



Ribble Valley
Borough Council

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Local Development Scheme

October 2017



RibbleValley
Local Development Framework

2017

Ribble Valley Borough Council

Local Development Scheme

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Introduction: The current Development Plan for Ribble Valley

The Local Development Framework (LDF) is now complete. It replaces the previously adopted Districtwide Local Plan (DWLP) and provides the basis for planning decisions in the Ribble Valley and sets the pattern for development and investment over the coming years.

The Ribble Valley Borough Council Local Development Framework (LDF) comprises the following:

- Core Strategy 2008-2028 A Local Plan for Ribble Valley
- Ribble Valley Proposal's Map
- Housing and Economic Development – Development Plan Document

Other Development Framework Documents:

- Statement of Community Involvement
- Authority Monitoring Reports
- Local Development Scheme (this document)

Now that the LDF is complete, the Council is moving from the LDF to a Local Plan. The process for developing this will involve an assessment of which documents will comprise the Local Plan itself and which evidence base documents will be required to underpin the details contained within the plan.

This document is the Local Development Scheme (LDS) and is intended to set out the approach and timetable of policy preparation. It is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). This relates not just to the Plan documents, but also factors in the evidence base documents. The LDS is reviewed on an annual basis and is used to monitor the Council's progress in terms of meeting key milestones and highlighting where document production might be slipping (if applicable).

This Local Development Scheme is key to the Local Plan review and is intended to guide the production of development plans within the Ribble Valley. It is a very important document because our Development Plan Documents will help to guide and shape the pattern of development within the borough. They will form a spatial strategy for the area and will help to deliver community objectives and establish sustainable communities.

This Local Development Scheme is intended to cover the period up to the end of July 2020. The schedule explains how, and when, the Council intends to complete its Local Plan review.

In preparing this document the Council has considered:

- What the likely content and structure of the proposed document is likely to be;
- The evidence base needed to ensure that the policies are sound; and
- Whether the Local Plan or any evidence base documents are likely to be prepared jointly with one or more authorities.

The Council's Authority Monitoring Report provides a formal mechanism to monitor progress and the need to update either the timetable or policy coverage. This process will continue as we move towards the Local Plan review.

Schedule of Proposed Documents

Our review of the Local Plan will provide planning policy coverage comprising:

- The Local Plan
- The adopted Proposal's Map (adopted as part of the LDF)
- Statement of Community Involvement
- Authority Monitoring Report
- Infrastructure Delivery Schedule

The Schedule at Appendix 2 outlines the status and explains the purpose and key dates in the Plan's production.

Overall Programme

The overall programme is illustrated in the GANNT chart at Appendix 2 and shows the intended programme of work. The programme is intentionally ambitious as the Council is keen to follow the completion of the LDF with the Local Plan review to ensure up to date policy coverage for the borough continues. The Council will keep the timetable and need for resources under review to enable it to meet its ambition.

Profiles of each document.

The following tables outline the format that we propose for each of our Development Documents. They are aimed at providing an overview of what is proposed. The schedule at Appendix 2 provides information on key milestones.

| Document Profile : LDF: Housing & Economic Development DPD (HED DPD) | |
|--|---|
| Document details | <ul style="list-style-type: none"> • Title: HED DPD • Role and Purpose: This will provide the housing and economic development land allocations, setting out where new development will be focused in line with the Core Strategy Development Strategy. • Geographic Coverage: The HED DPD will apply to the whole borough. • Status: The HED DPD will be a Local Development Document. • Chain of Conformity: The HED DPD is part of the LDF, the daughter document of the adopted Core Strategy, which is the overarching strategic policy document for the Ribble Valley. |
| Timetable | <ul style="list-style-type: none"> • Evidence Production: April 2016- August 2016 • Issues & Options Stage: August 2016 • Publication Stage: April 2017 • Submission Stage: July 2017 • Examination in Public (Hearing sessions): January 2018 • Inspector's Report: March 2018 • Adoption: April 2018 |
| Arrangements for production | <ul style="list-style-type: none"> • Lead Department: Chief Executive's Department. • Management arrangements: The project will be led by the Borough Council's Planning and Development Committee. • Resources required to complete the document: The main resource will be the Council's Regeneration and Housing section. • Approach to involving stakeholders and the community: We will work with the community as much as possible consulting in accordance with the regulations and the adopted SCI. Linkages with the Parish and Town Councils will be enhanced. Close liaison will be maintained with Strategic Partners and various Town/Village action groups that have been established, as well as neighbouring authorities and relevant consultation bodies and agencies. |

| Document Profile : Local Plan | |
|-------------------------------|---|
| Document details | <ul style="list-style-type: none"> • Title: Local Plan • Role and Purpose: This will provide the strategic overview for the borough and set out the key policy designations, statements and Development Management policies. • Geographic Coverage: The Local Plan will apply to the whole borough. • Status: Local Plan will be a Local Development Document. • Chain of Conformity: The Local Plan is the overarching strategic policy document for the Ribble Valley. |
| Timetable | <p>The Local Plan will be published in draft by July 2019</p> <ul style="list-style-type: none"> • Evidence Production: Feb 2018- Dec 2018 • Issues & Options Stage: Feb 2019 • Publication Stage: July 2019 • Submission Stage: October 2019 • Examination in Public: November 2019 • Inspector's Report: June 2020 • Adoption: July 2020 |
| Arrangements for production | <ul style="list-style-type: none"> • Lead Department: Chief Executive's Department. • Management arrangements: The project will be led by the Borough Council's Planning and Development Committee. • Resources required to complete the document: The main resource will be the Council's Regeneration and Housing section. • Approach to involving stakeholders and the community: We will work with the community as much as possible consulting in accordance with the regulations and the adopted SCI. Linkages with the Parish and Town Councils will be enhanced. Close liaison will be maintained with Strategic Partners and various Town/Village action groups that have been established, as well as neighbouring authorities and relevant consultation bodies and agencies. |

Document Profile: SCI

| | |
|------------------------------------|---|
| <p>Document details</p> | <ul style="list-style-type: none"> • Title: Statement of Community Involvement (SCI) • Role and Purpose: To set out how all section of the community have had the opportunity to participate in the planning of the borough. This ranges from private individuals, through to interest groups and specific consultees as well as hard to reach groups. • Geographic Coverage: Borough-Wide. • Status: This will be a Development Planning Document. • Chain of Conformity: It will conform to the Local Plan and existing partnerships. |
| <p>Timetable</p> | <p>The SCI will be published by December 2018.</p> |
| <p>Arrangements for production</p> | <ul style="list-style-type: none"> • Lead Department: Chief Executive's Department. • Management arrangements: The Borough Council's Planning and Development Committee will lead the project. • Resources required to complete the document: The main resource will be the Council's Regeneration and Housing section. • Approach to involving stakeholders and the community: We will work with the community as much as possible consulting in accord with the regulations and the adopted SCI. Linkages with the Parish and Town Councils will be enhanced. • This document will provide for site allocations and in doing so will be the tool through which settlement boundaries will be updated as a result of development or proposed allocations. It will provide the policy framework for the town centres of Longridge, Whalley and Clitheroe. • The allocations will establish the areas of growth across the borough in detail reflecting the Local Plan and sustainability principles in identifying the locations and extent of new development. |

Document Profile: AMR

| | |
|-----------------------------|--|
| Document details | <ul style="list-style-type: none">• Title: Authority Monitoring Report• Role and Purpose: This will provide the monitoring overview for the borough, ensuring the Development Strategy, key policy designations and Development Management policies are operating adequately.• Geographic Coverage: The AMR considers aspects concerning the whole borough.• Status: Annual document produced by the Authority.• Chain of Conformity: The AMR is the overarching strategic policy planning monitoring document for the Ribble Valley and feeds into the evidence base. |
| Timetable | <ul style="list-style-type: none">• The AMR will be produced annually. The most recent AMR was adopted in September 2017. |
| Arrangements for production | <ul style="list-style-type: none">• Lead Department: Chief Executive's Department.• Management arrangements: The project will be led by the Borough Council's Planning and Development Committee. The AMR has proven in recent years to require increasing levels of resource input.• Resources required to complete the document: The main resource will be the Council's Regeneration and Housing section.• Approach to involving stakeholders and the community: The AMR collates data into one document. It covers a range of topic areas proving useful information for a range of stakeholders and community members. |

Document Profile: IDS

| | |
|-----------------------------|---|
| Document details | <ul style="list-style-type: none"> • Title: Infrastructure Delivery Plan • Role and Purpose: This will provide the detail of the infrastructure requirements needed to deliver the aspirations of the Local Plan. It sets out how key stakeholders and partners will be involved in this delivery and the role that they will play as well as the Council. • Geographic Coverage: The IDS will apply to the whole borough. • Status: IDS is a key requirement of the Local Plan delivery • Chain of Conformity: The IDS is integral to the production of the Local Plan and illustrating its implementation. |
| Timetable | <ul style="list-style-type: none"> • The IDS will be published in draft by July 2019. |
| Arrangements for production | <ul style="list-style-type: none"> • Lead Department: Chief Executive's Department. • Management arrangements: The project will be led by the Borough Council's Planning and Development Committee. • Resources required to complete the document: The main resource will be the Council's Regeneration and Housing section. • Approach to involving stakeholders and the community: We will work with the community as much as possible consulting in accordance with the regulations and the adopted SCI. Close liaison will be maintained with Strategic Partners, statutory consultees and relevant consultation bodies and agencies. |

Neighbourhood Plans

| Neighbourhood Plan area | Date Area Designated | Status |
|---|----------------------|---|
| Bolton-by-Bowland and Gisburn Forest NP | May 2014 | Submitted. Report from the Examiner received by RVBC. |
| Longridge NP | September 2013 | Work in progress. Working towards a Reg 16 version of the plan. |
| Whalley NP | June 2015 | No further progress since designation |

Supporting Statement : Structure of the Local Plan.

The Council's Local Plan provides strategic policies aimed at guiding the spatial pattern and broad scale of development within the borough. It also provides, as part of its implementation mechanism, more detailed Development Management policies to help guide subsequent development plan documents and to inform decisions on planning applications.

As part of the Local Plan review it will be necessary to reassess the settlement strategy that was determined as part of the Core Strategy. In addition the overall housing requirement (as well as affordable housing) for the borough over the new plan period will be reassessed in addition to the level of employment land required. Greenfield land release will also be a consideration in view of the very limited supply of previously developed land, however there will be a strong emphasis on environment protection and enhancement.

Evidence Base

Critical to the production of the Local Plan is the preparation of a clear and robust evidence base. Whilst Ribble Valley already holds an extensive evidence base, which was used in the production of the LDF, many of these documents need to be reassessed to sure that the information contained within is up to date and remains relevant. Whilst the majority of the evidence base was produced in 2013, there are some documents which date back to 2008 and are therefore in need of a refresh to ensure that they are fit for purpose and reflect the most up to date position.

It is therefore proposed at this stage that the following evidence base documents will be produced:

- Borough wide housing requirement;
- Borough wide employment land requirement;
- Housing Land Availability (monitoring);
- Strategic Housing Market Assessments;
- Strategic Housing and Employment Land Availability Assessment;
- Housing needs survey information;
- Renewable energy;
- Public Open Space;
- Retail Base Data;
- Gypsy and Traveller Accommodation Assessment;
- Environmental baselines – e.g. SSSI's, Biological Heritage Sites, RIGS, Biodiversity, and quality of life indicators;
- Conservation Area Appraisals
- Local list of heritage assets (plus non-designated heritage assets);
- Flood Risk Assessment(s);
- Infrastructure Delivery Plan;
- Landscape Visual Impact Assessment (A59 Corridor)
- Leisure study
- Service Centre Health Checks
- Topic Paper on Greenbelt
- Topic Paper on Transport
- Topic Paper on Planning Obligations/ Community Infrastructure Levey (CIL)
- Viability study

The evidence base will be kept up to date as required and is likely to evolve as production of the Local Plan progresses and additional issues emerge. The evidence base will also form an important element of the Sustainability Appraisal process.

It should also be noted that there is a Government ambition to publish a revised National Planning Policy Framework (NPPF) in Spring 2018. This is following the publication of the DCLG consultation proposals on 'Planning for the right homes in the right places' (September 2017). It is likely that this will have implications on the production of the Local Plan (and associated evidence base), however until published it is not possible to determine what this impact may be and how this may affect the timescales set out in this document.

Sustainability Appraisal

Sustainability Appraisal incorporating Strategic Environmental Assessment to comply with regulations will be built into the detailed project plan. The Council recognises the benefits of commencing appraisal work in parallel with the preparation of the policy documents not least to ensure that the implications of policy options and choices are as fully understood as possible.

An extensive appraisal exists in relation to the Core Strategy and this will provide the basis for on-going SA in relation to the plan.

Resources

The Councils' Regeneration and Housing section deliver the core functions in relation to planning policy. It also includes strategic housing, regeneration and partnership working. The principle staff resource comprises a full-time Assistant Planner and a Senior Planning Officer (Job Share) together with the Head of Service as lead officer. Officers from regeneration and strategic housing will also be working on the Local Plan.

Consultants will be engaged on specific projects where there is a lack of in house capacity. The section has a small operating budget provision to carry out its functions, however the Local Development Scheme will inform the Council's annual budget rounds and financial planning process.

Monitoring and Review

The Local Plan will be subject to an annual monitoring and review process. In addition to this we will also use the Council's Risk Management systems to ensure that this issue is fully taken into account and that our systems are capable of being altered to take account of changing contingencies.

Risk Assessment

In reviewing and preparing the Local Development Scheme it was found that the main areas of risk relate to:

- **Staff Turnover.** Staff resources are very limited, consequently any turnover of staff, given the normal operational time to recruit and replace will have an impact on the programme.
- **Competing Corporate Priorities.** This will remain an issue but Senior Officers and Members are aware of the need to ensure sound planning policies are put in place and are seeking to maintain progress on the development plan in the face

of significant development pressures. Commitment to the process is explicit within the Council's expressed priorities.

- **Legal Challenge.** We will minimise this by aiming to ensure that the plan is “sound” and founded on a robust evidence base and well-audited stakeholder and community engagement systems.
- **Programme Slippage.** We will continue to monitor our programme. It is recognised that the programme is ambitious and that there are many factors which may impact on delivery.
- **Changing National Policy.** The Council will need to take account of any changes in policy or legislation. Any significant changes introduced through the publication of new national policy introduces the risk of existing work no longer being compliant and the need to amend the content of work progressed. Delays in progress may have an impact on other objectives for the Council. However at this stage of the process the impact can be more readily managed.

Monitoring and Review of this Document

The Borough Council will aim to keep this schedule up to date. Changing circumstances may lead to a position where priorities are altered. It is essential that we monitor progress so that any problems in delivering on the timescale set out in the document are identified and addressed at an early stage. An annual monitoring process will be undertaken and the Council will publish a formal report, however regular progress will be monitored through the Development Plan Working Group.

APPENDICES

Schedule 1 Summary Information and Timetable

| Document Title | Brief Description | Chain of Conformity | Start | Adoption |
|----------------|---|--|---------------|-----------|
| Local Plan | Provides the overall strategic framework for the borough, covering all policy areas. The Local Plan also includes a set of Development Management policies that will be used in determining planning applications across the borough. | The Local Plan is the overall strategic planning policy document that all other planning document and policies need to conform to, | February 2019 | July 2020 |

| Document Title | Brief Description | Chain of Conformity | Start | Adoption |
|------------------------------------|---|---|-------------|------------|
| Housing & Economic Development DPD | The Housing and Economic Development-Development Plan Document (HED DPD) will provide the housing and economic development land allocations, setting out where new development will be focused in line with the Core Strategy Development Strategy. | The HED DPD is part of the LDF, the daughter document of the adopted Core Strategy, which is the overarching strategic policy document for the Ribble Valley. | August 2016 | April 2018 |

Schedule 2 Supporting Management Tools

| Document Title | Brief Description | Chain of Conformity | Start | Adoption |
|------------------------------------|---|--|------------------------------|------------------------|
| Statement of Community Involvement | Document setting out standards and approach to involving stakeholders and the community in the production of the LDF. | The statement builds upon existing partnerships. | Anticipated February 2018 | Anticipated April 2018 |
| Authority Monitoring Report | The Authority Monitoring Report (AMR) measures the effectiveness and progress made in delivering the policies in the adopted Core Strategy and the Local Plan (as the review eventually replaces the Core Strategy) | The AMR links to all Local Development Documents. | Annually | Annually |
| Infrastructure Delivery Plan | Provides the detail of the infrastructure requirements needed to deliver the aspirations of the Local Plan. | It will conform to the Local Plan and existing partnerships. | February 2019 | July 2020 |
| Local Development Scheme | This document sets out the council's programme and timetable for preparing planning policy documents | The LDS is key in providing information and a timetable in relation to LDDs. | October 2017 (then annually) | October 2017 |

Local Development Scheme 2017 Local Plan Review --- Timescales

| Development Documents & evidence base docs | 2017 | | | | | | | | | | | | 2018 | | | | | | | | | | | | 2019 | | | | | | | | | | | | 2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-------|-------|-----|------|------|-----|------|-----|-----|-----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Oct | Nov | Dec | | | | | | | | | | | | | | | | | | | | | | | | | |
| HED DPD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Review of Local Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Key:

- Production of briefs & obtaining quotes
- Appointment of consultants
- Evidence production
- Pre-Publication consultation (Reg 18)
- Publication period (Consultation- Reg 19)
- Submission to Secretary of State (Reg 22)
- Examination
- Anticipated receipt of Inspectors report
- Proposed Adoption