

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 10

meeting date: THURSDAY, 3 OCTOBER 2019
title: HOUSING AND ECONOMIC DEVELOPMENT, DEVELOPMENT PLAN
DOCUMENT – INSPECTOR’S REPORT
submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: COLIN HIRST – HEAD OF REGENERATION AND HOUSING

1 PURPOSE

- 1.1 To receive information on the receipt of the Inspector’s report into the Examination in Public for the Housing and Economic Development DPD.
- 1.2 Relevance to the Council’s ambitions and priorities:
 - Community Objectives – The matters covered in this report will contribute to sustainable development in the area.
 - Corporate Priorities – The issues covered in this report relate to the Council ambitions of making people’s lives safer and healthier, protecting the environment by directing future development to appropriate and sustainable locations and matching the supply of housing to local needs.
 - Other Considerations – N/A.

2 INFORMATION

- 2.1 The DPD was submitted for Examination in Public (EIP) by the Planning Inspectorate in July 2017. As Members will recall a number of unforeseen and lengthy delays caused by the illness of the Inspector led to the postponement of the EIP. The Examination was reconvened with sitting days being held in November 2018 and January 2019, with the sittings closing on the 24 January 2019. The Council undertook statutory consultation on proposed Main Modifications which closed on the 12 April 2019, with all representations being submitted to the Inspector.
- 2.2 The Inspector has now issued his report which was received by the Council on 10 September 2019. Having received the report the Council is required under the regulations to publish his report and recommendations by way of making the report available on the Council’s website and available for inspection in other locations that allows people to access it. The Council also has to notify those individuals who have expressed an interest in the process that the report is available. The report is available by using the following link to the Council’s web pages:

https://www.ribblevalley.gov.uk/downloads/file/12405/ribble_valley_local_plan_report_2019
- 2.3 The findings of the report and the consideration of adoption of the plan are matters that will be the subject of a separate report to Full Council.
- 2.4 Members will note from the report that the Inspector has recommended the plan can be considered for adoption subject to the incorporation of the Main Modifications

recommended by the Inspector which relate to the series of additional housing sites put forward by the Council during the Examination.

- 2.5 The main issues considered by the Inspector at the Examination in Public are summarised on the Appendix attached to this report.
- 2.6 Members will note that having considered each of these issues, the Inspector has found that the approach taken by the Council is sound subject to the Main Modifications.

COLIN HIRST
HEAD OF REGENERATION & HOUSING

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT
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BACKGROUND PAPERS

None.

For further information please ask for Colin Hirst, extension 4503.

REF: CH/CMS/PLANNING/031019

INSPECTOR'S ISSUES AND CONCLUSIONS (Extract from Inspector's report)

Issue 1 – Housing

Whether the Council's strategy for meeting its housing requirement is sound and whether the housing policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained in the CS

Conclusion on Issue 1

38. Considering the above, I conclude that the Plan has been positively prepared, including the consideration of reasonable alternatives, and with the MMs put forward by the Council, the approach taken is justified. The Council's strategy for meeting its housing requirement is therefore sound and the housing policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained in the CS.

Issue 2 – Economic Development

Whether the Council's strategy for accommodating economic development is sound and whether the economic development policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained within the CS.

Conclusion on issue 2

46. Against this background, I conclude that the Council's strategy for accommodating economic development is sound and justified, and the economic development policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained within the CS.

Issue 3 – Open Space

Is Policy OS1 clear, justified and consistent with national policy and will it be effective?

Conclusion on Issue 3

50. I conclude that Policy OS1 is clear, justified and consistent with the relevant national policy and it will be effective.