availability Assessment (Lancaster City Council 2015) • Strategic Housing Market Assessment (Turleys 2015) • Affordable Housing Market Viability Assessment (Adams Integra 2010) • Housing Needs Study (David Couttie 2011) • Employment Land Review (Turley Economics 2015) • Achieving Potential Economic Growth (Turley Economic 2015) • Retail Development Strategy for Lancaster District (White Young Green 2014) • Town Centre Health Check (White Young Green 2014) • Community Infrastructure Levy Feasibility Study (GVA 2012) • Infrastructure Delivery Plan (AECOM 2012) • PPG17 Open Space Assessment – Refresh (Lancaster City Council 2010) • Strategic Flood Risk Assessment – Refresh (Lancaster City Council 2015) Proposed Evidence which will be undertaken over the next 12 months will include the following: • Affordable Housing Market Viability Assessment – Refresh • Community Infrastructure Levy Feasibility Study – Refresh • Plan Wide Viability Report • Review of the North Lancashire Green Belt • Infrastructure Delivery Plan		
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Table 6: The Scope and Timetable for the Preparation of the Local Plan for Lancaster District (Position as of September 2015)

Development Plan Document	Current Status	Summary of Content	Geographic Extent	Activity to Date	Expected Date of Formal Publication	Expected Date for Submission to the SoS	Expected Date of Adoption	Future Status
Development Management DPD	Adopted 2014	Provides policies for determining development proposals.	All of the district with exception of complementary policies in the MAAP and AONB DPDs.	Adopted by Full Council December 2014	N/A	N/A	N/A	The policies will be maintained through document review when necessary.
Morecambe Area Action Plan DPD	Adopted 2014	To support regeneration and actions to enhance urban realm.	All of the district with exception of complementary policies in the MAAP and AONB DPDs.	Adopted by Full Council December 2014	N/A	N/A	N/A	The policies will be maintained through document review when necessary.
Land Allocations DPD	Strategic Options Consultation 2014	Identifies future development needs, the scale and location of development and protects land of environmental, economic and social importance.	All of the district with exception of complementary policies in the MAAP and AONB DPDs.	Following the publication of key evidence the City Council will be undertaking further consultation on refining the option in late 2015.	September 2016	December 2016	Late 2017	Following adoption, the policies will be maintained through document review when necessary.
Arnside & Silverdale AONB DPD	Memorandum of Agreement signed by all relevant parties.	To identify sites which will deliver new housing and employment development and set out policies to guide the approach to design and development in the AONB.	The whole AONB including that part which is in South Lakeland District.	Draft DPD to be consulted upon in summer 2016.	September 2016	December 2016	Late 2017	Following adoption, the policies will be maintained through document review when necessary.

Gypsy and Traveller Accommodation DPD	Evidence base gathering.	To address the accommodation needs of the gypsy and traveller community through the provision of both transit and permanent pitches.	All of the district with exception of complementary policies in the MAAP and AONB DPDs.	Preparation of a draft DPD which will be published alongside the Land Allocations DPD.	September 2016	December 2016	Late 2017	Following adoption, the policies will be maintained through document review when necessary.
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5. TIMETABLE FOR PREPARING THE LOCAL PLAN FOR LANCASTER DISTRICT

- 5.1 The City Council are working to progress the local development plan as quickly as prudently possible to ensure that an adopted development plan is in place as soon as possible. Table 6 of this document sets out a timetable for DPD preparation which provides anticipated dates for key stages of the plan process.
- 5.2 This sets out a position as of September 2015 however this could be subject to change depending on shifting circumstances. For the most up to date position please check on the City Council planning policy pages www.lancaster.gov.uk/planningpolicy which includes a regularly updated table of progress.
- 5.3 Furthermore, to receive updates on progress on preparing the local development plan you can join our consultation database. To do so please contact the planning policy team on 01524 582383 or planningpolicy@lancaster.gov.uk.