

**RIBBLE VALLEY BOROUGH COUNCIL**

**CORE STRATEGY 2008 – 2028**

**A LOCAL PLAN FOR RIBBLE VALLEY**

SUPPORTING PAPER IN RELATION TO THE DUTY TO CO-OPERATE

1. BACKGROUND

- 1.1 The duty to co-operate is set out in Section 110 of the Localism Act 2011, which adds an update in regard to Section 33a into the Planning and Compulsory Purchase Act 2004 enhancing the duty to co-operate that the Act establishes. This applies to all Local Planning Authorities, County Councils in England and to a number of other prescribed bodies set out in the Act. Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the prescribed bodies to whom the duty also applies.
- 1.2 This paper has been produced in support of the submission of the Council's Core Strategy and demonstrates how the Council has sought to comply with the requirement in progressing the Core Strategy.
- 1.3 The requirements of the Localism Act and the expectations set out in the National Planning Policy Framework (NPPF) (supp1.3) is that Local Planning Authorities, County Councils and other prescribed bodies will co-operate together to address strategic matters relevant to their areas when preparing a development plan document. The duty requires constructive and active engagement on the preparation of development plan documents and other activities relating to sustainable development and the use of land, and of particular importance, in relation to strategic infrastructure issues or matters within the remit of a County Council.
- 1.4 It is important to bear in mind that this is not, as such, a new requirement. The preparation of development plans, infrastructure projects and the need to take account of cross boundary issues with neighbouring authorities has been an important aspect in progressing the proper planning of any area for some time. In this regard, Ribble Valley has undertaken not just 'statutory' consultation as part of its plan preparation but has been actively involved in widespread joint working and strategic development initiatives that have been drawn upon to contribute to, and develop the Core Strategy.
- 1.5 As well as undertaking consultation on the Core Strategy at relevant stages, the Council has also applied the same extent of consultation in preparing its evidence base documents, including for example the Strategic Housing Market Assessment (SHMA) (Supp 4.11), the Strategic Housing Land Availability Assessment (SHLAA)(Supp1.10) and Housing Requirements Review (Supp 4.6), together with the Infrastructure plan (Supp6.4) which has generated the opportunity to seek the views of relevant authorities and bodies and to generate a dialogue where issues have arisen in order to produce a Core Strategy that has benefitted from the involvement of these bodies as the Act intends.
- 1.5 Although the Council has always sought to engage with other authorities and relevant agencies throughout the process, it is recognised that the enhanced testing of that

process which the Localism Act has introduced has come in when the Core Strategy was at an advanced stage in its production, however the Council considers that the measures that have been put in place throughout the preparation of the Core Strategy are capable of meeting the new requirements and guidance published in the NPPF. The Council also recognises that the duty to co-operate is not a one-off aspect of the process and that as issues arise, it is important to have in place measures to secure ongoing co-operation, joint working and problem solving as appropriate. The Council considers that its approach to such issues also helps support its obligations and provides further evidence on how the Council satisfies its obligations under the duty.

## 2. EXPECTATION OF NPPF

2.1 The NPPF (published in March 2012) sets out at paragraph 17 in relation to the core planning principles that amongst other things 'planning should be based on joint working and co-operation to address larger than local issues'. The councils approach supports this.

2.2 Paragraph 178 reminds us of the strategic priorities that should inform our plan making and in essence as strategic priorities be at the heart of the need for co-operative working. Paragraph 156 establishes these issues as

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision in infrastructure for transport, telecommunications, waste management, water supply, waste water, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

These issues are addressed with the relevant agencies and neighbouring authorities through the consultation and joint working that has informed our Core Strategy.

2.3 Paragraph 181 highlights the need to demonstrate effective co-operation to plan for issues with cross-boundary impacts and also that co-operation should be a continuous process. Paragraph 180 reminds Local Planning Authorities of the need not only to co-operate with neighbouring authorities and the County Council but also of the importance of collaboratively working with private sector bodies, utility and infrastructure providers, the Local Enterprise Partnership and local nature partnerships.

2.4 These issues have been key to the Council's working arrangements with other authorities on key, joint projects that have served to inform the development of the Core Strategy. The Council in contributing to either joint working, consultation or specific meetings has been able to develop the Core Strategy with the benefit of this knowledge and therefore ensure that there are no matters of significance which have not been capable of being considered and being taken into account or influencing the Core Strategy during its development.

## 3. THE CONTEXT OF THE DUTY IN REGARD TO RIBBLE VALLEY

- 3.1 Ribble Valley Borough Council is one of the largest districts in the county by land area and borders many local authorities with a variety of issues. To the north and east the area is bounded with Lancaster district, Craven and North Yorkshire County Council, with much of the area being within the Area of Outstanding Natural Beauty. To the west, Ribble Valley shares its boundary with the rural parts of Wyre, Preston and South Ribble with development issues relating to the central Lancashire corridor and the Lancashire Enterprise Zone being prevalent. To the south and south east the borough neighbours the East Lancashire districts of Blackburn with Darwen, Hyndburn, Burnley and Pendle, where predominantly issues around housing investment and housing market renewal prevail, together with economic growth priorities, transport and important environmental and landscape protection matters.

#### 4. JOINT WORKING WITH NEIGHBOURING AUTHORITIES

##### Pennine Lancashire Partnership

- 4.1 Ribble Valley was until recently a formal partner within the Pennine Lancashire Partnership, which built upon previous joint working as part of the East Lancashire Partnership. Shared working through member and officer level took place dealing with a wide range of issues. Structured meetings took place at both member, Chief Executive and officer levels to progress a range of initiatives around housing, economic development and wider planning issues. The resultant joint strategies included the Pennine Lancashire Integrated Economic Strategy (Supp 3.8), the Penning Lancs Spatial Guide (Post 1.4) and the Pennine Lancashire Housing Strategy (Supp 3.17 & 3.18) as well as other joint funding and working initiatives on specific projects. The documents referenced above are included in the LDF document library. The partnership provided the opportunity to work with other agencies such as the Homes and Communities Agency, Lancashire County Council, Blackburn with Darwen Borough Council (as strategic transport authority) and other agencies as relevant. Copies of meeting notes and correspondence are included in the evidence section to this paper.

##### Mid Lancs Authorities Group

- 4.2 Ribble Valley Borough Council also recognised the need to work with the central Lancashire authorities comprising Lancaster City, Preston, Chorley and South Ribble and became a member of that grouping of authorities to contribute to and prepare the mid Lancs Local Investment Programme (Mid Lancs LIP - Post1.1) in conjunction with the County Council and HCA. Officers and lead members were involved in both strategic meetings and officer working groups. The aim was to produce a shared LIP reflecting the needs of the area and helping to identify relevant issues and opportunities for further joint working as appropriate. Copies of correspondence and the Mid Lancs LIP are included the evidence section to this paper.

##### Joint Advisory Committee – Forest of Bowland AONB

- 4.3 The Council is a member of the Forest of Bowland Joint Advisory Committee and has participated in a range of joint initiatives in preparing and monitoring the AONB Management Plan (Supp 3.7) as well as part funding joint studies such as the AONB renewables study – hydro-energy and contributing to Climate Change work. The Council also participates in a wide range of conservation issues. Sample minutes from the JAC are included in the appendix.

### General Co-operation

- 4.4 Co-operation with neighbouring authorities has played an important part in developing the Core Strategy. A network group of local authorities is well established across Lancashire known as the Development Plan Officers Group. This group meets regularly and provides an opportunity to share and discuss issues including issue of a cross boundary nature. In addition, a Pennine Lancashire grouping exists which the Council has attended providing opportunities to deal specifically with Pennine Lancashire authority issues. The Council has also hosted a specific meeting of Pennine Lancashire authorities to provide information on its Core Strategy, discuss issues arising and identify matters for further work. Evidence in relation to this is included in the appendix.

### Joint Working Initiatives with Preston City Council

- 4.5 At an early stage of the Core Strategy, issues relating to Longridge (the borough's second largest town) and development pressures that were likely to impact upon Ribble Valley and Preston whose borough boundary runs through the geographic, built up area of Longridge, was identified. As well as co-operative working on the central Lancs Core Strategy leading to the recognition of the status of Longridge within the central Lancs Strategy the need to account for the impacts of development in both authorities and the role Longridge would play in acting as a service centre for this part of both boroughs led to the establishment of a joint member/officer working group to discuss at the strategic level relevant issues. This also included representations from Lancashire County Council. Subsequently, meetings have also taken place at both senior member and officer level to address issues and establish a shared approach as part of our ongoing co-operation. This has included developing specifically joint understanding in relation to proposed allocations in the Preston part of Longridge, which the Council has recognised in the preparation of the Ribble Valley Core Strategy and the Council's approach to dealing with housing provision at Longridge. Supporting information is included in this report.

### Wyre Borough Council

- 4.6 The Council has met with Wyre Borough Council to discuss issues arising from the publication of the Regulation 19 version of the Core Strategy relating primarily to the implementation of development proposed at Longridge in Ribble Valley, a range of developments in Preston and proposals in Wyre, all of which would have some aspect of impact upon the A6/ junction 1 M55 corridor and in particular with relevance to the proposed Broughton by-pass as a strategic transport matter. This has identified a need for further liaison and involvement with the County Council as an ongoing issue.

### Local Enterprise Partnership

- 4.7 The Council has worked actively with the local economic partnership and relevant local authorities (South Ribble, Fylde Borough Council and Lancashire County Council) to work collaboratively to establish the Lancashire Enterprise Zone based upon the BAE sites at Samlesbury and Warton (Fylde Borough Council). Joint working with South Ribble was undertaken to implement the supporting Local Development Order. More recently, in conjunction with site allocation work, further meetings are proposed between both South Ribble, Ribble Valley and Blackburn with Darwen Borough Council to explore and develop shared issues between the



authorities. Relevant reports and correspondence are included in the evidence appendix.

## 5. CONSULTATION

5.1 Together with more targeted engagement on specific issues, the Borough Council ensures all neighbouring authorities and relevant bodies are consulted as part of the plan making process under the consultation requirements. Over the period of the preparation of the Plan, it is often the responses generated that have enabled the plan to move forward with the benefit of input from our statutory bodies and relevant consultees, such that the Core Strategy reflects as far as possible their requirements. Further information on our consultation is included in the document library as part of the submission documents to the EIP. Consultation responses are also held as part of our background information and can be viewed. In addition, specific meetings have been held on relevant issues as appropriate with the Environment Agency, English Heritage, United Utilities in order to understand and resolve issues that have emerged as the framework has developed. Sample correspondence is included in the evidence section.

5.2 The Council has, in developing the Core Strategy, sought to include the relevant bodies through wider consultation on aspects of the evidence base, including the preparation of the SHLAA, SHMA, housing requirements work and infrastructure plan. Work on the infrastructure plan has provided an opportunity to work collaboratively with a wide range of bodies to inform the Council's work and address any mutual concerns. The preparation of the infrastructure plan provided the Council with a valuable vehicle to engage with infrastructure bodies in the wider context using the work of the emerging Core Strategy to provide an indication of scale and general distribution of development to help bodies feed into the process, for example the education authority, health authority and PCTs. Examples of correspondence are included in the evidence section.

## 6. CONCLUSION

6.1 This paper and its supporting evidence is intended to help demonstrate the nature and range of activities the Council has undertaken during its work to meet the Duty to Co-operate. It is not a comprehensive list of all activity. The Council holds a significant amount of correspondence that can be made available and is happy to produce any further information or clarification on the Duty to Co-operate.



APPENDIX 1

SUPPORTING EVIDENCE





Evidence provided -

Co-operation with	Evidence
Pennine Lancashire Partnership	<ul style="list-style-type: none"> <li>• Report to PLACE Chief Executives – Pennine Lancashire Spatial Guide</li> <li>• Pennine Lancashire Planning Officers Group meeting (Agenda and Minutes) – 16<sup>th</sup> December 2010</li> <li>• Emails from Blackburn with Darwen – November and December 2010</li> </ul>
Mid Lancs Authorities Group	<ul style="list-style-type: none"> <li>• Email from South Ribble – 10<sup>th</sup> May 2012</li> <li>• Local Investment Plan for Mid Lancashire – May 2012</li> </ul>
Joint Advisory Committee – Forest of Bowland AONB	<ul style="list-style-type: none"> <li>• Forest of Bowland AONB Joint Advisory Committee – Minutes of meeting held on 11<sup>th</sup> April 2011</li> </ul>
General Co-operation – Development Plan Officers Group	<ul style="list-style-type: none"> <li>• Lancashire Development Plan Officers Group Meeting – Email and Agenda from 20<sup>th</sup> September 2012</li> <li>• Email from Rossendale BC 6<sup>th</sup> June 2012</li> <li>• Agenda for Meeting with Penine Lancashire Authorities – 14<sup>th</sup> June 2012</li> <li>• Emails from Craven – October 2012</li> <li>• Email from Fylde BC 10<sup>th</sup> September 2012</li> </ul>
Joint Working Initiatives with Preston City Council	<ul style="list-style-type: none"> <li>• Meeting Agenda – 4<sup>th</sup> April 2011</li> </ul>
Wyre Borough Council	<ul style="list-style-type: none"> <li>• Email re meeting 3<sup>rd</sup> October 2012</li> </ul>
Local Enterprise Partnership	<ul style="list-style-type: none"> <li>• RVBC report to Planning and Development Committee - 9<sup>th</sup> February 2012</li> <li>•</li> </ul>
Consultation with neighbouring authorities and relevant bodies	<ul style="list-style-type: none"> <li>• Email Environment Agency – 7<sup>th</sup> April 2011</li> <li>• Email to LCC – 18<sup>th</sup> January 2012</li> <li>• Email from Electricity North west – 17<sup>th</sup> February 2012</li> <li>• Email from East Lancs PCT – 14<sup>th</sup> February 2012</li> <li>• Diary entry Unites Utilities – 23<sup>rd</sup> July 2012</li> <li>• Representation from Blackburn with Darwen BC – 14<sup>th</sup> June 2012</li> <li>• Emails from South Ribble – 15<sup>th</sup> October 2012</li> <li>• Letter to South Ribble – 25<sup>th</sup> October 2012</li> </ul>

**REPORT TO:** PLACE Chief Executives

**REPORT FROM:** Neil Rodgers, Head of Planning, Blackburn with Darwen Borough Council, on behalf of the Pennine Lancashire Planning Officers' Group

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**Pennine Lancashire Spatial Guide**

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**1. PURPOSE**

1. To update PLACE on the preparation of the Spatial Guide for Pennine Lancashire, and to present the latest draft for consideration.
2. To highlight some issues that remain outstanding, some of which have been raised in recent informal consultation and deemed to be most appropriately considered by PLACE.
3. To seek authorisation for officers to finalise the Spatial Guide, addressing the outstanding issues, and then to circulate the Guide to PLACE partners for consideration.

**2. RECOMMENDATIONS**

It is recommended that:

1. Progress on the Spatial Guide be noted, and its content be supported subject to any suggested amendments by PLACE.
2. Consideration be given to the outstanding issues and the collective view of PLACE be given as to the approach to take in the Spatial Guide.
3. Approval be given for officers to finalise the draft Spatial Guide and then start consultation with key stakeholders and PLACE partners.

**3. BACKGROUND**

Pennine Lancashire Action 12 in the Multi-Area Agreement sets out the commitment to produce a Spatial Guide for Pennine Lancashire. This will be a non-statutory planning document covering the whole of the Pennine Lancashire area. Its purpose and rationale was also set out in a report to PLACE in February 2009 where the project plan was agreed.

The Spatial Guide has been progressed through the Pennine Lancashire Planning Officers' Group, with a series of draft reports being produced, one of which was presented to this group in February 2010. The version presented here has undergone substantial revision in response to feedback following the February meeting and other developments

including the revocation of Regional Strategies. There is now significantly less repetition of these strategies, and a greater focus on the roles of different places and the context this provides for investment.

#### **4. RATIONALE**

The Spatial Guide has three main purposes. Firstly it aims to set out a spatial interpretation of other Pennine Lancashire wide strategies, most notably the Multi Area Agreement, focussing on the area's geography and the roles of places, and setting key strategic priorities in their sub-regional context. Importantly the Guide also complements the economic focus of the MAA by considering sub-regional environmental issues and recognising the potential conflict between economic growth and environmental protection objectives. Finally the Guide seeks to provide a framework to guide spatial planning activity in the sub-region, and to help align individual authorities' Local Development Frameworks to ensure consistency.

#### **5. KEY ISSUES**

##### **Content of the Spatial Guide**

The Guide sets out in spatial terms how Pennine Lancashire functions as a sub-region, in terms of its relationship to other areas, and roles of places. It recognises variation within Pennine Lancashire and usefully categorises the area into three sub areas: the M65 Corridor, Ribble Valley and Rossendale. This geography for the area allows the different opportunities presented by different places to be understood, allows strategic interventions to be placed in context, and can form the basis for any future prioritisation exercise. Guide also briefly refers to the wider context, particularly other strategies in Pennine Lancashire.

The second section of the Guide adds detail to this context under four topic areas: Economic Regeneration, Rebalancing the Housing Market, Accessibility and Connectivity, and High Quality Environment. Under each topic area the Guide sets out the spatial interventions that will be required to achieve sub-regional priorities, and identifies strategic areas of change in a range of places, sets them in their context and within these areas identifies strategic development sites.

The Guide provides a framework for these spatial principles to be reflected consistently in local authorities' Local Development Frameworks by setting out a range of matters to be taken into account in the preparation of LDFs.

##### *Key diagram and maps*

The Guide is accompanied by a series of spatial diagrams; a schematic Key Diagram which illustrates the overall strategy as described in the Guide; and three maps focussing in more detail on the three sub-areas within Pennine Lancashire.

##### *Strategic Sites*

The Spatial Guide names a series of strategic housing and employment sites. It does not and can not allocate them, as any such allocation must be subject to substantial testing and consultation through the statutory planning process. Nonetheless the naming of such sites in the guide is potentially sensitive, and concerns have been raised regarding the inclusion of some of the sites. The housing sites have resulted from a series of exercises by planning and housing officers which have sought to identify potential sites and assess their strategic significance, and the approach aligns with that taken for other Pennine Lancashire strategies. The employment sites are taken from the list of agreed key employment sites for Pennine Lancashire for which updates are provided to the PLACE Joint Committee. Place is asked to confirm that the list of sites included in the Guide is appropriate and suitable for wider circulation.

## **Outstanding issues**

The Guide has been progressed through the Pennine Lancashire Planners Officers Group and this draft has been consulted upon by this group as well as more widely to the Pennine Lancashire Employment and Skills Board and Housing Partnership. There is therefore general consensus as to its content. The appendix to this report outlines the responses made by the Pennine Lancashire authorities to this draft and explains how they were taken account of. Whilst most changes were minor and accommodated in the draft, there remain some outstanding issues to be considered by PLACE which are detailed in the table overleaf.

## **Proposed consultation**

It is proposed that wider consultation on the final draft Guide will be undertaken and it will be circulated primarily to its anticipated main users:

- Housing and economic development lead officers in Pennine Lancashire
- Adjoining authorities / sub-regional representatives
- Funding partners e.g. the HCA

In order to raise the profile of the Guide and help secure "buy-in", it is proposed to hold a consultation workshop attended by the above.

## **Future timetable**

- November 2010 – approval of latest draft by PLACE Chief Executives
- November-December 2010 – circulate the Guide to PLACE partners and stakeholders
- December 2010 – final draft presented to PLACE Joint Committee for approval

## **6. POLICY IMPLICATIONS**

The Spatial Guide is not a statutory policy document, but is intended to inform authorities in preparing their own planning policies in their Local Development Frameworks.

## **7. FINANCIAL IMPLICATIONS**

None

## **8. LEGAL IMPLICATIONS**

None

**CONTACT OFFICER:** Neil Rodgers, Head of Planning Blackburn with Darwen Borough Council (01254) 585521  
**DATE:** 20<sup>th</sup> October 2010  
**BACKGROUND PAPER:** List of background papers held with Neil Rodgers



APPENDIX

NB Blackburn with Darwen led the drafting of this version of the Guide, hence has no comments to report.

	Pendle	Rosendale	Hyndburn	Ribble Valley	Burnley
Overall Response	Broadly happy with content – tracked changes comments related mostly to minor wording changes or specific Pendle comments.	Supportive of overall approach – tracked changes mostly related to strengthening Rosendale's contribution to PL, and some issues from Core Strategy added.	Supportive of the redraft. Suggested improvements via tracked changes comments.	Fundamental concerns over what document is seeking to do and the cross-over with other strategies.	Broadly happy – no written comments.
Changes incorporated into document	Majority of tracked changes relating to wording changes, minor additions and deletions.	Majority of tracked changes relating to wording changes, minor additions and deletions.	Majority of tracked changes relating to wording changes, minor additions and deletions.	Revision of Environment chapter to reduce jargon. Recognition of differences in housing markets across PL. Recognition that not all authorities have definitive list of housing sites and that they are at different stages of determining them.	N/A
Changes not incorporated and Reasons for this	Deletion of para 2.25 relating to business park development. <i>It was not felt that the paragraph needed deleting. References to individual business parks were removed however.</i>	Additional text at the end of para 2.4 <i>The first part of the additional text was incorporated but it was not felt that the latter part was necessary.</i> Additional text in para 2.5 <i>Some of the suggested text was not of strategic significance but the points regarding the importance of bus travel were incorporated into a new paragraph and some of the text on this page was re-ordered.</i>	Para 2.23 – remove bold from 'two main urban centres'. <i>It is felt that it is appropriate to keep this text in bold font in order to highlight the different components that comprise Pennine Lancashire, as other components e.g. 'M65 corridor', 'Rossendale', and 'Ribble Valley' are also in bold.</i>	The more substantial and fundamental concerns about the document as a whole – <i>PLACE to consider these as outstanding issues.</i>	N/A

	Pendle	Rossendale	Hyndburn	Ribble Valley	Burnley
<p><b>Outstanding issues and BwD's stance</b></p>	<p>Para 4.7 – inclusion of Riverside Park (J13 M65). <i>This is not on the Pennine Lancashire list circulated to JC in July 2010 – is it therefore appropriate to include it in the Guide?</i></p>	<p>Specific references to recreation facilities in Rossendale <i>These are referred to late on in the document and mapped so not necessary to include specific examples here.</i> Additional text in para 2.18 re industrial revolution <i>Didn't agree with content – industrial revolution facilitated predominantly by steam not water power.</i> Including specific examples of cultural facilities in para 2.30. <i>Not considered necessary to single out specific facilities in the general text.</i> Inclusion of bus interchange at Rawtenstall <i>Not considered strategic at a sub-regional scale.</i></p>	<p>Deletion of reference to Pennine Reach Bus Scheme in para 6.4 <i>The scheme is still included on a list recently published by Dept for Transport and it is therefore appropriate to include it in the Guide.</i></p>	<p>Doubt over status of MAA going forward: <i>At this point in time MAAs are still in existence however given the uncertain times their future cannot be guaranteed. However it is assumed that the Spatial Guide will be progressed in one form or another irrespective of whether</i></p>	<p>N/A</p>

	<b>Pendle</b>	<b>Rosendale</b> <i>so will require further consideration.</i>	<b>Hyndburn</b>	<b>Ribble Valley</b> <i>the MAA document itself remains in future.</i>	<b>Burnley</b>
	<p>Additional text at end of para 4.8</p> <p><i>It was not felt necessary to add this text as the important local role of these sites is stressed at the beginning of the paragraph.</i></p>			<p>Questioning of PL as a 'true' sub-region given differences within:</p> <p><i>Given the extent of, and commitment to collaboration and joint working at this spatial scale, and the consensus that Pennine Lancashire forms a functional economic area that underpins the MAA and LEP proposal, it is considered that referring to Pennine Lancashire as a sub-region in the Guide is valid. The guide recognises that variation does exist in terms of the roles and functions of different areas, hence the classification of three sub areas, however it also realises the area's shared priorities, and the benefits of collaboration across the six local authority areas on spatial planning issues which are often of a cross boundary nature.</i></p> <p>Inclusion of Pennine Lancashire Racecourse:</p> <p><i>The proposed Pennine Lancashire Racecourse is referred to in the document, and its general location identified on the Key Diagram</i></p>	





## AGENDA

**Pennine Lancashire Planning Officers Group Meeting**  
**Thursday 16<sup>th</sup> December 2010 11am– 1pm at**  
**The Business Centre, Room 217,**  
**Futures Park, Bacup, OL13 0DE**

<b>Item no.</b>	<b>Item</b>	<b>Lead</b>
1.	<b>Minutes from previous meeting</b>	
2.	<b>Updates and implications of new legislation/Government publications for PL planning activity</b> - Localism Bill	
3.	<b>Employment Land Requirements – methodology and scope for sharing this across PL</b>	
4.	<b>PL Spatial Guide</b> - feedback from meetings with Pendle and Ribble Valley - next steps	
5.	<b>Joint working on Development Management Policy</b>	
7.	<b>AOB</b>	
8.	<b>Future Meeting Dates</b>  TBA	

**Pennine Lancashire Planning Officers' Group Meeting**  
 Friday 12<sup>th</sup> November 2010  
 Ribble Valley Council, Church Walk, Clitheroe, BB7 2RA  
 11.30am – 1.20pm

Attendees: Colin Hirst (Ribble Valley BC)  
 John Macholc (Ribble Valley BC)  
 Anne Storah (Rossendale BC)  
 Neil Watson (Pendle BC)  
 Simon Prideaux (Hyndburn BC)  
 Neil Rodgers (Blackburn with Darwen BC)  
 Sue Graham (Burnley BC)  
 David Proctor (Blackburn with Darwen BC)  
 Laura Chamberlain (Blackburn with Darwen BC)

Apologies: Marcus Hudson (Lancashire County Council)  
 Phil Megson (Lancashire County Council)  
 Amanda Richardson (Regenerate Pennine Lancashire)

Agenda item	Key Points/Actions	Action
1.	<p><b>Minutes from previous meeting</b></p> <p>The minutes from the previous meeting were agreed as a correct record.</p> <p>SP was actioned to circulate Site Allocations and DM policies draft report, however it is currently still being prepared and will be circulated in due course. It will include proposed policies.</p> <p>ACTION: CH to circulate Ecotec report that informed MAA.</p> <p>ACTION: NR to contact AGMA who were due to send round the criteria for their demand study for information.</p>	<p>CH</p> <p>NR</p>
2.	<p><b>High Court ruling that revocation of RSSs was unlawful:</b>          - Implications for planning authorities</p> <p>The group discussed the uncertainty caused by the ruling, given that whilst the attempt to revoke RSSs was ruled unlawful, it has been described by the SoS as nothing more than a 'technicality' given the imminent Decentralisation and Localism Bill which will set in motion their lawful abolition.</p> <p>The group questioned the implications of the fact that decisions on applications have been made since May without taking the RSS into account.</p> <p>Pendle are continuing to take forward their Core Strategy, had</p>	

	<p>prepared a background paper on housing numbers but no need anymore as using RSS housing numbers.</p> <p><i>New Homes Bonus:</i></p> <p>The group discussed the New Homes Bonus. There are a number of uncertainties regarding the letter from DCLG – the letter states that homes built from ‘now’ onwards will be eligible for the bonus, but when does ‘now’ refer to – the date of the letter?</p> <p><b>ACTION:</b> SP to write to Eric Pickles on behalf of PLPOG to request clarification.</p> <p>The New Homes Bonus applies to the number of houses built <u>net</u> of clearance – this will obviously be detrimental to areas in Pennine Lancashire where significant clearance is still to be undertaken.</p> <p><i>Evidence Bases:</i></p> <p>The group discussed the Government’s approach to requiring an evidence base to underpin local policy. Whilst having an evidence base is still referred to in the White Paper there does not seem to be as much of an emphasis. It was pointed out that authorities will still need to have a reasonably robust evidence base in order to carry out SEAs in line with European law.</p> <p><i>Neighbourhood Plans:</i></p> <p>Hyndburn are already heading towards neighbourhood plans due to the structure of their Core Strategy in terms of identifying areas and their priorities. Plans are going to need to be more bottom up. Neighbourhood plans will still need to sit within Local Plan frameworks. Concerns re the idea that neighbourhood plans will promote development – this is ignoring the widespread NIMBY attitude. The production of neighbourhood plans will be resource intensive, neighbourhoods will need significant guidance, will they need to undergo sustainability appraisal? Apparently money will be made available for Local Authorities to help deliver them.</p> <p>It will be difficult to coordinate housing growth across wider areas – how will this fit with neighbourhood plans? There is no clear indication of how neighbourhood plans will all fit together.</p>	SP
3.	<p><b>Economic situation, budget cuts, restructuring etc</b></p> <p>Group members discussed the current situation within their authorities.</p>	
4.	<p><b>Strategic Employment Land Requirements across Pennine Lancashire</b></p>	

	Not discussed	
5.	<p><b>Development Management Policy updates</b></p> <p>Not discussed.</p>	
6.	<p><b>Spatial Guide</b></p> <p>The Spatial Guide was presented to PLACE Chief Execs on 4<sup>th</sup> November but was not received particularly well. They requested for it to be presented to the group again at the January meeting before being taken to Joint Committee due to the outstanding issues.</p> <p>LCC produced a sizeable report commenting on the Spatial Guide. The report was apparently sent to Chief Execs, only some members of the group have seen this.</p> <p><b>ACTION:</b> CH to circulate the report.</p> <p>Pendle still not happy at Chief Exec level – it is felt that the document doesn't promote Pendle effectively.</p> <p><b>ACTION:</b> NW to meet with BwD to discuss how the issues can be resolved.</p> <p>Hyndburn raised a number of issues at the PLACE meeting, including that they didn't feel the document had sufficient focus on the role of small businesses in the sub-region. Is this an issue for the spatial guide though?</p> <p>Ribble Valley's more fundamental concerns were confirmed but not resolved at the PLACE meeting. PLPOG discussed these issues. It is unclear now as to whether Ribble Valley are signed up to the document in principle. CH stated that perhaps the guide has digressed too far from its original purpose leading to the current concerns. It is seen as too prescriptive i.e. naming locations and sites for development - Ribble Valley do not want to give the impression that these have been predetermined in advance of the Core Strategy process.</p> <p><b>ACTION:</b> CH to meet with BwD to discuss what changes can be made that might resolve the ongoing concerns.</p> <p>The inclusion of the racecourse was not supported by Chief Execs, and is not in either Hyndburn's or Ribble Valley's Core Strategies. It was therefore agreed that it should be removed from the Spatial Guide.</p> <p>It was agreed that the Guide needs greater support at Chief Exec level. NR suggested that he would write to Chief Execs regarding the</p>	<p>CH</p> <p>NW/BwD</p> <p>CH/BwD</p>



	<p>Guide.</p> <p><b>ACTION:</b> NR to write to Chief Execs to encourage greater support and ownership of the Guide.</p> <p>It was suggested that a more visual, Executive Summary could be produced.</p>	NR
7.	<p><b>AOB</b></p> <p>None</p>	
8.	<p><b>Future Meeting Dates</b></p> <p>Thursday 16<sup>th</sup> December 2010 11am* – 1pm Rossendale</p> <p>*note time change</p>	

**Colin Hirst**

**From:** Sidat Mohamed [mohamed.sidat@blackburn.gov.uk]  
**Sent:** 06 December 2010 08:08  
**To:** Bailey Brian; Hart Marie; Hoyle Steve; Standish Chris; Cochrane Steven; andrew.barrow@lancashire.gov.uk; jbailey@lancashire-ep.org.uk; ian.whittaker@nwda.co.uk; kingram@burnley.gov.uk; Colin Hirst; Hoyle Mark; brian.cookson@pendle.gov.uk; Cochrane Steven; Jackson Stephen; neil.pickering@hca.gsx.gov.uk; martin.kelly@lancashire.gov.uk  
**Cc:** Wallace Andrea; Rutter Kelvin  
**Subject:** PLED Partnership Board Evaluation  
**Importance:** High  
**Attachments:** PLED Survey Template Partners.doc

Dear PLED Partnership Board Member

Please note email below circulated 29th November 2010, could I remind you that the deadline for completion of the attached survey was Friday 3rd December, therefore I kindly request that you complete the survey and return to me at your earliest.

Thanks  
 Mohamed

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**From:** Sidat Mohamed  
**Sent:** 29 November 2010 14:24  
**To:** Bailey Brian; Hart Marie; Hoyle Steve; Standish Chris; Cochrane Steven; Wright David; 'andrew.barrow@lancashire.gov.uk'; 'jbailey@lancashire-ep.org.uk'; 'ian.whittaker@nwda.co.uk'; 'ruth.pugsley@nwda.co.uk'; 'kingram@burnley.gov.uk'; 'colin.hirst@ribblevalley.gov.uk'; Hoyle Mark; 'brian.cookson@pendle.gov.uk'; Szostak Steven; Cochrane Steven; Jackson Stephen; 'neil.pickering@hca.gsx.gov.uk'; 'martin.kelly@lancashire.gov.uk'  
**Subject:**

Dear PLED Partnership Board Member

I am currently undertaking a programme evaluation on the PLACE Economic Development programme and the Core Team support function, who are based within Blackburn with Darwen Borough Council's PLACE Programme Team.

This email has been sent to you as I understand that you are a partnership board member for this programme and you have also been working alongside the Core Team, (Andrea Wallace was Barnes-Hudson, Trudy Baron and Andrew Burch) on developing and delivering projects that improve economic prosperity, employment opportunities, educational attainment and the quality of the built environment. To allow me to carry out a full evaluation on the programme and on the core team support, I have attached a survey for you to complete and return back to me. On receipt of this document I may arrange for a follow up interview with you, to allow further discussion on your comments.

Therefore could you email me your completed document to [mohamed.sidat@blackburn.gov.uk](mailto:mohamed.sidat@blackburn.gov.uk) by Friday 3rd December 2010. If you have any queries regarding this email please could you contact me via email in the first instance, as I may be out of the office and I will call you back.

Your co-operation in this evaluation is much appreciated.

**Mohamed Sidat**  
**Programme Manager**  
 PLACE Programmes Team  
 Regeneration & Environments Department  
 Room 413, 4th Floor, Old Town Hall  
 Blackburn, Lancashire, BB1 7DY

[mohamed.sidat@blackburn.gov.uk](mailto:mohamed.sidat@blackburn.gov.uk)

**Tel: 01254 585594**

26/10/2012

Colin Hirst

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**From:** Dalton, John [JDalton@southribble.gov.uk]  
**Sent:** 10 May 2012 14:26  
**To:** Colin Hirst  
**Subject:** FW: Mid Lancashire LIP Final Draft  
**Attachments:** Draft Local Investment Plan May 2012.docx; Mid Lancashire Portfolio Strategic Housing Sites May 12.docx; Long List Sites Scored Against Thematic Priorities May 12.docx; Portfolio scored against financial, economic and practical aspects May 12.docx

Dear All,

Please find attached the final draft version of the Mid Lancashire Local Investment Plan. John Dalton is intending to seek sign off by Leaders at the next Central Lancashire Leaders meeting on the 28<sup>th</sup> May as agreed at the previous meeting of the group.

Please note that the main document comprises the plan together with the portfolio, the scoring documents are only for evidence purposes.

Kind Regards

Emma

**Emma Prideaux  
Economic and External Relations  
Economic Development Service  
Lancashire County council**

**01772 531198**

\*\*\*\*\*  
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South Ribble Borough Council

Civic Centre - West Paddock - Leyland - Lancashire - PR25 1DH

26/10/2012

**Local Investment Plan for Mid  
Lancashire  
May 2012**

## **Local Investment Plan (LIP) for Mid Lancashire**

### **Purpose of the LIP**

The purpose of this LIP is to set out the case for investment in housing and regeneration as part of the wider drive to achieve sustainable economic growth in Mid Lancashire. The overall aim is to maximise investment from both public and private sector sources.

The focus is on:

- Outlining the challenges and opportunities for investment
- Identifying thematic and spatial priorities for housing and regeneration
- Providing a guide to the work being done to generate new and additional sources of investment; and
- Agreeing priorities for investment

The LIP is set within the wider strategic context of the Lancashire LEP and is fundamentally driven by the local plans and priorities of the local authorities, their partners and stakeholders. It will add value to help deliver strategies and interventions built at a sub regional, sub area, district and neighbourhood scale. It is not intended as a substitute for that local level action and leadership but as a means of providing enabling tools and resources to drive effective local delivery.

### **Overview of Mid Lancashire**

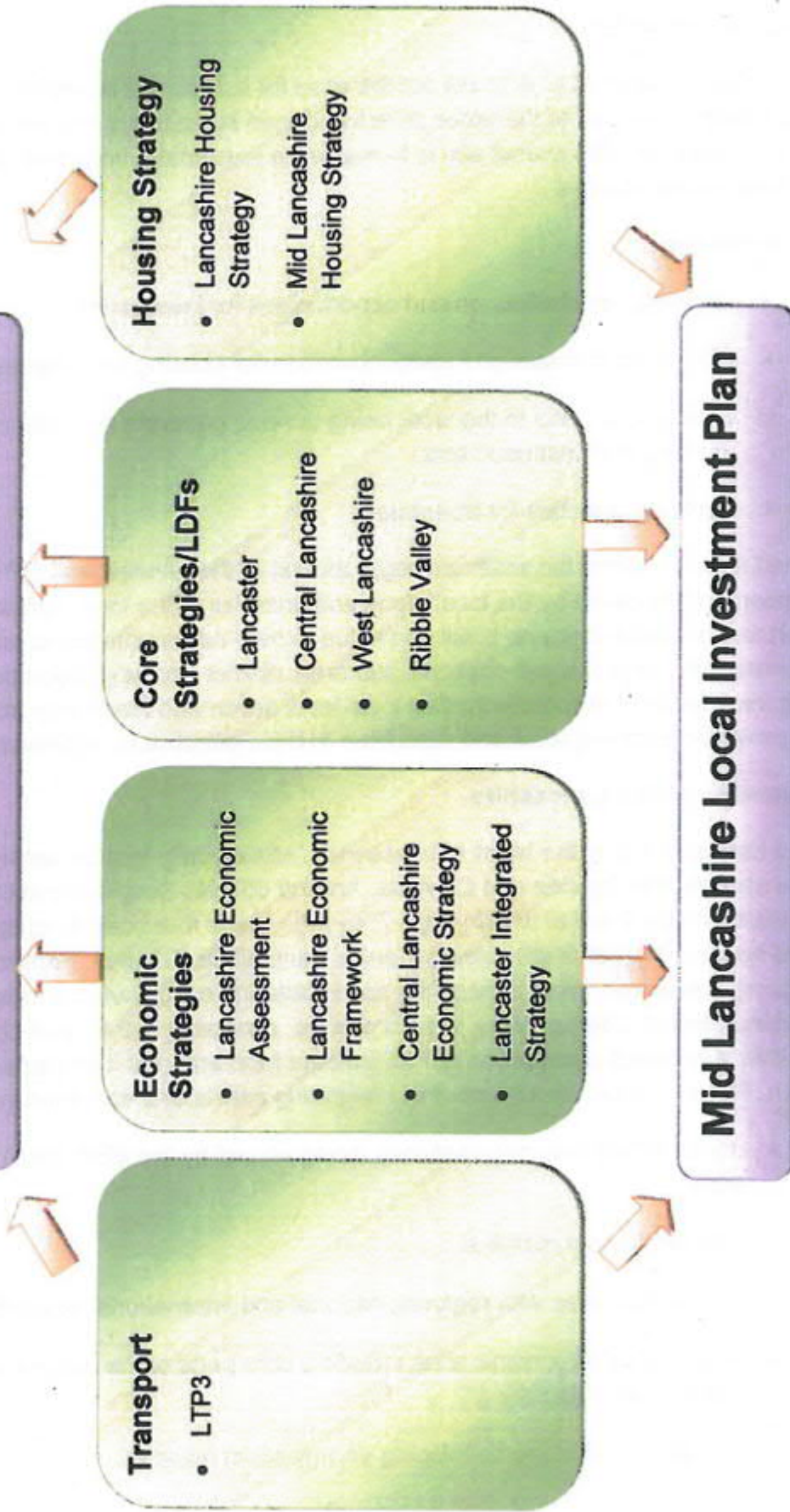
Mid Lancashire is at the heart of Lancashire, strategically located between Greater Manchester, Merseyside and Cumbria. Around 658,000 people live in Mid Lancashire of which 410,500 are of working age. The area forms four main functional economic and housing market areas namely Central Lancashire (Chorley, Preston and South Ribble), Lancaster, West Lancashire and Ribble Valley, covering a mosaic of communities of different sizes, wealth profiles, economic activity and character. It is neither a compact conurbation nor an isolated rural area but it contains elements of both. The sub area has a number of integrating assets and attributes including:

- An excellent motorway network, being served by the M58, M6, M61, M65 and M55
- The west coast mainline.
- Four universities with regional, national and international reputations.
- Key strategic economic sites including core parts of the nuclear industry and defence manufacturing.
- Key elements of the developing energy coast initiative.



# Lancashire Local Enterprise Partnership

## Mid Lancashire Partnership Priorities





- The cities of Preston and Lancaster and the towns of Chorley, Leyland, Morecambe, Ormskirk, Skelmersdale and Clitheroe.
- A land rich asset base.
- A considerable rural hinterland which includes part of the Morecambe Bay Coast, Arnside/Silverdale AONB, the Forest of Bowland Area of Outstanding Natural Beauty and the West Pennine Moors.

## **Economic Headlines**

### **Area Profiles**

#### **Lancaster**

In the north of the county Lancaster's economy, employing over 51,000 people, has grown rapidly over recent years driven by service and knowledge based industries. Key areas of Lancaster's economy are education, energy, and health, with growth sectors in the low carbon economy, environmental technologies, creative and digital industries, and tourism. Lancaster Science Park is a regionally important strategic development site. In addition Lancaster provides a gateway to South Cumbria and the Lake District. This role has the potential to grow as the area's cultural and heritage assets are developed, and as a result of the strategic growth of the Heysham Energy Coast. The strategic development of the Heysham Gateway linked to energy production and the allied growth and expansion of the Port of Heysham will deliver significant growth in the South Heysham area. It will form a critical part of the wider "Energy Coast" initiative which seeks to establish the North West coast, focused on Cumbria and Lancashire as a national hub for low carbon and renewable energy production. This could deliver a significant share of a step change in the growth potential of Mid Lancashire and Lancashire as a whole. The City of Lancaster, as one of the county's most competitive locations, offers the potential for investment and growth in higher value service sectors, with Lancaster University, one of the UK's top universities, contributing significantly to the local economy and knowledge based growth. Developing and maintaining an appropriate housing offer in this area, balancing the need for growth with quality and affordability considerations accompanied by transport and communications infrastructure will be critical. It will require an approach focused on both new build and regeneration. A key element in understanding the detail of strategic housing needs in this area will be undertaking an assessment of the housing linkages with South Cumbria.

#### **Preston**

There are a number of key areas for investment in Central Lancashire. In Preston, the City Centre is the focus for retail, leisure and commercial development including the Tithebarn Regeneration Area and the New Central Business District. This would expand the city centre offer, address the lack of new Grade A office accommodation

in the city, and be a catalyst for a wider platform of investment into Central Lancashire including direct foreign investment. The University of Central Lancashire is a key asset in the Mid Lancashire area. Alongside its range of teaching and research opportunities the University is actively encouraging start up businesses and graduate entrepreneurs, developing a new business incubator facility.

Providing an appropriate housing offer to support economic growth, including new development to the north of Preston, will be critical. Here the HCA own a significant amount of land which will facilitate this ambition. Inner East Preston is a priority for regeneration with investment required in the existing housing stock and on key development sites.

### **South Ribble**

In South Ribble the focus is on managing the strategic site at Cuerden for job creation and the need for investment in creating transport links across the Borough. The strategic Enterprise Zone site at Samlesbury offers critical potential for the Lancashire sub region in terms of the aerospace industry. The integration of economic, housing and infrastructure investment is crucial in achieving sustainable and managed growth. Maintaining and enhancing the quality of place is recognised as a crucial factor in the potential success of Central Lancashire.

### **Chorley**

Chorley enjoys one of the most accessible locations in Mid Lancashire. With neighbouring market catchment areas of Manchester, Liverpool and Preston, some of the world's most successful companies have chosen to locate here, whilst many dynamic smaller businesses prosper equally successfully.

Chorley supports an expanding and healthily diverse economy with a range of sector strengths within knowledge based and high growth sectors which promotes economic stability. Employee jobs growth increased by 21% from 1999 to 2010 and Chorley currently has 38,600 employee jobs.

Chorley aims to capitalise on its premier location as a place to do business, attracting knowledge-based investment to key employment sites including Buckshaw Village and Junction 8, M61. Maintaining Chorley town centre's position in the retail hierarchy, growing the quality of its offer and providing a distinctive and attractive town centre environment is fundamental.

The three authorities of Chorley, Preston and South Ribble collectively form **Central Lancashire**. Central Lancashire employs 174,000 people and is a highly economically productive area of Lancashire. It has a mixed economy with a diverse base, with strengths in the knowledge and service economies, advanced manufacturing including the nuclear and aerospace industries, plus a significant public sector. The area has seen significant employment growth in the last few years, although this has been primarily driven by growth in lower value service sectors. The

City of Preston provides a key focal point for value added growth, particularly in higher value service sectors and the presence of UCLan (University of Central Lancashire) in Preston offers a significant driver for knowledge based economic growth.

The focus in Central Lancashire is on achieving managed growth. The challenge is to secure investment that provides the necessary infrastructure to facilitate such growth. Investment in housing both new and existing is seen as part of this approach. Central Lancashire's ambition is for an economic growth led recovery with housing delivery aligning with and supporting this growth.

All 3 districts see investment in their respective city/town centres as necessary to make the area attractive for investors.

### **West Lancashire**

West Lancashire employs over 41,000 people and has a relatively stable economy which has seen significant employment growth over recent years. It is essentially a rural borough with 92.5% of the land within Green Belt and contains a large proportion of the best and most versatile agricultural land in Lancashire. Consequently it has a large rural economy, accounting for 40% of all employment. The area has strengths in manufacturing and distribution, with Skelmersdale serving as a regionally important distribution hub. Around one third of the population lives in Skelmersdale. The position of Skelmersdale in relation to Manchester, Liverpool and Preston forming a triangular market base gives the town considerable sub regional significance. The Borough benefits from a high rate of economic activity compared with the wider North West region, with strong employment growth in recent years in key sectors such as health and education, distribution and retail and business services. Skelmersdale and Up Holland lag behind Borough and Regional averages on a number of economic indicators, with a poor housing offer in terms of mix and tenure, an inadequate town centre and dated industrial areas. The regeneration of Skelmersdale Town Centre including the re-modelling of the industrial and residential estates and the completion of Whitemoss Business Park at Junction 4 (M58) will help fulfil its economic potential.

Employment in West Lancashire is concentrated in five main sectors of the economy, with distribution and retail, manufacturing, health, business services and education accounting for 67% of all employee jobs in the area. The area is the main home for Edge Hill University which represents a key economic strength. The University currently expects to generate an economic impact of around £214 million by 2012/13 for the North West. It is recognised as a centre of excellence in teaching specialising in Education, Health, Arts and Science, and has a well established Business School.

Whilst much of the strategic housing delivery will be closely aligned and integrated with the regeneration of Skelmersdale, it will be critical to understand the wider relationship and housing linkages with Merseyside.

## **Ribble Valley**

Ribble Valley has the largest geographical area within Lancashire but the smallest population, sparsity of population is therefore a key feature. The administrative centre for the district is the market town of Clitheroe, with Longridge as the other main commercial centre. The remaining area is mainly rural and two thirds of the borough is designated as part of the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

Unemployment is well below national and regional average and the lowest in the North West. Agriculture and tourism are important employers in the borough. The tourism sector accounts for 10% of employment and it is estimated that the tourism spend exceeds £19 million. The largest employment sector is manufacturing which accounts for 23% of employment. Major companies present include Hanson cement, Johnson Matthey and BAe Systems.

Supporting employment growth in higher value service sectors is a priority, along with other parts of the service and visitor economies, whilst maintaining healthy and sustainable agricultural and manufacturing based sectors and activities that promote town centre vitality and viability.

BAe Systems, Barrow Brook Business Park and Salthill sites along the A59 corridor are of a scale, location and setting capable of promoting business park development for investment in the regional and sub regional market place. The Samlesbury site shared with neighbouring authority South Ribble, is regarded as a regionally significant employment site with considerable potential to accommodate a variety of knowledge based, advanced manufacturing, aerospace and other related activities. The significance of the site has been further recognised by its designation as an Enterprise Zone.

In Ribble Valley, the potential to attract visitors and visitor investment is a key area of opportunity. The area has a wealth of natural resources and beautiful countryside of national significance.

## **Integrating Issues**

### **Linkages and interdependence**

The four functional economic and housing market areas have extensive links with neighbouring towns and conurbations both within and outside the County. Their economies display strong linkages through the key themes of advanced technology and manufacturing including the energy coast initiative, higher education and knowledge based industries, tourism and heritage. These linkages are moving towards increasing overall economic functionality and interdependency. This is further supported by a strong baseline of communications infrastructure.



## **Structural issues**

However while Mid Lancashire has performed well in the past with strong growth in employment; the area has not delivered to its full potential over the 10 years previous to the current economic downturn when economic performance was broadly positive. This is because of the way the economy has grown in Mid Lancashire with an over reliance on the public sector to provide higher value employment and a private sector that has an over concentration on lower value added services both of which have an impact across the economy.

## **Maximising Economic Contribution**

Mid Lancashire partnership work is focussed on maximising the economic contribution of the area and on tackling some of the important structural economic issues faced within Mid Lancashire. A key part of this is to ensure that the area's infrastructure including housing is capable of supporting these ambitions.

## **Strategic Sites**

The Mid Lancashire area contains a significant number of regionally significant development sites:

- Lancaster Science Park (Bailrigg)
- Central Preston
- BAe Systems Samlesbury (Enterprise Zone)
- Cuerden
- Revolution Park, ROF Buckshaw Village

Skelmersdale Town Centre is also recognised as a key strategic site for the Mid Lancashire area and wider region. Work is also ongoing to identify further strategic sites of sub regional significance. Local Plans and other strategic local documents are making progress in identifying these. Further work needs to be carried out through the LIP process to bring these sites together and to consider the degree to which these have or could have strategic links to housing opportunities

Work needs to be undertaken to identify how these sites can be integrated with housing opportunities. This will ensure that development is mutually supporting and that the opportunities to meet housing needs through wider investment are maximised.

## **Key Housing Dynamics**

The key housing issues, challenges and areas for action have been identified and examined through Strategic Housing Market Assessments and the Housing Contextual Statement for Mid Lancashire. The Mid Lancashire Housing Contextual Statement has been developed in the context of the Government's fundamental housing policy and funding changes. Crucially this recognises that there has been a shift away from large scale spending programmes and grant allocations towards incentives schemes such as the new Homes Bonus, competitive funding such as Decent Homes Funding and private finance vehicles. In terms of regeneration there is a general move away from housing led regeneration to economic growth. Maximising the integration of economic and housing priorities and delivery vehicles is therefore critical

The economic strength and potential of Mid Lancashire is such that there is great potential to help meet housing priorities through the development of innovative investment and delivery vehicles with the private sector and other key partners. At the same time the area is likely to be able to benefit from incentive schemes such as the New Homes Bonus. These would add substantial value to any public sector investment made. This investment potential can support aspirations within Mid Lancashire but is also significant sub regionally with linkages into Pennine Lancashire and Fylde Coast and beyond into Cumbria, Merseyside and Manchester.

### **Housing Growth and Regeneration**

Forecasts for growth suggest that Mid Lancashire could have more than a 20% increase in households over 25 years. This growth will be largely driven by increases in the existing population and from expected smaller household size. A significant feature of this household growth is that it is anticipated that over 80% of it will be made up of households headed by a person aged 65 or over. This will have implications for housing type requirements and social care, but beyond this there will be significant economic implications. The proportion of economically active households and persons will fall considerably. In order to retain and attract the working population required to maintain and increase the prosperity of Mid Lancashire and meet the economic priorities of the Mid Lancashire Partnership it will be necessary to ensure a sufficient supply of housing at prices these households can afford and of a type that they want and need. This key role of housing in supporting the prosperity of Mid Lancashire and Lancashire as a whole is a cornerstone of the priorities of Mid Lancashire partnership working.

The need for housing growth in Mid Lancashire must however be considered within the context of sustainability and quality. Quality of housing and quality of place are fundamental to housing growth successfully supporting both economic growth and community needs. Sustainability and the environment are integral parts of the growth agenda because these are recognised as key components in relocation decisions and attracting new business into the area.



Mid Lancashire contains a number of places of exceptional quality. The general quality of neighbourhoods across Mid Lancashire is also high with the majority of residents satisfied with their local area as a place to live. These areas are attractive to the market. It is necessary to employ a balanced approach to ensure that currently attractive areas do not develop beyond their capacity to the point whereby their quality and attractiveness are lost. Such an approach needs to involve and gain the support of local communities

It is essential therefore that the intrinsic environmental quality of Mid Lancashire is not damaged by unconstrained, inappropriate and locally unpopular development. Growth must be carefully managed across Mid Lancashire and in the wider Lancashire area. This can be achieved by:

- Linking growth to strategic development and employment sites both in Mid Lancashire and in the wider Lancashire area;
- Working cooperatively with other areas in Lancashire and neighbouring authorities to deliver sustainable growth
- Ensuring sufficient high quality infrastructure is in place for supporting development and housing growth
- Ensuring local communities are involved in the planning of housing sites.

### **Affordability**

Affordability is one of the key housing issues facing Mid Lancashire. It is estimated that 3,752 additional affordable homes are needed each year for the next 5 years. This is over twenty times the annual level of affordable homes completed in Mid Lancashire recently. Affordable housing type is divided into social rented housing and intermediate tenure (e.g. shared ownership, equity share, discounted sale). Evidence demonstrates that across Mid Lancashire the predominant requirement in respect of affordable housing provision is for 2,3, and 4 bedroom family housing. The proportions vary depending on the mix of existing stock, with Lancaster looking for up to 60% of smaller one and two bed homes. For each of the 6 districts the greatest proportion of need is for social rented housing and addressing this will be a key priority.

The implementation of the affordable rent model has introduced a new tenure option. The model is currently evolving and its impacts and implications for affordable housing supply across Mid Lancashire will need to be monitored. It will be important to assess how delivery through the new model aligns with housing growth and regeneration priorities and how it works alongside meeting need for rented property at social rent levels. The requirement to produce Tenancy Strategies will enable local authorities and Registered Providers to set a framework for achieving conversions from social rent to affordable rent and requirements in respect of flexible tenancies. The full range of means of providing affordable housing will need to be understood strategically. Wider engagement with registered providers, developer partners and

with the HCA will be critical in order to explore and agree new models of investment and delivery.

With regard to the implementation of the affordable rent model, the bidding and allocations process for 2011-15 is based on contracts between individual Registered Providers (RPs) and the HCA. Local authorities and sub area partnerships also have a critical role to play:

- facilitating the development of competitive bids in their areas,
- working with the HCA as bids are assessed and grant is allocated and in the subsequent development of RP programmes under framework contracts.

Mid Lancashire authorities are working with registered providers to ensure that the proposed programmes reflect Mid Lancashire's development and housing priorities. Strategically this funding should play a key role in stimulating wider housing and economic investment. Importantly linkages to other strategies for providing affordable housing will provide additional value to any money invested and will lead to more effective outcomes.

The key means of delivering overall affordable housing needs, of which the affordable rent funding stream will be part, will be closely linked to the development of private-public sector partnerships to create innovative delivery vehicles. Local authorities will need to work with Registered Providers, other partners and the HCA to develop viable circumstances for further investment. The overall emphasis will therefore move away from gap funding schemes towards examining ways of enabling the development of wider investment plans. Registered Providers are a main partner for affordable housing and it will be important to develop and maintain strong relationships with these and to ensure that the strongest and most experienced of these play a leading role in exploring new ways of working and investing.

As part of the broader housing development context, affordable housing provision through developer contributions is a key priority. Working positively and creatively with developers will maximise the ability to meet housing priorities. Planning policies for securing appropriate provision are a requirement of statutory district Local Development Framework Core Strategies. These are either in place or are being developed across Mid Lancashire.

Evidence suggests that the private rented sector is growing in importance as a potential source of supply to meet affordable housing needs and provide a flexible tenure choice. An understanding therefore needs to be gained of the extent to which the particular parts of this sector could help Mid Lancashire meet its housing needs and aspirations. This will include understanding the range of demand for this type of housing in the context of strategic growth and investment. It will also include

examining the levels of investment individuals and institutions would be prepared to bring forward which would effectively control both the volume and quality of supply. At the same time measures to mitigate poor conditions and poor management standards in the existing private rented sector are essential especially in those neighbourhoods with high concentrations of such properties and more generally to assist the most vulnerable households. This will include addressing issues of condition and decency, energy efficiency, management standards and wider neighbourhood impacts.

### **Rural Affordability**

The rural parts of Mid Lancashire experience some of the most acute affordability problems. The attractiveness of the housing offer and the rural environment fuel demand and high prices. It is extremely difficult for anyone who does not have an existing stake in the area through property ownership or a very high income to be able to afford to live in these areas. This in turn threatens the overall sustainability of some rural communities.

Rural exceptions planning policies provide an opportunity for housing partners to identify small sites for affordable housing. Increasingly housing provision and affordability in rural areas needs to be considered in the context of wider community and sustainability issues. Working with rural communities to identify and maintain up to date housing needs evidence and potential sites for affordable housing will be a key priority. The Government is placing a particular emphasis on local housing and land trusts and on Community Right to Build. The potential of these new delivery models for Mid Lancashire will need to be understood and taken forward as appropriate.

### **Localised Areas of Significant Deprivation**

The quality of Mid Lancashire as a place to live is fundamental both to the prosperity, health and wellbeing of local communities and to the ability of the area to attract new and expanded businesses and the skilled workforce required. There needs to be a strong focus on place shaping with linkages between new development and improvement initiatives.

Whilst the overall housing and neighbourhood quality of Mid Lancashire is good there are localised areas of very significant deprivation. The CLG Indices of Multiple Deprivation (IMD) 2010 show that Preston has the most deprived neighbourhoods of the Mid Lancashire authorities, ranked at 59 out of all LA districts with Lancaster next at 133 and West Lancashire at 153. Chorley (173), South Ribble (207) and Ribble Valley (302) are least deprived of the Mid Lancashire authorities. Since the previous IMD was published in 2007 Preston, Lancaster and West Lancashire have improved scores, while South Ribble and Chorley are showing increases in deprivation scores.

At a more detailed level Preston has 18 of the 10% most deprived Lower Super Output Areas (LSOAs) in England, mainly in Inner Preston. Lancaster has 10 LSOAs in the most deprived, all in Central Morecambe and West Lancashire has 7 all in Skelmersdale. South Ribble now has 1 LSOA in the worst 10% while Chorley has 6. In 2007 neither of these 2 districts had any LSOAs in the worst 10%. Within Ribble Valley 5 wards figure within the worst 10% under the access to services Index.

Although the nature of the problems vary between the areas, they are all associated with poor housing conditions and/or lack of or unpopular affordable housing. They are areas with low levels of economic activity and present important challenges for housing strategy.

Based upon this overview the main place based regeneration priorities for Mid Lancashire are:

- **Central Preston.** The priority for regeneration focuses on Tithebarn, the New Central Business District and Inner East Preston. Improving the city centre retail, leisure and commercial offer and the quality of the physical environment is key. Inner East Preston is both the most deprived part of the City and a key gateway. It is characterised by a range of mixed uses, a concentration of poor quality mainly older terraced housing and significant provision of social housing. Priority projects here are at New Hall Lane and the former James Hall site. It is also important to note particular concentrations of poor quality private sector homes in other wards, e.g. Moor park.
- **Morecambe West End.** In Lancaster there has been, and remains a long-term priority to focus on the West End of Morecambe. This area has been very badly affected by the decline of Morecambe as a traditional seaside tourist resort and has a large number of former hotels and Boarding Houses that are frequently now in multiple occupation. There is a very high concentration of poverty and social needs. These are being tackled by a programme of transformational change in the West End that complements economic initiatives and the emergence of a new leisure offer in Morecambe. Priority projects for the next four years are: **Chatsworth Gardens, Marlborough Road and Bold Street**
- **Central Morecambe.** The Lancaster District Core Strategy (2008) defined the regeneration of central Morecambe as of sub regional importance and designated it as a Regeneration Priority Area. The Morecambe Area Action Plan (MAAP) is currently being developed and will create a framework for the development, change and conservation needed to secure the lasting regeneration of the town. The plan aims to improve how the central part of Morecambe looks, feels and works bringing investment attract visitors , strengthen the economy, provide a strong town centre, create better housing with settled residential communities and improve the transport infrastructure and infrastructure.
- **Skelmersdale.** This is a former New Town where the poor quality and image of the town centre is a key place-shaping priority. The redevelopment proposals include mixed use, commercial, retail and new housing together with new infrastructure and public realm. The housing elements include the redevelopment



of significant amounts of relatively poor social housing and the development of new housing.

- **Leyland.** The priority for regeneration focuses centrally on commercial development surrounded by large scale housing redevelopments on significant brownfield sites. The Regional Investment Priority site of Cuerden lies to the north of Leyland at the junction of the M6, M61 and M65 motorways.
- **Chorley Town Centre.** Transforming parts of the town centre by promoting retail/commercial redevelopment and improving the public realm is a key priority.

### **An Ageing Population**

A 63% increase in households aged 65 and over is forecast for Mid Lancashire as a whole 2008-2033. The SHMAs predict that the on-going trend to smaller households will continue to 2026 with the average size by then being 2.1 persons. There are implications of an increasing aged population and this category of special housing needs is a particularly pertinent issue for those aged over 75. For the 60 to 75 year olds, lifestyles and housing expectations are different but the SHMA found that over 7% of these households felt their home was not suitable and over a quarter of 60 plus households were living in under-occupied accommodation. Despite this, most people wanted to stay in their own homes and have services come to them.

As set out above the increasing proportion of the population who will be elderly could have profound implications for economic growth if provision is not made to retain and attract skilled people of working age. At the same time the needs of elderly communities need to be met. Linkages with the supporting people agenda and with private and third sector partners will be vital to maximise the overall effectiveness of measures taken to meet both general and specialised needs. The Housing Strategy for England – Laying the Foundations contains within it the new deal for older people's housing. The new deal aims to help people make informed choices about their housing and care as they get older. The deal includes encouraging local authorities to make provision for a wide range of housing types across all tenures including:

- accessible and adaptable general-needs retirement housing;
- specialised housing options including sheltered and Extra Care housing for older people with support and care needs.

The government will be working with planners and developers to develop evidence-based guidance on how to plan and deliver good quality housing for older people.

### **Thematic Priorities and Strategic Spatial Development Areas**

Having considered an overview of the totality of priorities set out in relevant strategies and frameworks, a set of thematic priorities have been identified which bring together aspirations needs and potential, and which can deliver desired outcomes if pursued through the Local Investment Planning process.

- Delivering significant sustainable housing growth and regeneration to meet demographic and economic needs.
- Integrating housing and economic potential to maximise investment in both.
- Delivering affordable housing to meet economic and social needs.
- Providing better life chances for communities.
- Creating and maintaining places where people want to live.
- Making the best use of assets and achieve more for less.

In addition to the thematic priorities that strongly support economic improvement, there is a further need to ensure that the particular housing needs of the most vulnerable people are met. The rising local population of older people and continuing need to care for people with disabilities mean that capital investment will continue to be made in adaptations to existing homes that maintain independence and promote a high quality of life.

### **Strategic Spatial Development Areas**

In order to determine a focus for investment and partnership working priorities need to be articulated spatially as well as thematically. This has been undertaken by considering potential housing sites and areas against thematic priorities, and in relation to existing and planned economic development and infrastructure.

This work has produced a **portfolio of potential housing sites and areas** (see Annex 1) which align with the thematic priorities to support economic aspirations and meet local needs. The initial LIP period is only 4 years so there will need to be a focus on what can be achieved in this timeframe but within the context of longer term aspirations for the area.

The portfolio combines opportunities which could be brought forward in the short term with key longer term aspirations. Shorter term investments need to be viewed in the context of a longer term strategic overview to ensure that as well as delivering immediate priorities they can where possible provide building blocks to achieve the longer term overall vision of sustainable growth for the area. It should be noted that currently Ribble Valley Borough Council are at the stage of considering areas of search for potential housing sites. As potential strategic sites/areas emerge, these can be assessed for inclusion in the portfolio as appropriate.

### **Translating Priority Issues and Actions into Agreed Priorities for Investment to 2015 and for the Longer Term**

Having established the portfolio, each site has then been assessed further in terms of financial and economic criteria, and against practical aspects and criteria as follows:



### **Financial and Economic Aspects of Proposals**

- The degree to which a proposal is part of a wider complementary investment package in an area, including Community Infrastructure Levy (CIL) or helps to secure or multiply the benefits of earlier investment.
- The leverage of private sector and other investment a proposal generates
- The potential to generate a direct financial return (and therefore suitability for funding via JESSICA and other investment routes).
- The level of indirect financial return generated by reducing other costs
- An estimate of a project's economic impact
- The ability to integrate key investment sources including Regional Growth Fund (RGF), Tax Increment Finance (TIF), Section 106, New Homes Bonus, European Funding and other alternatives including the use of land assets.

### **Practical Aspects of Proposals**

- Project deliverability and risk
- Suitability of existing infrastructure or the potential to contribute infrastructure improvements.
- Water, air quality, greenhouse gas and flood risk impacts and contribution to climate adaptation.
- Design quality and innovation
- Value for money

This has resulted in the identification of 10 sites/areas which are considered to be the key initial strategic sites for investment. It is recognised however that investment opportunities can shift quickly and will be under continuous review. Consequently opportunities outlined in the wider portfolio can come forward as appropriate.

### **Potential Key Initial Sites for Investment**

<b>Site/Area</b>	<b>District</b>	<b>Focus</b>
Bailrigg	Lancaster	Sustainable Growth

Site/Area	District	Focus
Luneside East	Lancaster	Regeneration
Morecambe's West End	Lancaster	Regeneration
Land at Eastway	Preston	Sustainable Growth
North West Preston Strategic Area	Preston	Sustainable Growth
Inner East Preston	Preston	Regeneration
Pickerings Farm	South Ribble	Sustainable Growth
Moss Side Test Track	South Ribble	Sustainable Growth
Buckshaw Group 1	Chorley	Sustainable Growth
Botany/Great Knowley	Chorley	Sustainable Growth
Skelmersdale Town Centre	West Lancashire	Sustainable Growth and Regeneration

The growth focused sites/areas outlined in Table 1 have significant potential to support, enable and bring forward strategic economic growth. Sites at Pickerings Farm, Moss Side Test Track and North West Preston Strategic Area will provide high quality housing in close proximity to strategic and key employment sites and will help provide mutually supporting, critical infrastructure. Residential development at Eastway, Buckshaw Group1 and Great Knowley will come forward as part of complementary economic offers, again providing high quality housing and infrastructure. The bringing forward of the strategic site at Bailrigg would play a critical role in kick starting and supporting the development of the Lancaster Science Park and expanding the University complex through the provision of core infrastructure. This in turn would bring significant investment into the Mid Lancashire economy together with increased employment opportunities. Strategic housing growth in Skelmersdale would contribute to a wider investment package which would bring multiple benefits by both supporting economic growth and achieving regeneration.

The regeneration focussed areas of Luneside East, Morecambe, Inner East Preston and Skelmersdale have been identified as initial investment sites for 2 key reasons. Firstly support and investment here is necessary in order to deliver the aspects of the thematic priorities relating to social need, life chances and improving environments. Secondly in the context of their proximity to areas of potential growth and investment there is considerable scope for them to become part of wider packages of investment and to explore the development of innovative delivery vehicles with private/public investment partners. Regeneration at these sites will not only deliver direct benefits but will also bring confidence to the wider area supporting overall sustainable economic growth.

## Investment in Affordable Housing

Investment in affordable housing is a critical issue across Mid Lancashire and the mechanisms for this investment are undergoing a period of considerable change.

A strategic overview is required of:

- Ongoing need.
- The actual and likely levels of delivery through the new models
- How delivery mechanisms can be maximised through strategic investment.

Mid Lancashire authorities will work with partners to determine key issues and to prioritise investment needs. Key issues to take forward are as follows

Key Delivery Mechanism	Critical Issues	Partners
Community Infrastructure Levy and Section 106 Agreements	<p>Consideration currently being given to whether affordable housing should be delivered through CIL.</p> <p>Whether development viability issues will affect potential developer contributions.</p> <p>Ensure growth in Mid Lancashire provides appropriate contribution of affordable housing of the right type in the right place.</p>	Developers, Government, HCA and Registered providers
Affordable Rent Model	<p>Monitoring overall delivery of affordable housing through this model.</p> <p>Monitoring effects of conversions from social rent</p>	Registered Providers, HCA
Self Financing Model	West Lancashire is a stock holding authority and is currently assessing the scope for further affordable housing through a self financing model	Government, HCA
Provision of affordable housing through the private rented sector	<p>Understanding demand for this type of provision.</p> <p>Understanding the scope for</p>	Developers, HCA

Key Delivery Mechanism	Critical Issues	Partners
	developer interest and how this might link to wider development and investment across the area.	
Tenancy Strategies	Setting a framework for conversions and flexible tenancies	Registered Providers, HCA

### Investment in Stock Condition

The condition of the existing housing stock is fundamental to maintaining and promoting the attractiveness of an area and to meeting the needs and improving the life chances of people already living in the area. Investment in decency represents good value for money addressing a range of social and environmental issues and helping prevent areas from falling into more serious disrepair. Generally decency standards are good in the social housing sector across Mid Lancashire with Decent Homes programmes substantially complete. However, consideration will need to be given to any implications arising from the forthcoming changes to the benefits system and the regulation of housing providers.

Private sector house conditions as a whole for Mid Lancashire are around average for the North West. However within this there are some neighbourhoods where conditions are significantly worse than the average. There is a danger that disrepair and decency standards will worsen under current economic conditions. As part of this reducing the number of empty homes by bringing them back into beneficial use is a high priority. Making use of such properties will support the wider approach on providing affordable homes and at the same time can significantly raise neighbourhood quality. Mid Lancashire authorities through the Mid Lancashire Housing Contextual Statement are working to identify key priorities for investment and will work with partners to take these forward. Potential key issues to take forward are as follows.

Key Delivery Mechanism	Critical Issues	Partners
Securing Empty Homes Funding	Strategic development of Empty Homes Funding Bids demonstrating alignment with wider investment priorities in growth, regeneration and improving decency standards	HCA, private landlords/owners, Registered Providers
Working with private landlords to ensure an effective Private Rented	Accreditation and codes of practise	Private landlords, companies, HCA

Key Delivery Mechanism	Critical Issues	Partners
Sector	Targeting grants and loans to accredited private sector landlords	
Self Financing	West Lancashire as stock holding authority is assessing the potential for improving stock condition through self financing	Government, HCA

### Investment in Rural Areas

Much of Mid Lancashire is predominantly rural. The right balance of housing and employment opportunities is as crucial for rural areas as it is for urban in terms of promoting prosperity, maintaining community stability and retaining those young people who want to stay and find employment locally. Indeed the aim of Mid Lancashire to drive sustainable growth and the key priorities underpinning this are in many cases equally relevant across both urban and rural contexts.

Rural Mid Lancashire's sectoral activity has a strong basis for growth with a combination of high growth and developing businesses. The business mix across rural Mid Lancashire includes agriculture/food and drink, tourism, wholesale retail, manufacturing, knowledge industries, small and micro businesses and self employed and home based working. Mid Lancashire will focus on supporting this growth including the provision of key infrastructure such as the provision of superfast broadband. While key issues for growth may generally apply across urban and rural areas, there may be scope for identifying potential key strategic rural sites/projects. This may be particularly relevant where they are critical to growth and where their criteria for definition (scale for example) means that they don't necessarily sit alongside larger urban strategic sites/projects.

The Government has announced the Rural Economy Growth Review which includes a package of measures designed to stimulate sustainable growth in the rural economy and help rural businesses to reach their full potential. Understanding the potential of this alongside investment in infrastructure and housing will be crucial in taking forward the prosperity of Mid Lancashire.

Providing the right housing mix contributes to the goal of realising the potential within the rural economy and supporting genuinely sustainable rural communities. There needs to be a greater understanding of the role of housing and housing investment in the prosperity and sustainability of these areas.

Affordability of housing across Mid Lancashire as a whole has been identified as a key priority. This is a particularly acute issue in rural areas. The attractiveness



of the housing offer and the rural environment fuels demand and high prices. It is extremely difficult for anyone who does not have an existing stake in the area through property ownership or a very high income to be able to afford to live in these areas. This in turn threatens the overall sustainability of some rural communities. An appropriate mix of housing must be achieved to ensure that it supports rural prosperity and doesn't just act as dormitory housing for urban areas.

Key Issues	Potential Issues Identified to Date	Partners
<p>Identifying investment issues and priorities across Mid Lancashire rural areas and link to housing need.</p>	<p>Rural Economy Growth Review</p> <ul style="list-style-type: none"> <li>• Rural growth Networks</li> <li>• RDPE</li> <li>• Rural Broadband</li> <li>• Supporting rural tourism</li> <li>• Expanding food and drink sector</li> <li>• Delivering Green Growth</li> </ul> <p>Relationship with RDPE investment</p>	<p>HCA, RDPE, LEP, private investors.</p>
<p>Providing affordable housing</p>	<p>Understanding the scale of area over which "housing need" and developer contributions to affordable housing can be applied.</p> <p>Understanding the implications of providing affordable housing through CIL</p> <p>Identifying key villages and areas for "local needs" housing. Develop relationships locally through</p>	<p>HCA, Developers</p> <p>Local communities, parish councils, developers</p>



	parish councils to encourage responsible residential development	
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### **Investment in Housing for an Older Population**

The increasing proportion of elderly residents across Mid Lancashire will raise a number of significant economic, social and community issues across the area. Housing represents a key element of ensuring overall wellbeing. A determined focus is required to ensure appropriate housing provision both in terms of accessible and adaptable general needs housing and specialised housing options. Priorities will be linked to the Supporting People agenda and to the implementation of The Housing Strategy for England.

<b>Key Issue to be Addressed</b>
Ensuring a sufficient supply of adaptable general needs housing
Determine in liaison with the Supporting People Review of Housing Related Support for Older People the need for particular levels, types and distributions of new specialist housing.
Determine in liaison with the Supporting People Review of Housing Related Support for Older People the need for varying types of housing care and support
Work with LCC and other parties to commission services that have been identified by Supporting People Commissioning Review.

## **Forest of Bowland Joint Advisory Committee**

**Minutes of the Meeting held on Monday, 11th April, 2011 at 2.00 pm in Dalesbridge Centre, Austwick, Near Settle, North Yorkshire LA2 8AZ**

### **Present:**

#### **Chair**

County Councillor Mrs Susie Charles, Lancashire County Council

#### **Committee Members**

Councillor Lin Barrington, Craven District Council  
Councillor John Browne, Preston City Council  
Ian Grindy, United Utilities Ltd  
Michael Helm, LAPTC  
Mr David Kelly, Ramblers Association  
Councillor Colin Price, Yorkshire Local Councils Association  
Mr Andrew Taylor, Bowland Landowners and Farmers Group

#### **Officers**

Steven Brereton, Lancashire County Council  
Hetty Byrne, Lancashire County Council  
Martin Charlesworth, Lancashire County Council  
Mr David Hewitt, Ribble Valley Borough Council  
Cathy Hopley, Lancashire County Council  
Elliott Lorimer, Lancashire County Council  
Mr Graham Megson, North Yorkshire County Council  
Mr Don McKay, Lancashire County Council  
Mr Nick Osborne  
Mr David Padley, Lancashire County Council  
Mike Pugh, Lancashire County Council  
Mr Martin Putsey, Preston City Council  
Mr John Rhodes, Lancashire County Council  
Mr Greg Robinson, Wyre Borough Council  
Sandra Silk, Lancashire County Council  
Ms Tarja Wilson, Lancashire County Council

### **1. Welcome, Introductions and Apologies**

County Councillor Susie Charles, deputising for County Councillor Albert Atkinson welcomed all to the Committee meeting. It was noted that it was Don McKay and Martin Charlesworth's last Forest of Bowland AONB Joint Advisory Committee before retirement after many years working for the Forest of Bowland. The Committee formally thanked Don and Martin for their contribution to the Forest of Bowland and wished them well for the future.

Apologies for absence were presented from:

County Councillors Albert Atkinson and David Smith (Lancashire County Council)  
Councillor Joyce Pritchard – Lancaster District Council  
Councillor James Starkie – Pendle Borough Council  
Councillor Linda Brockbank – Craven District Council  
Councillor Richard Welch – North Yorkshire District Council  
Councillor Roger Brooks – Wyre Borough Council  
Councillor Rosie Elms – Ribble Valley Borough Council  
Alison Boden – Wyre Borough Council  
Sam Marsden – Natural England  
Terry Norris – Peak and Northern Footpaths

## **2. Minutes of the meeting held on 11 October 2010**

It was noted in the minutes of the previous meeting held on 11 October 2010 that a possible new planning applications would be submitted for a wind farm on or near Claughton Moor. Don McKay updated the Committee to say that the application had been received in December 2010 and that the Committee was consulted via email on whether to oppose the planning application (as was the case with the previous applications submitted in December 2009) or to recommend the planning application for approval.

Committee members consulted voted by majority to oppose the new planning application and an appropriate response was submitted on behalf of the Committee.

**Resolved:** The Committee then approved the minutes of the meeting held on 11 October 2010 as an accurate record.

## **3. Matters Arising**

No further matters arising were noted.

## **4. Defra, Natural England and the NAAONB**

Don McKay presented the report (circulated) regarding the new roles for Defra and Natural England and the key role of the National Association for AONBs.

In a letter written in late November 2010 to the Chief Executive of the NAAONB, Howard Davies, the Minister for Natural Environment and Fisheries, Richard Benyon MP, made clear his intention that there should be an effective tripartite relationship between Defra, Natural England and the NAAONB which sees AONBs thrive and prosper, with appropriate support from central government and minimal interference.

Don added that Defra had sent a letter to AONBs advising that they would be providing the amount of money each AONB had requested.

**Resolved:** The Committee agreed to note the changes and commended the effectiveness of the National Association of AONBs (NAAONB) in securing government support and urge all councils with AONBs in their area to become full members of the NAAONB to ensure its continuation.

## 5. Budget update 2011/12 & Staff Changes

John Rhodes presented the Budget Update 2011/12 and Staffing Changes report (circulated). The report presented the revised and updated Budget and set out the arrangements for dealing with changes in the AONB staff unit resulting from staff leaving on Voluntary Redundancy and the need to ensure a strong, sustainable and effective AONB service in the coming years.

The estimated 2011/12 Out-turn budget prices were attached at Appendix 'A', John highlighted that the Grant from Natural England had been increased from £240,250 to £254,000.

Don McKay highlighted the staffing changes within the Forest of Bowland AONB team.

At the time of writing the report Don McKay and Martin Charlesworth had accepted Voluntary Redundancy (VR), with a finish date of 11 April 2011. Susan MacDonald was currently going through the consideration process for VR.

Following a restructure it was confirmed that Nick Osborne and Elliott Lorimer would be the lead contacts for the Forest of Bowland AONB team, with Elliott working 4 days a week and Nick 1 day a week.

Following some minor revisions to the recommendations of the report, the Committee were subsequently asked to note and agree:-

1. The voluntary retirement of the AONB Manager and the Community Projects Officers and the application for VR by the Communications Officer.
2. The transfer of higher level AONB Manager responsibilities for the AONB to the LCC Site Access Manager and the transfer of lower level management responsibilities and tasks to the principal officer in the current AONB-Rural Team.
3. The AONB Sustainable Tourism & Website Development Officer post being brought wholly within AONB core funding.
4. Ask LCC to extend the former HLF Project Officer post for 6 months, during that time to review how the restructure is working and whether further changes are needed.
5. To request the funding authorities to reaffirm their commitment to the AONB Partnership by signing the updated Memorandum of Agreement to be circulated by the AONB Manager.

**Resolved:** The Committee noted and agreed to the revised recommendations relating to the budget and staffing changes as set out.

## 6. Looking forward

Elliott Lorimer gave a verbal update on the changes in the Forest of Bowland AONB Team and the changes in the funding arrangements. Elliott explained that they will perform a view of the management plan and report back to the committee at a future meeting date reviewing both objectives and actions within the plan and consult with the Joint Area Committee (JAC) members. Elliott also reported that a 3 year business plan will be developed and it is anticipated that a draft business plan will be submitted to the October 2011 Forest of Bowland JAC meeting for review.

**Resolved:** The Committee noted the verbal update.

**7. Minor amendments to Management Plan following publication of revised and updated Strategy for Sustainable Tourism**

Hetty Byrne and Cathy Hopley presented the report and detailed a number of minor changes in the detail of the text are proposed to improve, update and ensure consistency between the Forest of Bowland AONB Management Plan (2009 – 2014) and the Sustainable Tourism Strategy (2010 to 2015). The latter having been written after the AONB Management plan was published. The ST action plan has been developed interactively in the same way as the Management Plan on the Forest of Bowland website, and can be accessed as an annexe to the main Management Plan.

Hetty and Cathy detailed the changes to the AONB Management Plan as set out in the circulated Appendix 'C' and the updates to the Sustainable Tourism Strategy are available to view on the Forest of Bowland AONB website.

**Resolved:** The Committee agreed to the changes and updates to the text of the AONB Management Plan as set out at Appendix 'C' and noted that the changes to both the Management Plan and to the Sustainable Tourism Strategy are available to view on the Forest of Bowland AONB website.

**8. Position Statement on Renewable Energy**

Cathy Hopley and Steve Brerton presented the report (circulated) and explained that the position statement (attached at Appendix 'D') set out the suggested considerations of the Joint Advisory Committee (JAC) in view of the UK Government's commitment to reducing greenhouse gas emissions, and to increasing the percentage of power generated from renewable sources; and also in the light of their Planning Policy Statement on renewable energy (PPS22).

The document sets out the purposes of a position statement, and offers general guidance on renewable energy developments within the AONB. In particular that:

***3.3 The Forest of Bowland AONB Joint Advisory Committee considers that medium to large scale renewable energy development is not appropriate within the Forest of Bowland AONB (or in locations beyond the boundary where development would affect its setting and character) as it has significant potential to adversely affect the natural beauty of the AONB and to compromise the purpose of the statutory designation.***

***3.4 However, the Forest of Bowland AONB Joint Advisory Committee considers that micro and small scale renewable energy development may be appropriate within the designated area.***

The document then goes on to deal with different types of renewable energy development and how micro and small scale schemes might best be sited within the AONB.

For clarity, the Committee discussed what would classify a micro and small scale scheme.



**Resolved:** The Committee approved the position statement on renewable energy development in the AONB, and agreed to its publication on the AONB website.

In addition the Committee agreed that the statement should be circulated to the local planning authorities within the AONB, and they should be encouraged to refer to the statement within their individual planning policies.

## **9. Delivering the AONB Management Plan**

The Committee discussed the latest AONB Management Plan Headline Achievements including:

- The Forest of Bowland AONB / RSPB Outreach Education Project.
- Bowland Wildlife Bloggers.
- Festival Bowland 2011.
- Website Developments.
- Bowland Tourism Environment Fund (BTEF) & Bowland Experience (BEx).
- EUROPARC Charter Partners.
- Lancashire Green Tourism Project.
- The National Association for AONBs (NAAONB).
- Forest of Bowland AONB Partnership Annual Report 2009.10.
- Forest of Bowland AONB Interactive Management Plan.
- Forest of Bowland AONB Boundary Signs.
- Forest of Bowland AONB Printed Literature.
- Micro Hydro Feasibility Study.
- Climate Change Adaptation Plan.
- Renewable Energy Position Statement.
- AONB Carbon Reduction Plan.

**Resolved:** The Committee noted the report and the current position with each item.

## **10. Date of next meeting**

It was proposed that the next meeting of the Committee be held on **Monday 17 October 2011**, the Committee meeting rotates to various areas of the Forest of Bowland, the next meeting is scheduled to take place in Ribble Valley.

## **11. Any Other Business**

Nick Osborne gave a verbal update on Bailey Lane, Tosside and reported that there has been a delay in signing the Bridleways agreement, Nick was continuing to press to arrange a meeting to find a way forward and that the Forest of Bowland Joint Advisory Committee might be asked to write to the agents for the landowners if the delay continues.

Ian Fisher  
County Secretary and Solicitor

County Hall  
Preston

**Colin Hirst**

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**From:** Colin Hirst  
**Sent:** 20 September 2012 09:03  
**To:** Philip Dagnall  
**Subject:** FW: DPOG Meeting Thursday 20th September 2012  
**Attachments:** DPOG Quarterly Meeting 25 April 2012.doc; 14.09.12 September Development Plans Officer Group Agenda.doc

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**From:** Clarke, Philippa [mailto:Philippa.Clarke@wyre.gov.uk]  
**Sent:** 14 September 2012 10:42  
**To:** adriansmith@rossendalebc.gov.uk; alison.marland@chorley.gov.uk; Anne Storah (annestorah@rossendalebc.gov.uk); Clarke, Philippa; Colin Hirst; david.porter2@lancashire.gov.uk; david.proctor@blackburn.gov.uk; Farooq Rafiq (Farooq.Rafiq@hyndburnbc.gov.uk); Glaister, Julie [JulieG@fyde.gov.uk]; Helen Hockenhull (hhockenhull@southribble.gov.uk); jane.saleh@blackpool.gov.uk; John Halton (john.halton@pendle.gov.uk); louise.nurser@lancashire.gov.uk; 'm.putsey@preston.gov.uk'; Margaret Whewell (mwhewell@burnley.gov.uk); mbrophy@lancaster.gov.uk; Paul (Paul.Johnson2@lancashire.gov.uk); Paul Hatch (phatch@lancaster.gov.uk); Peter Richards (Peter.Richards@westlancs.gov.uk); pmilward@burnley.gov.uk; rea.psillidou@blackburn.gov.uk; Simon Prideaux (simon.prideaux@hyndburnbc.gov.uk); Sims, Mark  
**Cc:** Regan, Lyndsey; 'jackie.leask@local.gov.uk'  
**Subject:** DPOG Meeting Thursday 20th September 2012

To all

The next meeting of the Lancashire Development Plans Officer Group, will take place at Wyre Civic Centre, Committee Room 1, Breck Road, Poulton-le Fylde, FY6 7PU on Thursday 20<sup>th</sup> September at 10.00. There is free car parking on site and Poulton station is only a 5 minute walk from the Civic Centre.

Please find the agenda attached and the previous minutes.

This link will help you find where we are: <http://www.wyre.gov.uk/location>

We look forward to seeing you on Thursday. If there any apologies in advance could you please let me know?

Regards

Philippa Clarke  
Planning Policy Manager  
Wyre Council  
Email [Philippa.Clarke@wyre.gov.uk](mailto:Philippa.Clarke@wyre.gov.uk)  
Telephone 01253 887473  
Website [www.wyre.gov.uk](http://www.wyre.gov.uk)

26/10/2012

**Lancashire Development Plan Officers Group  
Quarterly Meeting**

<b>Date:</b>	20 <sup>th</sup> September 2012
<b>Time:</b>	10.00 – 12.30
<b>Venue:</b>	Committee Room 1 Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU

1. **Welcome**
2. **Apologies**
3. **Minutes of Last Meeting**
4. **Presentation and discussion: the Duty to Cooperate** (*Please note this item may be deferred until later if Jackie is delayed due to traffic*)  
**Jackie Leask, PAS**  
**Mike Eastham, Lancashire County Council/PAS**
5. **5 year Housing Supply and how calculated: - Discussion**
6. **National Planning Policy Framework and recent Government announcements – Discussion**
7. **Neighbourhood Planning Updates from across Lancashire – Discussion**
8. **LDF Updates**

Blackburn-with-Darwen	Pendle
Blackpool	Preston
Burnley	Ribble Valley
Central Lancashire	Rosendale
Chorley	South Ribble
Fylde	West Lancashire
Hyndburn	Wyre
Lancaster	Lancashire
9. **AOB**
10. **Date and Venue of Next Meeting**
11. **Close**

**Colin Hirst**

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**From:** Anne Storah [AnneStorah@rossendalebc.gov.uk]  
**Sent:** 06 June 2012 16:34  
**To:** Colin Hirst; Proctor David; Rodgers Neil; Simon Prideaux; Paula Fitzgerald; Neil Watson; HaltonJohn; mwhewell@burnley.gov.uk; Adrian Smith; pmilward@burnley.gov.uk  
**Subject:** RE: CORE STRATEGY — Meeting with Pennine Lancashire Planning Authorities —

Hi Colin,  
I can confirm that it will just be me attending from Rossendale.  
Thanks,  
Anne

Anne Storah  
Principal Planner (Forward Planning)

Direct dial: 01706 252418

Rossendale Borough Council  
One Stop Shop  
Lord Street  
Rawtenstall  
Lancashire  
BB4 7LZ

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**From:** Colin Hirst [mailto:Colin.Hirst@ribblevalley.gov.uk]  
**Sent:** 06 June 2012 16:17  
**To:** Proctor David; Rodgers Neil; Simon Prideaux; Paula Fitzgerald; Anne Storah; Neil Watson; HaltonJohn; mwhewell@burnley.gov.uk; Adrian Smith; pmilward@burnley.gov.uk  
**Subject:** CORE STRATEGY — Meeting with Pennine Lancashire Planning Authorities —

Dear all, Ribble Valley has recently published its Core Strategy, under Regulation 19, and would like to invite you to attend a meeting at the Council Chambers, Church Street, Clitheroe on THURSDAY 14th June starting at 10:15am ( Tea and Coffee available from 10am) to discuss any outstanding issues that you may have identified with our Strategy as a neighbouring authority and to discuss in general how between us we are meeting the new duty to co-operate.

I would like to offer a brief overview of our Core Strategy followed by an opportunity to discuss any issues you may have identified or wish to have further clarification on. You may also wish to raise any other cross-boundary issues that you consider need to be addressed. We would then also have the opportunity to discuss mechanisms and opportunities for addressing the new duty to co-operate on planning matters going forward.

Details of the Core Strategy are available on the councils web site [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) see headline links on the home page. (Details are also set out in the consultation letters previously issued.)

I will arrange for a light working lunch to be available at 12noon, and would be grateful if you would confirm attendance by end of play on the 12th June for catering purposes.

Look forward to hearing from you,

Best Regards,

*Colin Hirst*

Colin Hirst  
Head of Regeneration & Housing  
Ribble Valley Borough Council  
01200 414503

26/10/2012

**Ribble Valley Core Strategy - Regulation 19 Publication version**

**Meeting with Pennine Lancashire Authorities  
Council Chamber  
Ribble Valley Offices**

**10am Thursday 14<sup>th</sup> June 2012**

**10am Coffee**

**10:15 Welcome and Introduction**

**10:20 Briefing on Core Strategy**

**10:35 Questions?**

**10:40 Round table updates on Core Strategies**

**10: 50 Update on PL Strategy**

**11:00 Cross boundary Issues identified, including**

- **Green Belt**
- **Housing requirements**
- **Gypsy and Traveller Provision**
- **Enterprise Zone**
- **Employment land**

**11:30 Anticipated responses**

**11:40 Show stoppers ?**

**11:45 Promoting the Duty to Cooperate**

**12:00 Close**



CRAVEN  
B.C.

Colin Hirst

**From:** Colin Hirst  
**Sent:** 25 October 2012 09:33  
**To:** 'Stephen Brown'  
**Subject:** RE: Duty to cooperate & wind turbines

Hi stephen, i would be happy to attend a meeting on your broader strategy, if you can let me have the date that would be good so that i can diary. Second half of November would be ok subject to dates, early december may be easier, however we are at the start of our EIP process at the moment and will need to work around those committments. If we can establish a principle for a joint meeting process that would be useful.

regards,  
colin.

**Colin Hirst**  
**Head of Regeneration & Housing**  
**Ribble Valley Borough Council**  
**01200 414503**

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**From:** Stephen Brown [mailto:SBrown@cravenc.gov.uk]  
**Sent:** 24 October 2012 17:55  
**To:** john.halton@pendle.gov.uk  
**Cc:** Colin Hirst; Sian Watson; Roy Banks  
**Subject:** Duty to cooperate & wind turbines

Hello John and Colin,

Either myself or a colleague would be happy to attend the next meeting of the South Pennine Authorities Wind Energy Group in February.

Craven's planning policy team is currently focusing on the preparation of housing and economic development policies and site allocations in a combined local development plan pre-publication document (aiming for public consultation at the end of this year). Other policy areas including renewable energy are intended to follow in the early part of next year. We do not monitor renewable energy implementations but can share information on permissions.

In relation to potential duty to cooperate issues generally, we would like to arrange a meeting here at Skipton with Craven's adjoining authorities to outline our emerging strategy in terms of the scale of development, spatial strategy and approach to site allocations selection. This could be an opportunity to discuss those crossboundary matters between North and West Yorkshire and Lancashire that are on the periphery of the geographies of established Duty to Cooperate meeting forums organised by the Leeds City Region and North Yorkshire County Council.

I would be grateful for your thoughts and whether you would you be able to attend such a meeting during either the second half of November or early December?

Regards,  
Stephen

Stephen Brown  
Principal Planning Officer (Planning Policy Team)

26/10/2012



t: 01756 706228  
e: [SBrown@cravenc.gov.uk](mailto:SBrown@cravenc.gov.uk)

## Craven District Council

1 Belle Vue Square, Broughton Road, Skipton, BD23 1FJ  
[www.cravenc.gov.uk](http://www.cravenc.gov.uk)

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**From:** HaltonJohn [mailto:[john.halton@pendle.gov.uk](mailto:john.halton@pendle.gov.uk)]  
**Sent:** 24 October 2012 16:30  
**To:** Sian Watson; [colin.hirst@ribblevalley.gov.uk](mailto:colin.hirst@ribblevalley.gov.uk)  
**Subject:** Wind Turbines  
**Importance:** High

As you may be aware Pendle Council is a member of the *South Pennine Authorities Wind Energy Group*, which was established following the publication of the *South Pennine Renewable and Low Carbon Energy Study* (Maslen Environmental, September 2010).

The group has expanded steadily and almost a dozen authorities meet on a quarterly basis in Halifax. Adrian Smith at Rossendale, who coordinates the group, has asked me to say that both Craven and Ribble Valley would be welcome to join the group and/or attend the next meeting, which will take place in February 2013.

In line with other group members, Pendle Council has agreed to include common fields within our database monitoring renewable energy technology provision within the borough. One of the key purposes is to facilitate the exchange of information on new wind energy developments across the area. The ability to map the size and location of new developments is regarded as important evidence when assessing the cumulative impact of new developments may have on the upland moors between Lancashire and Yorkshire. Pendle Council updates this database on a weekly basis. A zipped copy of the database and a pdf map showing the current distribution of wind turbines in Pendle are attached for your information.

As part of the *Duty to Cooperate* we would be pleased to share non-confidential information with you on a regular basis, so that we can make better informed decisions where cross boundary issues may be a concern. Whilst I am not aware of any concentrations of turbines on the border between Pendle and Ribble Valley, there is a growing collection of small-medium scale turbines at the head of the Lothersdale Valley, in an area referred to as Back Lane Ends in Pendle.

Does either of your authorities hold any information on wind turbines that you could share with Pendle?

26/10/2012

Please do not hesitate to contact me if you would like to arrange a meeting to explore the potential for further joint working or the exchange of information.

Yours sincerely.

**John Halton** BSc (Hons), Dip TRP, MRTPI  
**Principal Planning Officer (Policy)**  
 Pendle Borough Council, Planning and Building Control Services  
 Town Hall, Market Street, Nelson, Lancashire, BB9 7LG  
 Telephone: **01282 661330** Email: **john.halton@pendle.gov.uk**





Saving 20% of the energy you use not only reduces your bills; it will also help in combating climate change. Click the link to see what YOU can do to help.

<http://www.energysavingtrust.org.uk/Take-action/Money-saving-tips>

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Pendle Borough Council  
<http://www.pendle.gov.uk>

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Thanks very much Colin – much appreciated

**Julie Glaister**  
**Planning Policy Manager**  
**Fylde Borough Council**

**Delivering excellence for the community.**

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**From:** Colin Hirst [mailto:Colin.Hirst@ribblevalley.gov.uk]  
**Sent:** 10 September 2012 16:20  
**To:** Glaister, Julie  
**Subject:** RE: Five Year Supply

Hi Julie, if it is of any assistance attached is information on our housing monitoring and the methodology for calculating 5 yr supply which has been in place for some time and was agreed with GONW. Interestingly of course we have up until recently not had a 5 yr supply so I guess adverseries did not feel the need to challenge our position. As we now show a 5 yr supply there may be more interest in the method. Note that we have just changed our approach to reflect nppf buffers but have also added in outstanding section 106 on the basis that one would expect them to be signed and in place, we are closely monitoring section 106 with a 6 month window to get them completed or they go back to committee, so we have a mechanism to keep their delivery as signed permissions under review. Not been tested as yet but about to be - so we can see if the provision is accepted. I haven't put a windfall allowance in as yet although all our supply is in fact windfall as we have not had any allocations since early 2000,

Hope the info is of some help, but agree we could probably do with a common approach as local circumstances allow. Please note the report to **September** committee contains a **corrected** 5 yr calculation as we identified double counting in the August paper so have taken the opportunity to correct it. Hope the reports make sense. Happy to discuss further or pick up any queries when you have had a chance to look at the stuff.

colin,

**PRESTON & RIBBLE VALLEY  
JOINT ADVISORY GROUP  
6.00 PM MONDAY, 4 APRIL 2011  
OLD STATION BUILDINGS, LONGRIDGE**

**AGENDA**

1. Welcome and introductions.
2. Apologies.
3. Notes of last meeting and matters arising
4. Terms and Role of group – confirmation
5. Update on current and emerging issues
  - Ribble Valley – Colin Hirst.
  - Preston – Chris Hayward.
6. Highway Issues -- Neil Stevens (LCC)
7. AOB
8. Date of next meeting



**Colin Hirst**

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**From:** Clarke, Philippa [Philippa.Clarke@wyre.gov.uk]  
**Sent:** 03 October 2012 13:09  
**To:** Colin Hirst  
**Subject:** Re our meeting  
Colin

As we discussed here are Nick's details:

**Nick Stevenson**  
Nick.Stevenson@wyre.gov.uk

Strategic and Affordable Housing  
01253 887202

Thanks for meeting up.

Regards

**Philippa Clarke**  
Planning Policy Manager  
Wyre Council

Philippa.Clarke@wyre.gov.uk  
01253 887473  
Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire, FY6 7PU

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26/10/2012

INFRA PLAN - Flood Defences (E/A)  
(2 emails) - 7/4 + 19/5.

**Philip Dagnall**

**From:** Carter, Philip [philip.carter@environment-agency.gov.uk]  
**Sent:** 07 April 2011 09:48  
**To:** Philip Dagnall  
**Subject:** RE: request for info for Ribble valley Infrastructure Plan re Flood defences  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Dear Phil

There are four 'provisional' flood defence schemes that have been identified in the Ribble Valley area. However, there is no funding for any of the schemes, and delivery would be entirely dependant upon the EA obtaining funding or, potentially, developer contributions. I can provide the location of the proposed schemes, the funding forecast and potential delivery date, but with the very big caveat that they may not actually be delivered. Would this be ok for your needs, or would the Infrastructure Plan need more certainty?

✓ put in (3 schemes actually)

Philip

Philip Carter  
Planning Liaison Officer  
Environment Agency  
PO Box 519  
South Preston  
PR5 8GD  
01772 714219  
[philip.carter@environment-agency.gov.uk](mailto:philip.carter@environment-agency.gov.uk)

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**From:** Philip Dagnall [mailto:Philip.Dagnall@ribblevalley.gov.uk]  
**Sent:** 22 March 2011 15:35  
**To:** Carter, Philip  
**Subject:** request for info for Ribble valley Infrastructure Plan re Flood defences

Click [here](#) to report this email as spam.

Dear Phillip,

thanks for the brief phone chat. As I mentioned we're putting together an Infrastructure Plan and I'm trying to piece together the water and flooding side. As a part of this re flooding I'm hoping that you can inform me of any future planned provision that EA have relating to the Borough's publicly funded flood defences ie additions to our current provision. Also if you are aware of any other bodies that might build such defences apart from EA I'd like to know.

We have a standard table for this which is laid out below. Please fill in what you can for each individual project and we'll insert the other parts.

Known Planned Provision  
Details  
Known available Funding/Provision  
Implications for the Development Plan  
Sources of Funding and Evidence  
Timing

I'd be grateful for this advice within the next two weeks.

12/01/2012

**Philip Dagnall**

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**From:** Philip Dagnall  
**Sent:** 18 January 2012 16:22  
**To:** 'ben.terry@lancashire.gov.uk'  
**Cc:** 'lynn.macdonald@lancashire.gov.uk'  
**Subject:** Education provision in Ribble Valley re Infrastructure Plan  
**Attachments:** LDF\_Core\_Strategy\_-\_Outline\_Approach.pdf

Dear Ben,

following the message I left today and a quick chat with Lynn I'm emailing regarding our developing Infrastructure Plan that will form an important part of the evidence we need for our Core Strategy. Obviously current and forward education provision, including Nursery and Pre School, Primary, Secondary and Further, and also Higher Education provision will be crucial elements.

For each of the above categories we have a standard format we are using when asking providers for information. It may be that not all of it is relevant to you but please could you provide whatever information you can in relation to the various points.

The format is:

- Known Planned Provision
- Details
- Known Available Funding/Provision
- Implications for the Development Plan ( see attached potential option)
- Sources of Funding and Evidence
- Timing

In addition, and to give you an indication of the current direction of travel, I have attached the latest discussion paper we have recently taken to members regarding a potential Preferred Development option. This indicates where strategic housing development, together with proposed housing numbers, may go to 2028. I should emphasise that this option is still under discussion and we are currently considering the results of a recent consultation on overall housing numbers.

If you have any questions about this matter please get back to me. Lynn indicated that you may already have supplied some relevant information based around various development options we will have sent to you. However I should stress that the option attached is a hybrid of two of these options and therefore may need a fresh look.

I would be very grateful if you could get back to me by February 1st. My phone is 01200 414570

Yours sincerely,

**Phil Dagnall**

Assistant Planning Officer | Ribble Valley Borough Council | Council Offices | Church Walk | Clitheroe | BB7 2RA ☎ 01200 414570 | ✉ philip.dagnall@ribblevalley.gov.uk

12/06/2012

Philip Dagnall

From: Povey, Ian [Ian.Povey@enwl.co.uk]  
Sent: 17 February 2012 11:17  
To: Philip Dagnall  
Cc: Shaw, Liz  
Subject: FW: Ribble Valley Borough Planning - Infrastructure plan - response needed from ENW  
Attachments: LDF\_Core\_Strategy\_-\_Outline\_Approach.pdf  
Phil,

Further to our discussion today and in response to your LDF Core Strategy document, attached, I have the following comments in respect of provision of electricity supplies:

- Assuming that the proposed housing has a historically typical requirement for electricity and that the properties have gas central heating; it is not anticipated that there will be an atypical requirement to reinforce the electricity distribution network in the vicinity. There will be a normal requirement to provide local distribution substations to supply the housing but this can be provided within timescales appropriate for the developments.
- However, if the specification for the housing includes for electric heating (traditional, or heat pump type), electric vehicle charging, photovoltaic cells etc then this may lead to an increased requirement to reinforce the electricity distribution network.

Regards...

Ian Povey  
Network Design Manager  
Electricity North West Limited  
Frederick Road  
Salford. M6 6QH

*added to  
LOF database*

From: Phillip Dagnall [mailto:Phillip.Dagnall@ribblevalley.gov.uk]  
Sent: 07 February 2012 11:14  
To: Shaw, Liz  
Subject: Ribble Valley Borough Planning - Infrastructure plan - response needed from ENW

Dear Liz,

thanks for the chat earlier.

The query relates to our developing Infrastructure Plan, which all Local Planning Authorities need to produce as an important part of producing the new spatial plan that looks at development in the Borough to 2028. Obviously current and forward Electricity provision will be an important element. We understand that National Grid transmit electricity within our region and are contacting them separately. You mentioned that you would circulate this to relevant colleagues including Ian Povey, System Design Manager.

Please find below a standard format of questions we are using when asking providers for information. It may be that not all of it is relevant to you but please could you provide whatever information you can in relation to the various points. We're after both current provision and future provision over whatever time frame you plan for. Again, this is for Ribble Valley's area only.

The format is:

- Known Planned Provision (you mentioned a 3 year plan to 2014, a brief outline of this and a reference to the doc would be useful)
- Details
- Known Available Funding/Provision
- Implications for the Development Plan ( see attached potential option) ie implications given the potential future development in the attached doc
- Sources of Funding and Evidence
- Timing

In addition, and to give you an indication of the current direction of travel in developing the new plan (called here the Core Strategy), I have attached the latest discussion paper we have recently taken to members. This indicates where strategic housing development, together with proposed housing numbers, may go to 2028. I should emphasise that this option is still under discussion and we are currently considering the results of a recent consultation on overall housing numbers.

Any questions please get back to me. I mentioned that a provisional response by Feb 10th would be useful but with detailed response by Wednesday 15th would be very helpful. I should emphasise that the attached doc is strategic, we hope to produce a detailed allocations document which considers detailed sites in the next two years.

Phil Dagnall

17/02/2012

NHS (Sudell) general position

Philip Dagnall

**From:** Sudell Anthony (East Lancs PCT) Public Health [Anthony.Sudell@eastlancspct.nhs.uk]  
**Sent:** 14 February 2012 16:36  
**To:** Philip Dagnall  
**Subject:** RE: Ribble Valley Borough Council Infrastructure Plan enquiry about future nwas plans  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Dear Phillip,

I refer to our conversation this afternoon. In the absence of definitive replies from my colleagues, I think you should assume that the timescale of the Borough Council's housing development plans is much longer than the planning timescale of NHS services. While your plans will inevitably affect the demand for services, the role of the NHS is to plan for the implications of those developments rather than to comment on them.

That takes noting away from my own comments about the importance of looking at the Public Health (rather than the health service) implications, and of doing that through integrated impact assessment.

Regards

Anthony

**Anthony Sudell.**  
**Consultant in Public Health Medicine, and Head of the County NHS Lead Resilience Team.**  
**NHS East Lancashire.**  
 GMC: Dr Anthony John Sudell 2710316.

**E-Mail:** [anthony.sudell@eastlancspct.nhs.uk](mailto:anthony.sudell@eastlancspct.nhs.uk)

**Postal Address:** NHS East Lancashire, Public Health Directorate, Room 33 Walshaw House, Regent Street, Nelson, Lancashire BB9 8AS. (NB a nearby postcode of BB9 8SQ may be better recognised by some map / SatNav software)

**Telephone:** 01282 - 644926

**Mobile:** 07702 - 306719.

added to LDF database.

**From:** Philip Dagnall [mailto:Philip.Dagnall@ribblevalley.gov.uk]  
**Sent:** 01 February 2012 11:02  
**To:** Sudell Anthony (East Lancs PCT) Public Health  
**Subject:** RE: Ribble Valley Borough Council Infrastructure Plan enquiry about future nwas plans

Dear Anthony,

thanks for cascading the information to your colleagues. In answer to your questions, a fundamental part of developing the Infrastructure Plan is to consider whether local infrastructure in all its forms is capable of supporting potential development and where it may need to be strengthened, and who will be funding this. Also our plans are subject to an independent Sustainability Appraisal, which is stipulated by planning legislation.

Best regards, Phil

**From:** Sudell Anthony (East Lancs PCT) Public Health [mailto:Anthony.Sudell@eastlancspct.nhs.uk]  
**Sent:** 31 January 2012 15:39  
**To:** Philip Dagnall  
**Subject:** FW: Ribble Valley Borough Council Infrastructure Plan enquiry about future nwas plans

Dear Phillip,

01/03/2012



You will have seen my previous e-mail which gives you contact details of colleagues in other relevant NHS organisations.

There are also public health impacts of such a development, and I would hope that the council will arrange an integrated impact assessment, including health components, to consider issues such as:

- Whether the housing will be affordable for current residents – a feature of a borough such as Ribble Valley is that young people brought up in the Valley may not be able to afford to remain there and this is an opportunity to provide affordable opportunities for them to remain.
- Whether the local road network will easily and safely support the additional traffic associated with a larger population
- Whether the public transport Infrastructure will easily and safely support the additional journeys associated with a larger population
- Whether the new residents will have local employment opportunities, or whether it will increase Clitheroe's status as a dormitory town, with the pollution issues associated with the journey times to work.
- Whether the new population will stimulate the local economy by bringing more disposable income into the borough, or conversely whether they will compete with local residents for scarce job opportunities.

I would also add that I think the local strategic partnership is well placed to comment on some of the wider implications of this, and mindful of my impact assessment comments above, I will also put this on the agenda of the LSP health group which I chair.

Regards

Anthony

**Anthony Sudell.**

**Consultant in Public Health Medicine, and Head of the County NHS Lead Resilience Team.**

**NHS East Lancashire.**

GMC: Dr Anthony John Sudell 2710316.

E-Mail: [anthony.sudell@eastlancspct.nhs.uk](mailto:anthony.sudell@eastlancspct.nhs.uk)

Postal Address: NHS East Lancashire, Public Health Directorate, Room 33 Walshaw House, Regent Street, Nelson, Lancashire BB9 8AS. (NB a nearby postcode of BB9 8SQ may be better recognised by some map / SatNav software)

Telephone: 01282 - 644926

Mobile: 07702 - 306719.

**From:** Sudell Anthony (East Lancs PCT) Public Health

**Sent:** 31 January 2012 15:37

**To:** Bertenshaw Valerie (ELHT) Core Executive; Sullivan Patrick (LCFT); 'phil.mileham@nhs.net'

**Cc:** [Phillip.Dagnall@ribblevalley.gov.uk](mailto:Phillip.Dagnall@ribblevalley.gov.uk); Sudell Anthony (East Lancs PCT) Public Health; Bhatti Sohail (East Lancs PCT) Public Health

**Subject:** FW: Ribble Valley Borough Council Infrastructure Plan enquiry about future nwas plans

Dear Colleagues,

The e-mail below relates to the development plans of Ribble Valley Borough council, which include significant housing development (around 1,000 homes) in the Clitheroe area over a timescale of 20 years. That are most helpfully keen to inform and indeed consult the NHS about these proposals. I don't know what type of housing is proposed, and whether it is likely to attract affluent or lower income residents, and whether it is likely to attract any particular age-group.

My own view is that the implications of this will be absorbed through per capita funding on NHS organisations. Although it will lead to a demand from healthcare, it will not be specifically noticeable alongside other factors that affect demand. The exception to that may be primary care where a small but increase in staffing may be required.

I am writing to you mainly to give Phillip Dagnall your e-mail address. As well as the e-mail below, I have spoken to Phillip, and he may write to you to consult you more formally. I am assuming that Val will be the correct person to respond for East Lancashire Hospitals (acute and community services), Patrick for Lancashire care Trust (mental health and community services) and Phil for primary care in the Clitheroe area (as a lead for the CCG presence in the area). If

01/03/2012

## Colin Hirst

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**Subject:** U UW & Ribble Valley - Planning Liaison Meeting  
**Location:** Lingley, Thirlmere, 1st Flr, Supply Chain - Meeting Rm(8)  
**Start:** Mon 23/07/2012 13:00  
**End:** Mon 23/07/2012 15:00  
**Recurrence:** (none)  
**Meeting Status:** Accepted  
**Required Attendees:** Mallard, Claire; Leyssens, Andrew; Earnshaw, Gareth; Colin Hirst



Thirlmere

UU\_Lingley\_Mere\_V Dawson House  
isitor\_Map\_Se... Traffic Managemen..  
All

Meeting has been requested by Colin Hirst, Head of Regeneration & Housing at Ribble Valley Borough Council to discuss the Council's concerns with United Utilities PLC response to the Core Strategy.

Colin

Can you please forward onto Phil Dagnal?

United Utilities PLC has limited free car parking at Lingley Mere and visitors are asked to use the park and ride service which operates from Dawson House, details attached

Please note there is demolish work taking place at Dawson House, it therefore essential you stay within the designated areas.

<<UU\_Lingley\_Mere\_Visitor\_Map\_September\_2011.pdf>> <<Dawson House Traffic Management.pdf>>

Allow a further 20 minutes on your travel time for the park and ride process.

When you arrive at Lingley Mere as the drive for directions to the Haweswater House reception; at the reception ask for me.

Ribble Valley Borough Council contact details:

Colin Hirst

Head of Regeneration & Housing

Ribble Valley Borough Council

01200 414503

Regards

Dave Sherratt

Local Development Framework Lead

Developer Services & Planning

United Utilities PLC

Tele: 01925 678310 [78310]



*dupl (duplicate)*  
*PRN 481* *adid*  
*re decided by email*  
*B.*

Core Strategy Consultation  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
CLITHEROE  
BB7 2RA

Date: 14th June 2012  
My Ref:  
Your Ref: CH/EL  
Please ask for: Mr D Proctor  
Direct Dial: 01254 585570  
Email: david.proctor@blackburn.gov.uk

Dear Sir / Madam

### **RIBBLE VALLEY PUBLICATION CORE STRATEGY**

Thank you for consulting Blackburn with Darwen Borough Council on the above plan. We are pleased to provide our comments, focusing on issues which have a cross-boundary dimension and are therefore caught by the Duty to Co-operate.

The key issue in this regard is the approach set out in the Core Strategy to new housing. Blackburn with Darwen's defined housing market area adjoins Ribble Valley's, and in reality there is a degree of overlap in the northern part of Blackburn.

In summary we are supportive of the approach set out in Ribble Valley's Core Strategy. We consider that it integrates well with that put forward in Blackburn with Darwen's Core Strategy, and will help work towards both authorities achieving their desired housing outcomes. The following are key elements of your Core Strategy's housing approach which we consider will contribute to this.

#### **The housing target of 200 per year**

We note that with the imminent (though not yet implemented) abolition of Regional Strategies, Ribble Valley has needed to establish its own evidence base to support the proposed housing target. In this regard we have reviewed the "HEaDROOM" report prepared by NLP and the way it has been translated into your Core Strategy. Overall we consider that the NLP report represents a robust basis on which to establish housing targets, and that there has been a logical approach to using the evidence to inform policy.

The NLP report considers a number of scenarios, highlighting as a key variable the assumed rate of migration. It notes that Ribble Valley is highly dependent on net inward migration to maintain a stable and growing population; and also that practically it would not be possible to stop in-migration even if this were desired. It is therefore appropriate for the housing target to continue to assume a significant level of net in-migration.

At the same time, it is a clear policy objective of Ribble Valley to prioritise the needs of its existing population, particularly those of working age who may otherwise be forced to leave the area because of high house prices. Alongside this it is an objective of Blackburn with Darwen to retain

a greater proportion of its population and to reduce the loss of skilled labour, by providing high quality new housing to meet the needs of selective buyers.

In view of these policy objectives in both authorities, we are supportive of the adoption of a housing target for Ribble Valley that assumes some decline in the rate of net in-migration as compared to past trends (which according to scenario A would give a target of 220 per annum rather than 200). This will increase the likelihood of would-be in-migrants considering other nearby areas, including parts of Blackburn with Darwen.

**The affordable housing target, and the overall emphasis of housing policy**

It is our reading of the Core Strategy that there is to be an emphasis on providing "local needs" housing including affordable housing and housing for elderly people (Key Statements H2 and H3). The provision of significant amounts of affordable housing is consistent with the objective of reducing out-migration of young economically active people, and with the related need identified in the NLP study to support job growth within Ribble Valley by increasing the size of the local labour force.

We consider that this approach provides a good fit with Blackburn with Darwen's Core Strategy policy priorities, which include the expansion of Blackburn with Darwen's upper-market / executive housing offer. We anticipate that the operation of the two Core Strategies alongside one another will broaden the area within which such housing is delivered, away from its traditional focus which has been almost exclusively in the Ribble Valley, thus increasing the choice of housing available in the wider area.

**The spatial distribution of new housing**

We are supportive of the proposed spatial distribution of new housing, including the development of a strategic site at Clitheroe. Focusing new housing towards Ribble Valley's larger existing settlements will help reinforce the existing pattern of development in Lancashire which we consider to be generally sustainable.

In conclusion we are strongly supportive of the approach that your authority has set out in its Publication Core Strategy, particularly in relation to housing which is a key area in which cross-boundary issues arise. We believe that implementation of your strategy alongside our adopted Core Strategy will lead to a joined-up approach to planning for housing across our common boundary and will support both of our authorities' key housing objectives.

We would be very happy to attend the public examination into the Core Strategy to support you in promoting this approach to the Inspector, and in resisting any representations that you might receive advocating an alternative approach.

Finally please do not hesitate to contact me if you require clarification on any of the points in this letter.

Yours faithfully,

David Proctor  
Planning Policy Team Leader

**RIBBLE VALLEY BOROUGH COUNCIL  
REPORT TO PLANNING & DEVELOPMENT COMMITTEE**

Agenda Item No.

meeting date: THURSDAY, 9 FEBRUARY 2012  
title: SAMLESBURY ENTERPRISE ZONE PROPOSED LOCAL DEVELOPMENT ORDER  
submitted by: DIRECTOR OF COMMUNITY SERVICES  
principal author: JOHN MACHOLC – HEAD OF PLANNING SERVICES

**1 PURPOSE**

1.1 To inform Planning and Development Committee of the ongoing work in relation to the proposed Local Development Order at Samlesbury and request authorisation for the eventual submission of the final document to the Secretary of State.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – To support economic growth and delivery of employment land throughout the borough.
- Community Objectives – To support a vibrant economy.
- Corporate Priorities – To be a well run and efficient Council.
- Other Considerations – None.

**2 BACKGROUND**

2.1 Committee will be aware of a report taken as a Part II item to the Planning and Development Committee on the 8 December 2011 which gave details of the Enterprise Zone at British Aerospace, Samlesbury and Warton. Members are asked to refer to these original reports for full details. Policy and Finance Committee agreed to support the Enterprise submission in November 2011.

2.2 Since the Enterprise Zone submission which was endorsed by Policy and Finance the Government formally approved British Aerospace submission for the Lancashire Enterprise Zone in November 2011.

2.3 Ribble Valley, South Ribble, Fylde Borough and Lancashire County Council have been working together to ensure delivery of the Local Development Orders which would assist the Enterprise Zone designation as soon as possible. The target date for the first implementation of the first Local Development Order is 1 April.

2.4 The Enterprise Zone has to be operational by April 2012 and it is necessary for a Local Development Order to be in place at this time. The first phase to bring forward some 16 hectares of land that straddles the boundary between South Ribble and Ribble Valley which is serviced and accessed from the main British Aerospace Systems complex. The Regulations stipulate that each Planning Authority must prepare its own Local Development Order and it is clear that for this first phase the Orders will need to be identical on the basis that it straddles the boundaries. Discussions are ongoing with South Ribble Borough Council and Lancashire County Council and BAe in preparing the Local Development Order.



- 2.5 The Government sees the preparation of the Local Development Order as a key component of an Enterprise Zone with the aim of reducing the planning burden. The intention of the Local Development Order is to specify a range of uses subject to conditions that are treated as permitted development and as such not require a planning application. The statutory process for the preparation of a Local Development Order includes a formal public consultation of at least 28 days and a submission to the Secretary of State that includes written responses on any representations that are received. The Secretary of State then has a further 21 days to deal with the submission.
- 2.6 In relation to the first Local Development Order at the Samlesbury site it is intended to focus on development of advance engineering and manufacturing uses and include a non-residential training facility. The proposed draft Local Development Order submitted as Appendix A to this report. I anticipate minor changes to the document prior to formal consultation which also includes a plan showing the area of land identified for the Local Development Order (Parcel A).
- 2.7 In order to safeguard possible concerns the relevant parties have agreed specific conditions which would effectively control the scale of the development including height restrictions, use of materials, as parking, access and other environmental mitigation measures.
- 2.8 I am satisfied that subject to the safeguards that the proposed Local Development Order is acceptable and would facilitate further economic regeneration of the areas.
- 2.9 Where a Local Planning Authority proposes to make a Local Development Order there are various consultation procedures they need to take place. As part of the consultation process residents have been consulted as well as statutory consultees such as the Highways Agency, Natural England, Environment Agency, United Utilities, Lancashire County Council Highway Authority, as well as adjacent Local Planning Authorities will have also been consulted. A meeting has also been scheduled to take place with all the local Parish Councils.
- 2.10 It is necessary to assess any representations that are received however, in order to meet the timescale, it would not be possible to take these representations to a scheduled Planning and Development Committee.

### 3 ISSUES

- 3.1 As indicated previously the primary purpose of a Local Development Order is to remove unnecessary red tape from the planning system with an aim to stimulate economic growth by giving certainty and speeding up the planning process. A Local Development Order would automatically grant planning permission for the types of development specified in a Local Development Order subject to conditions and in doing so remove the need for a planning application to be made. This flexibility can help to encourage economic growth and assist in the regeneration of the local economy.
- 3.2 It is important to include adequate safeguards are stipulated in the Local Development Order to ensure that the development relates to that specified in its Enterprise Zone designation and as such within the category of General Industry relating to Advance Engineering and Manufacturing Businesses. As indicated, I am satisfied that the proposed Local Development Order would still ensure that adequate measures are put in place to prevent inappropriate developments occurring. Members will be aware that as a result of the Local Development Order there would be no planning fees relating to such developments. One of the main safeguards is the need for an approved

Masterplan for the site prior to any significant development taking place on areas where there is no extant consent.

- 3.3 It is important to have regard to any observations or responses that come from residents and consultees but due to the timescale it would not be possible to report these to a future Planning and Development Committee. It is therefore requested that delegation be given to the Director of Community Services and Head of Planning Services in consultation with the Chairman and Vice Chairman of the Planning and Development Committee to assess any responses and make appropriate recommendations to modify the draft Local Development Order if necessary and forward the final document to the Secretary of State for endorsement.

#### 4 RISK ASSESSMENT

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

- Resources – The preparation of the Local Development Order can adequately be resourced from within the department and would be subject to priorities of staff work Lancashire County Council have assisted with a dedicated officer working on the projects. It should also be noted that there would be a significant loss in planning fee as a result of the proposed Local Development Order.
- Technical, Environmental and Legal – The Local Development Order process is statutory and would need to be adhered to.
- Political – The Enterprise Zone is an important designation which has already been supported by the Council and the economic growth of the borough is a key issue.
- Reputation – It is important to meet the timetable in relation to the Government deadline and failure to meet such a timetable could be seen as a poor service.

#### 5 RECOMMENDED THAT COMMITTEE

- 5.1 Endorse the current consultation procedure in relation to the proposed Local Development Order and support the designation of the Local Development Order.
- 5.2 Defer and delegate the agreement of the final version of the Local Development Order and authorise any changes deemed appropriate as a result of the consultation process to the Director of Community Services and the Head of Planning Services in conjunction with the Chairman and Vice Chairman of Planning and Development Committee.

DIRECTOR OF COMMUNITY SERVICES

#### BACKGROUND PAPERS

- 1 Agenda Item 16 – Part II item – Enterprise Zone, Planning & Development Committee report dated 8 December 2011.

For further information please ask for John Macholc, extension 4502.



## RIBBLE VALLEY BOROUGH COUNCIL

please ask for: JOHN MACHOLC  
direct line: 01200 414502  
e-mail: john.macholc@ribblevalley.gov.uk@ribblevalley.gov.uk  
my ref: JM/EL/LDO/SAMLESBURY 2012  
your ref:  
date: 9 March 2012

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Dear Sir/Madam

### PROPOSED LOCAL DEVELOPMENT ORDER PARCEL A SAMLESBURY AERODROME, SAMLESBURY

With reference to the above, I now attach the final version of the Statement of Reasons and Local Development Order for Parcel A Samlesbury Aerodrome in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 Part 6, Section 34(10).

To assist you in your determination, Appendices 1, 4 and 5 include the consultation document and tracked version of changes and the final version modified as a result of the consultation exercise. Appendix 2 gives details of the consultation exercise and Appendix 3 is the statement of community involvement. As well as the formal consultation process a meeting was held on 7 February with representatives of the four Parish Councils invited. At that meeting a presentation was given about the Enterprise Zone and the proposed Local Development Order. There was an opportunity for questions and answers during that session attended by the Parish Councils.

The submitted version of the LDO and Statement of Reasons incorporates the changes referred to in the Statement of Community Involvement document as well as minor procedural changes resulting from the status of the documents from a consultation version to a submitted version and also some other minor changes. These alterations are well evident in the tracked change document which has been included for your convenience. If you need further clarification please do not hesitate to contact myself.

I trust that this information enables you to process the Local Development Order and I can confirm that Ribblesdale Borough Council have worked with South Ribblesdale in relation to the consultation process which will explain why the Statement of Community Involvement document is the same.

Yours faithfully

JOHN MACHOLC – HEAD OF PLANNING

National Planning Casework Unit  
5 St Philips Place  
Colmore Row  
BIRMINGHAM  
B3 2PW



**Colin Hirst**

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**From:** Porter, David [dporter@southribble.gov.uk]  
**Sent:** 15 October 2012 09:39  
**To:** Colin Hirst; Proctor David  
**Cc:** Psillidou Rea  
**Subject:** RE: South Ribble Site Allocations DPD (Local Plan): Duty to Co-operate  
David/Colin,

Likewise, I agree that it would be good to meet up. I will be away week commencing 29<sup>th</sup> October, and will be attending the Duty to Co-operate meeting at Chorley tomorrow. Otherwise I can fit in with most dates and am happy to come over to Blackburn.

Regards

**David Porter**  
Forward Planning  
South Ribble Borough Council  
01772 625415

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**From:** Colin Hirst [mailto:Colin.Hirst@ribblevalley.gov.uk]  
**Sent:** 15 October 2012 09:30  
**To:** Proctor David; Porter, David  
**Cc:** Psillidou Rea  
**Subject:** RE: South Ribble Site Allocations DPD (Local Plan): Duty to Co-operate

Dear Davids, I think this is a good idea, let me have some dates and we can try to fix something up.

colin.

**Colin Hirst**  
Head of Regeneration & Housing  
Ribble Valley Borough Council  
01200 414503

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**From:** Proctor David [mailto:david.proctor@blackburn.gov.uk]  
**Sent:** 12 October 2012 10:15  
**To:** dporter@southribble.gov.uk  
**Cc:** Psillidou Rea; Colin Hirst  
**Subject:** RE: South Ribble Site Allocations DPD (Local Plan): Duty to Co-operate

Dear David

Thank you for your email to Rea below. A key cross-boundary issue for ourselves is the role of the strategic employment site at Samlesbury. This will certainly provide employment for people living in Blackburn with Darwen, so I'd see this as relevant to both your plan and our own.

In view of this, and with the aim of covering all the issues from both sides at the same time, I would welcome a meeting with you to discuss the approach to this site. Since part of it is also in Ribble Valley I have copied Colin into this email: ideally I think a meeting involving all of us would be the best way forward.

Please let me know if you are agreeable to this and I will be happy to coordinate and host.

Best wishes  
David

26/10/2012

David Proctor MRTPI  
Planning Policy Team Leader  
Regeneration Department, Blackburn with Darwen Borough Council  
Town Hall, Blackburn, BB1 7DY

Tel 01254 585570, email [david.proctor@blackburn.gov.uk](mailto:david.proctor@blackburn.gov.uk)

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**From:** Psillidou Rea  
**Sent:** 08 October 2012 14:50  
**To:** Proctor David  
**Subject:** FW: South Ribble Site Allocations DPD (Local Plan): Duty to Co-operate

Réa Psillidou (Miss)  
Strategic Planning Manager  
Blackburn with Darwen BC

Town Hall, Blackburn, BB1 7DY  
DD (01254) 585812  
Fax (01254) 585599

-----Original Message-----

**From:** Porter, David [<mailto:dporter@southribble.gov.uk>]  
**Sent:** 04 October 2012 13:48  
**To:** [debraroberts@coal.gov.uk](mailto:debraroberts@coal.gov.uk); [philip.carter@environment-agency.gov.uk](mailto:philip.carter@environment-agency.gov.uk); [peter.mcanespie@chorley.gov.uk](mailto:peter.mcanespie@chorley.gov.uk); [m.molyneux@preston.gov.uk](mailto:m.molyneux@preston.gov.uk); [colin.hirst@ribblevalley.gov.uk](mailto:colin.hirst@ribblevalley.gov.uk); Psillidou Rea; [Peter.Richards@westlancs.gov.uk](mailto:Peter.Richards@westlancs.gov.uk); Stansfield, Helen; [julieg@fyde.gov.uk](mailto:julieg@fyde.gov.uk); [david.cahill@lancashire.gov.uk](mailto:david.cahill@lancashire.gov.uk); [kathryn.molloy@lancashire.gov.uk](mailto:kathryn.molloy@lancashire.gov.uk)  
**Subject:** South Ribble Site Allocations DPD (Local Plan): Duty to Co-operate

Dear Sir or Madam,

I am writing to invite your formal involvement in South Ribble's Duty to Co-operate responsibilities in connection with the Council's Site Allocations DPD (part of the Council's Local Plan). The two attachments accompanying this email explain matters in more detail: the first is a letter addressed to all neighbouring authorities and all prescribed organisations; the second is a Statement of the Council's Compliance with the Duty to Co-operate.

You will see when you read the statement of compliance that the Council has met many of the requirements of the new duty through its collaboration over the recently adopted Central Lancashire Core Strategy.

In the letter, you are invited to consider the steps that South Ribble has taken to comply with the Duty to Co-operate. If you agree with our statement, please write to me to indicate that we have complied with the Duty. If you do not think that the Council has met the requirements, or consider that there is an error in the statement, please contact me so that we may resolve any matters raised. I would be grateful if you could reply to this email before Friday 26<sup>th</sup> October.

Yours faithfully

**David Porter**  
Forward Planning  
South Ribble Borough Council  
01772 625415

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South Ribble Borough Council

Civic Centre - West Paddock - Leyland - Lancashire - PR25 1DH

26/10/2012



## RIBBLE VALLEY BOROUGH COUNCIL

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please ask for: COLIN HIRST  
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my ref: CH/CMS  
your ref:  
date: 25 October 2012

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[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Dear Mr Porter

RE: SOUTH RIBBLE SITE ALLOCATIONS DPD (LOCAL PLAN):  
DUTY TO CO-OPERATE

Thank you for your recent consultation with regard to the above. Ribble Valley Borough Council have no formal comments to make on the South Ribble Site Allocations DPD. I note the information in the "South Ribble Borough Council Statement of Compliance with the Duty to Co-operate" and can confirm in so far as it relates to issues of strategic significance to Ribble Valley I am able to support the content of the statement.

The statement recognises the ongoing liaison that has occurred over some time now, in particular in relation to joint working in regard to the successful designation of the Lancashire Enterprise Zone, joint working as part of the Mid-Lancs LIP group and previously in connection with the Central Lancashire Core Strategy. The Borough Council looks forward to its ongoing work with South Ribble Borough Council on strategic planning policy issues.

I will liaise separately regarding our proposed meeting with yourselves and Blackburn with Darwen Council in regard to the Samlesbury Enterprise Zone site, and I will await suggested dates from Dave Proctor at Blackburn.

I trust the above is of assistance, meanwhile please do not hesitate to contact me should you require any further assistance.

Yours sincerely

COLIN HIRST  
HEAD OF REGENERATION AND HOUSING

Mr D Porter  
Planning Officer  
South Ribble Borough Council  
Civic Centre  
West Paddock  
Leyland Lancashire PR25 1DH

