

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 17 MARCH 2011
title: LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY – SUMMARY OF CONSULTATION RESPONSES
submitted by: CHIEF EXECUTIVE
principal author: DIANE CAFFERTY- SENIOR PLANNING OFFICER

1. PURPOSE

1.1 To agree the publication of the Summary of Representations document of the Core Strategy Regulation 25 consultation report for information.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The Core Strategy is the central strategy of the Local Development Framework. It will help in the delivery of housing, employment and the protection and enhancement of the environment, ultimately presenting the delivery strategy for implementing the vision for the Ribble Valley for the next 15 years.
- Community Objectives – As a tool for delivering spatial policy, it identifies how a range of issues relating to the objectives of a sustainable economy, thriving market towns and housing provision will be addressed through the planning system.
- Corporate Priorities - The Core Strategy is the central document of the LDF and sets the overall vision and approach to future planning policy, which will aid performance and consistency.
- Other Considerations – The Council has a duty to prepare spatial policy under the Local Development Framework system and make consultation responses available for public viewing.

2. BACKGROUND

2.1 The current approach to development plans introduced by the Planning and Compulsory Purchase Act 2004 requires the Council to develop a new suite of documents known as the Local Development Framework (LDF) that will replace the adopted Districtwide Local Plan. The policies within the LDF must be informed by a strong, robust evidence base and therefore over the past few years, Officers have been working on creating the LDF baseline. Work continues on keeping this up to date, however the central document of the LDF, the Core Strategy, has now been formulated from this baseline.

2.2 Members will recall consultation on the first stage of production of the Core Strategy document took place between the 25th August and 20th October 2010. This consultation represented the Regulation 25 stage of the legislative regulations. The level of response to this consultation was encouraging, with just under 4000 comments, or

representations, submitted into the consultation process by just under 750 bodies/consultees.

3. RESPONSE TO CONSULTATION

3.1 Each of the representations has been inputted into the Council's LDF database for storage and analysis and the responses to the consultation are presented in the attached Summary of Representations document. The report provides an initial analysis of the issues raised and identifies key issues to addresses as the Core Strategy is progressed.

3.2 An aim of the consultation on the Core Strategy was to identify which of the Development Strategy options was the preferred approach to development across Ribble Valley over the next 15 years. However, the consultation results have highlighted that further work should be undertaken to present additional, alternative, Development Strategy options. As a result, further analysis and generation of these alternative options will be necessary and therefore a further report will be presented to Members, detailing these alternative options, prior to any Sustainability Appraisal testing being undertaken.

3.3 As previously discussed with Members, following the generation of these alternative options and sustainability testing of these (along with the original 3 options presented during the consultation) the preferred Development Strategy option will be taken forward in the Regulation 27, Publication version of the Core Strategy. This will be subject to further public consultation on the chosen Development Strategy. The Submission stage Core Strategy will be developed from that and submitted to the Secretary of State prior to independent Examination and subsequent adoption. Until the full LDF is adopted however, the Districtwide Local Plan will continue to be used by RVBC as the adopted Development Plan for the borough, against which planning applications will be determined taking account of any relevant material considerations, including national planning policies.

3.4 Subsequent to Member approval, the Summary of Representations document will be made available under the Forward Planning section on the Council's website and copies will be made available for inspection at Planning Reception. The document itself is not published for consultation.

4. RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – None.
- Technical, Environmental and Legal –The Summary of Representations document satisfies Regulation 30 (1) (d) (iii) and (iv) of the Town and Country Planning (Local Development) (England) Regulations 2004, which requires a statements setting out a summary of the main issues raised by the representations made pursuant to Regulation 25 and how any representations made pursuant to Regulation 25 have been taken into account. The requirement to publish a Summary of Representations of the Regulation 25 Core Strategy is therefore a statutory requirement of the LDF.

- Political – None.
- Reputation – The Council's desire on how to proceed may affect its reputation. Without approval, the Core Strategy would not meet the requirements of legislation.

5. **RECOMMENDED THAT COMMITTEE**

Agree the publication of the Summary of Representations document of the Core Strategy Regulation 25 consultation report for information.

DIRECTOR OF DEVELOPMENT SERVICES

For further information please ask for Diane Cafferty, extension 4551 or Colin Hirst, extension 4503.

BACKGROUND PAPERS

Planning Policy Statement 12: Local Spatial Planning, www.communities.gov.uk

Town and Country Planning (Local Development) (England) Regulations 2004

Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

