

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COUNCIL

Agenda Item No. 8

meeting date: TUESDAY, 15 OCTOBER 2019
title: RIBBLE VALLEY HOUSING AND ECONOMIC DEVELOPMENT
DEVELOPMENT PLAN DOCUMENT - ADOPTION
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: HEAD OF REGENERATION AND HOUSING

1 PURPOSE

1.1 To seek Council agreement to adopt the Housing and Economic Development, Development Plan Document (HED DPD).

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – The HED DPD sets out housing and employment allocations to deliver the requirements of the adopted Core Strategy. It also provides clarification on retail allocations and policies for open space and travellers. The plan compliments the Core Strategy and as part of the Local Development Framework for the borough, it helps direct development to the most sustainable locations.
- Corporate Priorities – The HED DPD helps deliver the recently agreed corporate priorities, supporting economic growth, housing supply and environmental protection.
- 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 planning legislation.

2 BACKGROUND

2.1 The Council is now at the Adoption stage in the plan making process following receipt of the Inspector's report and his recommendations. As Members are aware, the HED DPD was submitted in August 2017 and has been the subject of an Examination in Public. During the process, a number of modifications to the submitted Plan were proposed and these have been the subject of consultation and consideration by the Inspector.

2.2 The Council received the Inspector's report on the 10 September 2019 and it has been published in accord with the regulations. The Inspector has concluded that with the recommended Main Modifications he has set out in his report, that the Plan is sound and satisfies the requirements of Section 20(5) of the 2014 Planning Act and also meets the criteria for soundness in the National Planning Policy Framework.

2.3 A copy of the Inspector's report and recommended Main Modifications is attached to this report as an Appendix. The report can be viewed using the following link.

https://www.ribblevalley.gov.uk/downloads/file/12405/ribble_valley_local_plan_report_2019

- 2.4 Main Modifications are changes to the Plan which are key to either policy content, clarity or soundness matters. Other minor changes to the Plan maybe made where they improve readability or correct factual matters for example but must not be such that they go to the heart of the Plan's intent. Consequently, where a submitted plan has required changes an Inspector in accord with the regulations, must find it unsound; he will then go on to recommend Main Modifications where the Local Planning Authority requested this in order to make the Plan sound and these are set out in the Inspector's report.
- 2.5 The Main Modifications as recommended in the Appendix need to be incorporated in order to enable adoption of the Plan. As Members will recall, modifications were proposed by the Council in response to the need to ensure the HED DPD would enable the Council to meet the requirements of the adopted Core Strategy. These Main Modifications comprised a number of additional housing allocations which are set out in the Inspectors report. Once adopted the HED DPD together with the associated updated Proposals Maps, the Core Strategy and the Longridge Neighbourhood Plan will provide the Local Development Framework (LDF) for the Borough.

3 NEXT STEPS

- 3.1 Within the provision of the legislation, a series of steps need to be taken once the HED DPD is adopted. The DPD needs to be made available as soon as reasonably practicable by publishing on the Council's website and the Council needs to make provision for printed copies to be available for both inspection and purchase.
- 3.2 The Council also has to make available an Adoption Statement and the Sustainability Report. The Council will also send notice of the adoption to those who have a registered interest, as well as ensuring that there is publicity about the adoption. The notifications will include information about the adoption and also give notice that the decision to adopt triggers a six week period for High Court challenge within the terms of the Planning and Compulsory Purchase Act 2004.

4 CONCLUSION

- 4.1 The Council, having received the Inspector's report with his recommendations, are asked to adopt the HED DPD with the recommended Main Modifications set out in the Appendix to the Inspector's report. The adopted HEDDPD, together with the other elements of the LDF will provide the Development Plan for the borough.

5 RISK ASSESSMENT

- 5.1 The approval of this report may have the following implications:
- Resources – The procedure for adoption of the HED DPD will be funded from existing revenue budgets.
 - Technical, Environmental and Legal – The Council has to follow the statutory regulations in preparing the HED DPD. Having received the Inspector's report, the Council has to consider his recommendations. The Council is now at the adoption stage of the Plan making process and is in a position to adopt the HED DPD making it part of the statutory Development Plan for the borough.
 - Political – There is significant public interest in the issues addressed in the HED DPD.
 - Reputation – Decisions taken in connection with the HED DPD will help demonstrate the Council's obligations to fulfil its statutory duties and meet its objective for being a well-run Council.

- Equality & Diversity – No implications identified.

6 RECOMMENDED THAT COUNCIL

- 6.1 Accept the Inspector's findings and his recommendations and adopts the Housing and Economic Development, Development Plan Document with the Main Modifications recommended by the Inspector as set out in the Appendix to his report dated 10 September 2019.
- 6.2 Authorise the Chief Executive to undertake the necessary steps for the adoption process to be completed and that Members delegate to the Head of Regeneration and Housing authority to make any final minor modifications to correct typographical matters, to ensure consistency within the document following Main Modifications including updating text relating to process and where necessary to amend the formatting of the document.
- 6.3 Agree that the submitted proposals maps, as amended by the Inspector's recommended Main Modifications be adopted.

COLIN HIRST
HEAD OF REGENERATION AND HOUSING

NICOLA HOPKINS
DIRECTOR OF ECONOMIC
DEVELOPMENT AND PLANNING

BACKGROUND PAPERS

HED DPD 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – August 2017.

Report on the Examination into the Ribble Valley Core Strategy – Planning Inspectorate 10 September 2019.

SA Report and Addendums.

Examination Library – Various submitted documents.

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

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