

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: Thursday 10<sup>th</sup> April 2014  
title: Consultation responses to other Local Planning Authorities Local Plan work  
submitted by: Director of Community Services  
principal author: Diane Neville – Senior Planning Officer (Policy)

## 1 PURPOSE

1.1 To inform Members of the various consultation responses which Ribble Valley have recently made to surrounding Local Planning Authorities on their Local Plan work.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives - Ensuring the Council is aware of progress and work being undertaken in neighbouring authorities and to ensure cross boundary, and Duty to Co-operate issues are fully understood.
- Corporate Priorities – On-going co-operation with surrounding LPAs allows for cross boundary issues to be considered in the Ribble Valley Local Plan work.
- Other Considerations – None.

## 2 BACKGROUND

2.1 Legislation requires that consultation must take place on evidence base documents that inform Local Plan work, as well as the actual Local Plan documents such as the Core Strategy. Ribble Valley continues to consult with surrounding Local Planning Authorities to ensure that any cross boundary issues are picked up and also to ensure that the Duty-to-Co-operate requirement is met. Equally, surrounding LPAs consult with Ribble Valley on their Local Plan work for the same reasons.

## 3 CONSULTATIONS

3.1 With this in mind, Ribble Valley has recently been consulted on Pendle Borough Council's Core Strategy Further Options report. Pendle had originally consulted on their preferred option report in late 2012 but following analysis of all the representations arising from this consultation, they felt that it prudent to update a number of evidence base documents. As a result, the housing requirement for Pendle has been revised and now equates to 290 units per annum. In addition 56.6ha of employment land will need to be identified and two strategic sites are being identified for development (Trough Laithe Farm, near Barrowford and Lomeshaye Industrial Estate). The deadline for comments on Pendle's Core Strategy work closed on 21<sup>st</sup> February 2014. It is not considered that there are any issues of concern with the proposals in the Pendle Core Strategy document for Ribble Valley.

2.3 In addition to the Pendle Core Strategy, Ribble Valley have also recently been consulted on the Fylde Coast Strategic Housing Market Assessment (SHMA), which has been

produced for Fylde Council, Blackpool Council and Wyre Council collectively. This document assesses the housing considerations for the Fylde coast and considers matters such as housing market areas and the level of affordable housing requirement. The deadline for comments on this document was 20<sup>th</sup> February and Ribble Valley responded within the consultation period. It is not considered that the range of housing requirements in the Fylde Coast SHMA will affect the housing requirements in Ribble Valley. A point of clarity was raised in relation to the Ribble Valley figures used, though this was not felt to be significant.

- 2.4 In addition to the consultation response work outlined above, Hyndburn Borough Council is also progressing work on their Gypsy and traveller Assessment (GTAA) work. As part of this Ribble Valley officers have taken part in the telephone interview process required by surrounding authorities. This is the same process that was undertaken when Ribble Valley's GTAA was being completed and co-operation on this issue assists with fulfilling the Duty-to-Co-operate requirement.
- 2.5 Rossendale Borough Council have also recently invited Ribble Valley to attend a workshop on their emerging Strategic Housing Market Assessment (SHMA). In this instance, officers were unable to attend due to the significant workload surrounding the Ribble Valley Core Strategy Examination in Public, however, it has been made clear to Rossendale officers that Ribble Valley wish to be kept informed on progress on this document and consulted on any emerging work. A subsequent consultation response by Ribble Valley in the form of a completed questionnaire has therefore been made on the SHMA consultation document.
- 2.6 Blackburn with Darwen Borough Council have also recently undertaken an Employment Land review on which they have consulted Ribble Valley. Blackburn with Darwen is seeking confirmation that Ribble Valley do not intend to attribute any of its employment land requirements to the Whitebirk Strategic Employment Site, which is located at Junction 6 of the M65 within Hyndburn Borough and abuts Blackburn's urban area. Ribble Valley have responded to this consultation and provided the confirmation sought on this matter.
- 2.7 In addition, Blackburn with Darwen have also requested comments on their 'Local Plan Part 2: Site Allocations and Development Management Policies' document. This document is the publication stage version of the document and comments made during the six-week consultation period will effectively feed into the submission version of the document. Work has been undertaken by the forward planning team on assessing this document to ensure that the site allocations and DM policies being proposed are acceptable in terms of any cross-boundary issues. The document did not raise any significant issues for Ribble Valley and a formal response was made to Blackburn with Darwen within the consultation period, ensuring this element of Ribble Valley's duty to co-operate was met.
- 2.8 Finally, Burnley Borough Council is starting to prepare their Local Plan and has therefore completed the first stage of this process, the Issues and Options document. As a key partner, Ribble Valley was invited to attend an event to discuss the detail contained in this document, however due to workloads involved with the post EiP Hearings work on the Core Strategy, it was not possible for a representative from the Forward Planning team at Ribble Valley to attend this session. We will however continue to stay involved in the process as Burnley progress their Local Plan.

4 CONCLUSION

- 4.1 Work on responding to consultations is on going and will continue to ensure that the Duty-to-Co-operate is met and Ribble Valley can take account of any potential cross boundary issues arising from work by surrounding LPAs, which may impact on Ribble Valley's own Local Plan work

5 RECOMMENDED THAT Committee

- 5.1 Note the contents of this report.

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Senior Planning Officer

John Heap  
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

1. Pendle Borough Council Core Strategy Further Options Report (January 2014)
2. Draft Fylde Coast Strategic Housing Market Assessment (December 2013)
3. Blackburn with Darwen Employment Land review (2013)
4. Blackburn with Darwen Local Plan Part 2: Site Allocations and Development Management Policies' document (January 2014)

For further information please ask for Diane Neville, extension 4491