A Local Plan for Ribble Valley 2008-2028

SUMMARY OF REPRESENTATIONS received on Regulation 18 Issues and Options Consultation document and Draft Proposals Map

Consultation held between 26th August and 7th October 2016

(Regulation 17 Consultation Statement) April 2017

Forward Planning : Housing and Regeneration Department

Ribble Valley Borough Council

Ribble Valley Borough Council
www.ribblevalley.gov.uk

1. PROCESS: Involving Stakeholders in the consultation on the Regulation 18 Housing and Economic Development DPD

1.1 This document provides a summary of responses received during consultation undertaken at the Regulation 18 stage of preparation of Housing and Economic Development Development Plan Document (HED DPD). The consultation was held between 26th August 2016 and 5pm 7th October 2016. It represented the first stage in the production of the Housing and Economic Development DPD and provided the opportunity for public and stakeholder involvement at an early stage in the plan making process.

1.2 The preparation of statutory development plans must meet the requirements set The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). These require that the local planning authority (i.e. Ribble Valley Borough Council) must notify persons and bodies (as specified in the Regulations) of the subject of a local plan it proposes to prepare; and invite each of them to make representations about what the local plan of that subject ought to contain[1]. In this case, the relevant plan is the Housing and Economic Development DPD and the accompanying Draft Proposals map. The Regulations also require that the local planning authority in preparing the plan must take into account any representations made to them in response to this requirement.[2]

1.3 Pursuant to these regulatory requirements, Ribble Valley Borough Council (the Council) provided the opportunity for any organisations or persons in or out of the borough to submit representations in response to consultation on the Housing and Economic Development Issues and Options and accompanying Draft Proposals Map process during a 6 week period of consultation period between 26th August and 7th October 2016 by:

- making all consultation documents including the HED DPD Issues and Options report, the draft Proposals Map, the accompanying Sustainability Appraisal Scoping Report and the 'call for sites' submission forms available for public viewing at:
    - the Council Offices, Clitheroe;
    - on the Council's website;
    - all libraries in the borough;
    - Longridge Civic Hall; and
    - the Station Buildings in Longridge. (see Appendix 1)
- Providing press releases in the local press, including the Clitheroe Advertiser and Times, and the Longridge News (see Appendix 1)
- Discussing the document at the Registered Providers liaison meeting chaired by RVBC Housing Strategy Officer on 27th September (see agenda as set out in Appendix 1)

[1] Town and Country Planning (Local Planning)(England) Regulations 2012; Regulation 18(1)&(2)
[2] Town and Country Planning (Local Planning)(England) Regulations 2012; Regulation 18(3)

1.4 Arising from background work, topic papers and other evidence, the Council produced a Regulation 18 Issues and Options report and accompanying draft Proposals Map which together set out a range of matters, issues and options on which views and feedback were sought during the consultation. This approach ensured that representations remained focused, providing a clear indication of the issues and options that the HED DPD should focus upon. A limited "call for sites" exercise was also undertaken to provide the opportunity to suggest additional or alternative sites to meet outstanding needs for housing, employment or retail requirements as set out in the Issues and Options report. A Sustainability Appraisal Scoping report was also made available.

1.5 This Summary of Representations document satisfies Regulation 18 (3) of the Town and Country Planning (Local Development) (England) Regulations 2012 (and any subsequent amendments) which requires that "in preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1)". The Council also considers that it has met the requirements in relation to the bodies and persons to be notified of the plan's preparation and invitation to make representations about what the plan ought to contain. It did this by notifying and inviting representations from a wide range of specific and general consultation bodies and residents or other persons carrying on business in the local planning authority's area as set out at Regulations 2 and 18(2) of the above mentioned Regulations.

1.6 It is important to remember that, in accordance with the regulations, the invitation to make representations at the Regulation 18 stage relates to what issues and information the HED DPD should contain and therefore changes to approach in future HED DPD production will only be affected by representations which relate to content or queries of soundness. All representations which relate to the proposed content of the HED DPD will be considered and information included in the Regulation 19 Housing and Economic Development Plan (HED DPD) preferred option, where appropriate.

1.7 For the avoidance of doubt in this summary of consultation document, all representations have been used to formulate this summary, however only representations which relate to the proposed content of the HED DPD will be considered and information included in the Regulation 19 Housing and Economic Development Plan preferred option, where appropriate.

2. Key information from the consultation process

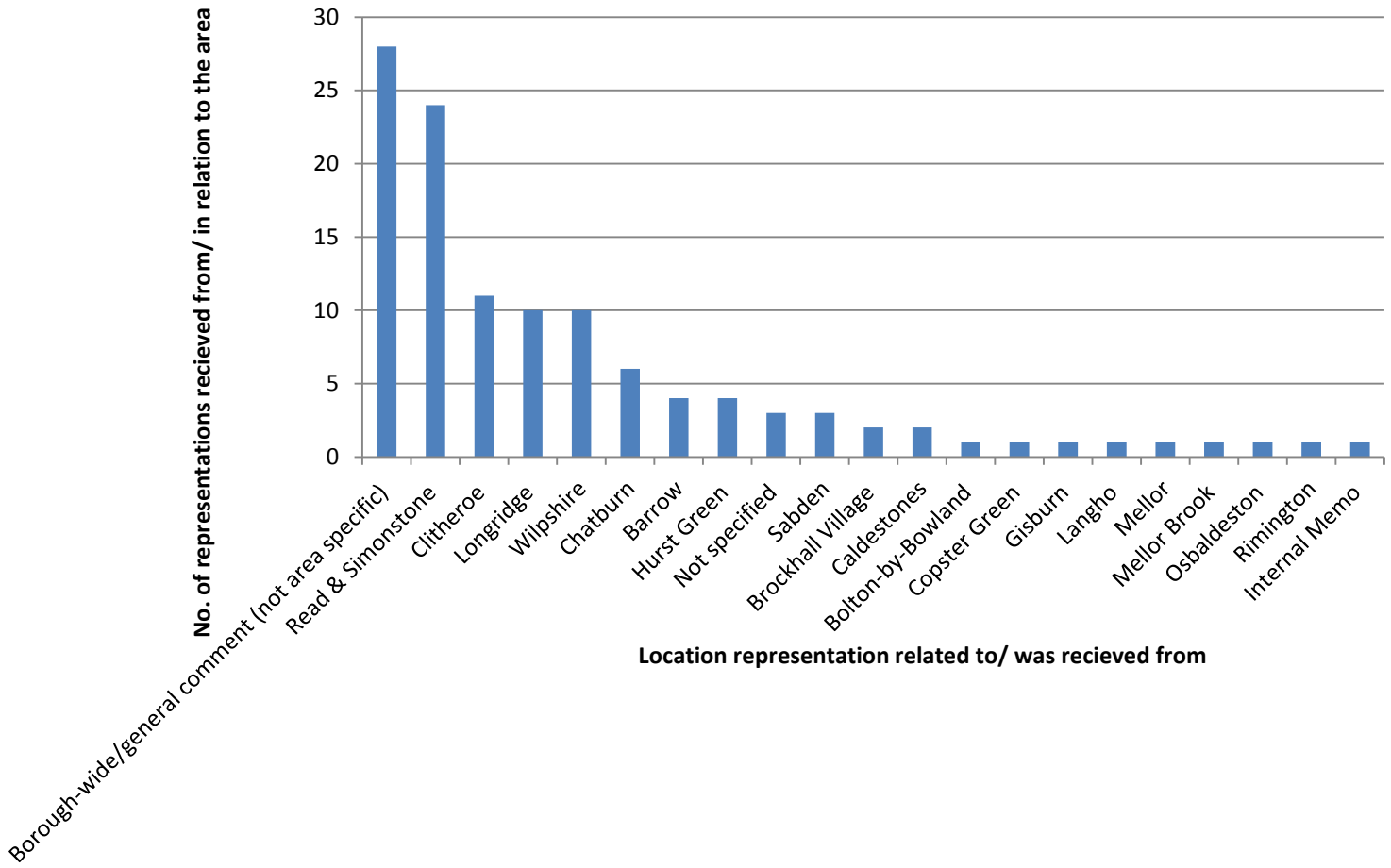
2.1 The consultation on the Regulation 18 HED DPD took place between 26th August and 7th October 2016. The Council received formal representations from 114 respondents. These were received by email and letter, or handed in directly to the Council Offices. In addition, 33 potential alternative allocation sites were submitted in response to the 'call for sites'.

2.2 In locational terms (see table and graph at para 2.4) the majority of representations were made by respondents based outside of the borough and were generally made by Developers/Agents on behalf of landowners. This majority of representations are not area specific; rather they made broad comments about the overall approach of the consultation document. More on this issue raised is set out later in this document.

2.3 The second highest number of representations (24 or just over 20% of representations submitted) was received from those resident in or concerned Read and Simonstone. The majority of these comments were very similar in content to one another and many appeared to result from a recently refused planning application on the parcel of land in Read known as 'Hammond Ground'. Many of these also gave support to a representation made by a planning agent on behalf of the Hammond Ground Residents Group. It is likely that the planning application has generated the high response level from this defined settlement, rather than concerns over the content of the document or draft Proposals Map. Indeed, all of these responses stated their support of the approach set out in the HED DPD, as no further housing allocation is proposed in Read and Simonstone. Whilst prompted by the planning application, these representations have nevertheless been considered as part of this Regulation 18 process as they cannot be viewed in isolation to the strategic planning process.

2.4 Representations were received from, or relating to the following areas/ settlements (number of responses received is given in brackets):

Borough-wide/general comment (not area specific) (28)	Hurst Green (4)	Gisburn (1)
Read & Simonstone (24)	Not specified (3)	Langho (1)
Clitheroe (11)	Sabden (3)	Mellor (1)
Longridge (10)	Brockhall Village (2)	Mellor Brook (1)
Wilpshire (10)	Caldestones(2)	Osbaldeston (1)
Chatburn (6)	Bolton-by-Bowland (1)	Rimington(1)
Barrow (4)	Copster Green (1)	Internal Memo (1)


No. of representations recieved from/ in relation to the area
30
25
20
15
10
5
0
Borough-wide/general comment (not area specific)
Read & Simonstone
Clitheroe
Longridge
Wilpshire
Chatburn
Barrow
Hurst Green
Not specified
Sabden
Brockhall Village
Caldestones
Bolton-by-Bowland
Copster Green
Gisburn
Langho
Mellor
Mellor Brook
Osbaldeston
Rimington
Internal Memo
Location representation related to/ was recieved from

2.5 Defined settlements from were no representations were received:

Billington	Ribchester
Chipping	Sawley
Downham	Slaidburn
Dunsop Bridge	Tosside
Grindelton	Waddington
Holden	West Bradford
Newton	Wiswell
Pendleton	Worston

2.6 Those settlements set out at para 2.5 are all Tier 2 Settlements (as defined in the adopted Ribble Valley Core Strategy), and are areas where no allocations are proposed for housing or employment land.

2.7 A breakdown of the various different groups of respondents from whom representations were received shows that the 41% of representations were received from private individuals/ members of the public. Planning agents/consultants/developers accounted for 29% of all representations received, the second highest number of representations. Specific consultees accounted for 21% of responses and Interest groups/other organisations accounted for the final 9%.

2.8 Although the consultation was formulated to generate feedback on the issues and options raised within the report and the draft Proposals Map, there were only a few responses which made comments directly on the proposed options for allocations. A significant number received gave valuable feedback on the draft Proposals Map. In some instances, further field-based work is required in relation to these representations; however the majority made can be fed straight back into the final version of the Proposals Map.

Draft Proposals Map

2.9 The consultation sought feedback on the draft Proposals Map. This was updated from the Districtwide Local Plan proposals map to reflect up to date evidence and matters including:

- Draft town centre boundaries for Clitheroe, Longridge and Whalley;
- Draft Principal Shopping Frontages in Clitheroe;
- The proposed Clitheroe Market Redevelopment Area;
- Existing open spaces;
- Draft Settlement Boundaries;
- Housing sites with planning permission
- Existing employment commitments and existing employment areas
- The updated policy background established within the adopted Core Strategy, including the designation of the strategic site at Standen.

2.10 The following designations and constraints were also shown in the draft Proposals Map:

- Flood risk areas
- SSSI's
- Local Nature Reserves

- Ancient Woodlands
- Special Areas of Conservation
- Special Protection Areas
- Biological heritage Sites
- Local Geodiversity Sites
- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens
- Protected railway Station sites
- Mineral Safeguarding Areas
- AONB
- Green Belt

2.11 There was a variety of specific comments in response to matters on the draft Proposals Map (and inserts); some supportive of specific boundary lines whilst others suggested amendments. Most related to either draft settlement boundaries or existing open spaces. A small number of representations sought Green Belt adjustments but it is outside the scope of the DPD to change the Green Belt. Others suggested a new designation based on heritage issues around one particular site at Hammond Ground in Read (as discussed in section 2.3). Further detail on these issues is set out below.

Settlement Boundaries

2.12 As set out in the consultation document, the draft settlement boundaries have been formulated in line with the methodology in the background topic paper. Five respondents, of which 80% of those were developers, questioned the approach taken in some specific locations, considering that they were too tightly drawn and should be more flexibly placed to allow for future infill plots to accommodate future housing.

2.13 Eleven respondents wished for particular sites (other than the proposed allocation sites set out in the consultation report) to be promoted for development and to be included within the settlement boundaries.

2.14 In more detail, 3 representations were made suggesting that the settlement boundary for Hurst Green be aligned with the Conservation Area boundary and also suggested that certain areas of development around the settlement be brought within the boundary. 18 representations specifically supported the Read and Simonstone settlement boundary and 3 responders supported the Chatburn boundary. Apart from the above, there were 4 individual comments seeking boundary adjustments to other settlements

Open Spaces

2.15 Another issue where a number of representations were received regarding the draft Proposals Map related to open spaces. Individual suggestions were made to add other suggested existing open spaces into Wilpshire, Brockhall and Clitheroe while there were objections to the open space designation of two sites, one in Sabden and another in Clitheroe.

2.16 It was also suggested that there should be designation of proposed open spaces present in a variety of permissions on committed but as yet undeveloped housing sites in Clitheroe, Longridge and elsewhere. Also one response suggested that the Primrose Lodge site in Clitheroe site should be designated as Open Space.

Green Belt

2.17 One responder stated that the Green Belt boundary should be adjusted in the Simonstone area to reconcile it with a permission boundary, while two others suggested sites be removed from the Green belt, one of which involved the promotion of the site for future development.

Miscellaneous

2.18 Three comments were made suggesting that the graphical placement of some policy codes on the maps should be adjusted to make them easier to read and remove any ambiguity. One comment pointed out inaccurate codes in two settlements. These issues will be given due consideration prior to Regulation 19 and the publication of a final Proposals Map.

2.19 While arguably not comments specifically about the maps, there were two other issues which emerged from responses to them. As touched upon previously, one issue involved several responders in Read and related to their feeling that the Hammond Ground site immediately to the west of the boundary be given additional heritage/landscape protection in addition to its current Open Countryside location. This would require the introduction of a new designation. The Stonyhurst Estate also responded considering that the area be also given a specific heritage related designation.

3. Representations relating to the potential Housing and Employment Land allocation options

HOUSING LAND ALLOCATIONS

Representations relating to the potential housing land allocation options

3.1 In relation to housing land allocations, 9 potential allocations were put out for consultation, three in each of the settlements where a residual housing requirement remained. These were Chatburn, Mellor and Wilpshire. These options were used as a basis for stimulating debate and focusing discussions with consultees regarding what preferred options for land allocation should be. The nine potential housing allocation options presented were as follows:

WILPSHIRE1- Vacant land to the east of Vicarage Lane

WILPSHIRE2- Land off the Hawthorns, Wilpshire

WILPSHIRE3- Land at Wilpshire (Safeguarded land within the DWLP)

MELLOR1- Field Adj. to Methodist Church, Mellor Lane, Mellor

MELLOR2- Field adj. to 24 Mellor Lane, Mellor

MELLOR3- Field adj. to 22a Mellor Lane, Mellor

CHATBURN1- Land off Downham Road, Chatburn

CHATBURN2- Land to the rear of 13 Ribble Lane, Chatburn

CHATBURN3- Garage units off Ribblesdale View and Sawley Road, Chatburn

Please note: the maps of these sites presented in the HED DPD are included in Appendix 2 of this report for information purposes.

WILPSHIRE

3.2 From all of the options presented in the consultation document, the most support was shown for potential housing allocation site 'WILPSHIRE3- Land at Wilpshire (safeguarded land within the DWLP)'.

3.3 Comments received relating to this site indicated that respondents felt:

- this site offers a larger area for building, and therefore minimising disruption during the construction phase. In addition the site offers building for more immediate and future needs.
- the site could accommodate current and future needs.
- there is existing, straightforward access for both construction and for future residents, with services close by.

- The site is close to sustainable transport (rail and bus services) and the main road and motorway network
- The site has the potential to bring forward a mix of types, size and tenure
- The site could deliver improved facilities such as play areas and open space
- The site has been safeguarded for the purposes of future development needs throughout the life of the DWLP and would not involve the development of Green Belt land.
- The site is available for immediate development.
- There are no known significant constraints and therefore a developable scheme could be produced taking account of the pylons, water mains, gas easements and wayleaves.
- Wilpshire is a Tier 1 settlement, can accommodate development and is in a sustainable location being in close proximity to primary schools, rail, main road, bus services, employment opportunities, local shops and recreation facilities.
- The site is in single ownership with developer interest and a potential delivery partner
- The site is developable from a technical, perspective and would widen the housing offer in Ribble Valley
- The site was allocated as safeguarded land for future development within the DWLP.
- Comments were also received in relation to the ecological/ habitat features of the site.

3.4 In terms of considering whether the site should be taken forward, representations received highlighted that if this site were to be allocated, an ecological survey (and potentially a National Vegetation Classification NVC) would be required and measures to avoid damage and disturbance would need to be incorporated into any planning consent for the site. There were also representations received which stated that they would like to see this allocation site reduced in size and partly included within the Green Belt designation, as well as tree planting taking place with open space designated to ensure a clear separation between Wilpshire and Blackburn.

3.5 Further representations were received which requested that the site should be located within the revised settlement boundary.

3.6 In relation to both WILPSHIRE2 and WILPSHIRE3, a small number of specific objections were made with concerns relating on the whole to narrow access, car parking issues and un-adopted roads. It was stated in representations that neither site is considered to be able to fulfil the residual housing requirements single headedly and therefore the disruption to local residents in the area would be greater than if only WILPSHIRE3 were to be developed.

3.7 In terms of site WILPSHIRE1 only, a representation was received which stated that an ecological survey would be required which includes a Phase 1 habitat survey and potentially a National Vegetation Classification (NVC) survey.

MELLOR

3.8 Turning to the settlement of Mellor, the only representation received in relation to site MELLOR 1, related to the ecological/ habitat features of the site. No other representations were received in relation to this site or either of the other two potential allocation options in Mellor (site MELLOR2 or site MELLOR3).

CHATBURN

3.9 In relation to Chatburn, the only representations received related to the ecological aspects of the sites. In terms of site CHATBURN1, a representation was received which stated that the site appears to support trees and therefore a detailed tree survey would be required, including an assessment of the potential for the trees to support bat roots.

3.10 In relation to site CHATBURN2, a representation was received which stated that according to the Phase 1 habitat survey for the District, the site boundary includes areas of semi-natural broadleaved woodland. An ecological survey would be required, which should include a Phase 1 habitat survey, and, if the site still supports semi-natural woodland, a NVC survey to determine whether or not the woodland is a habitat of principle importance in England and subject to Section 41 of the NERC Act 2006. A further representation was received in relation to this site which highlighted that the site is adjacent to a historical landfill (along the western border).

3.11 No representations were received in relation to potential allocation site CHATBURN3.

3.12 Whilst not site specific, a representation was received which stated that 'any allocations' for development would need to take account of possible impacts on the interest features of designated sites by way of water pathways. This response is noted in moving forward to the Regulation 19 HED DPD as well as the Sustainability Appraisal (SA)/ Habitats Regulation Assessment (HRA).

Call for sites process

3.12 In addition to presenting potential housing and employment allocation options, as part of the consultation the Council requested that reasonable alternative sites (in the three settlements of Chatburn, Mellor and Wilpshire were there was an outstanding residual requirement) be submitted if considered necessary. The scope of this related to housing, employment and retail development sites in Longridge and Whalley.

3.13 There were 33 sites in total submitted through this 'call for sites' process. 25 for residential use, 4 for employment use and 4 for mixed employment and residential use. The majority of these did not relate to the areas where allocations are needed. Only one alternative site was submitted through the call process in Wilpshire, however in Chatburn, 2 alternative sites were submitted (both through Planning Agents on behalf of the landowner). Whilst one of these sites in Chatburn already has planning

permission, the agent has submitted it through this process as they wish to see the site enlarged. An alternative site was also submitted in Mellor.

3.14 Whilst the Regulations only require that 'reasonable' alternative sites require SA testing (i.e. those located in/ or around the 3 settlements where a residual requirement remains), all of the sites received have been sent to Arcadis for SA testing for the purposes of completeness. More on the Sustainability Appraisal process is given in section 4 of this report.

3.15 Whilst this section has looked at the representations received on the potential housing allocations, section 5 deals with other issues related to housing during the consultation.

EMPLOYMENT LAND ALLOCATIONS

Representations relating to the potential employment land allocation options

3.15 The potential proposed Employment Land allocations are shown in the blue box below:

EMPLOYMENT ALLOCATION OPTION 1 – Land ay Sykes Holt, Mellor

EMPLOYMENT ALLOCATION OPTION 2- Land at Grimbaldeston Farm, Longridge

EMPLOYMENT ALLOCATION OPTION 3 – Land at Higher College Farm, Longridge

EMPLOYMENT ALLOCATION OPTION 4- Land at TIME Technology Park, Simonstone

Please note: the maps of these sites presented in the HED DPD are included in Appendix 3 of this report for information purposes.

3.16 There were a small number of representations made on proposed potential employment allocation sites, and in comparison to the number of representations received relating to housing allocations, this was significantly lower.

3.17 Whilst there was no clear 'preferred' site, an element of support was noted for all of the proposed employment allocations and for sites to be promoted along the A59 corridor. The issues and options document did not specifically promote a potential allocation site along this corridor (other than potential employment allocation option 1- Land at Sykes Holt), this is because Barrow Brook is identified within the adopted Core Strategy as a strategic employment site, and therefore is adopted policy which does not need to be repeated within the HED DPD.

3.18 In terms of objections, most of those (of the very small number of reps received relating to employment) were in relation to potential employment allocation site 3, Land at Higher College Farm, Longridge. The main concerns related to access to the site along with some flooding concerns. The site however did not just attract objection, with the Town Council in particular stating that principle of the land being earmarked for employment/ commercial development in Longridge (subject to all planning considerations) would be acceptable, but they reiterated their concerns of traffic and flood issues which should be carefully considered and dealt with during the planning process. The sites proposed in Longridge are sites 2 and 3 (Land at Grimbaldeston Farm and Higher College Farm). Support for an enlarged site in this location was also given to allow for mixed employment uses. The site was considered by the respondent to be available, suitable and developable in the plan period, which they state is supported by evidence base documents and independent technical studies. They also state that the enlarged site has scope to deliver highway and education benefits.

3.19 One representation received stated that they considered the approach of meeting the full employment needs would not be effective in delivering the right amount of development. However, the objectively assessed employment needs were determined as part of the Core Strategy which has been independently examined and found sound and are therefore effective in delivering development.

3.20 In relation to proposed Employment Allocation option Site 1- Land at Sykes Holt, comments received showed that the site is adjacent to a historical landfill site and that the Phase 1 Habitat Survey of the District shows the site as being adjacent to an area of semi-natural broadleaved woodland, which was target noted, the site itself comprising amenity grassland and neutral grassland. A pond is also shown on the plan of the site. An ecological survey is required, which should include a survey of the pond, a Phase 1 habitat survey and, if the site still supports semi-improved natural grassland, a NVC survey to determine whether or not the site supports any habitats of principle importance in England and subject to Section 41 of the NERC Act 2006. Any planning consent must take measures to avoid damage and disturbance to the watercourse and associated clough woodland.

3.21 As expected, support for the site from the agent acting on behalf of the landowner was received, and with it a commitment to bring forward a planning application for the site. A planning application has since been received for the *'conversion of listed building to heritage Centre and development of new office building, craft brewery, garage and stabling with associated car park and operational development'* (application number 3/2016/0962 & 3/2016/0963, received October 2016). This application remains undetermined at the time of writing this report.

3.22 As a result of the planning application having been submitted, if this application is approved then the site would effectively become a committed employment site and could no longer be promoted as a potential allocation. More on this will be set out in the regulation 19 stage report, by which stage a decision is likely to have been made on the current planning application.

3.23 In relation to proposed Employment Allocation Option Site 4 (land at TIME technology Park), information received during the consultation states that the Phase 1 Habitat Survey of the District mapped the site as semi-improved neutral grassland. An ecological survey would be required, which should include a Phase 1 habitat survey and, if the site still supports semi-improved neutral grassland, a National Vegetation Classification (NVC) survey would be needed to determine whether or not the grassland is a habitat of principle importance in England and subject to Section 1 of the NERC Act 2006.

3.24 Whilst this section has looked at the representations received on the potential economic and employment land allocations, section 5 deals with other issues related to employment during the consultation.

4. Sustainability Appraisal Scoping Report

Sustainability Appraisal (SA) Scoping Report

4.1 The Sustainability Appraisal Scoping report was produced by consultants on behalf of the Council by, Arcadis Ltd, who undertook similar work for the now adopted Core Strategy. There is a statutory requirement to publish the SA Scoping report for a 5 week period, and ensure that it is made available for comment. The SA Scoping report was published alongside the Issues and Options document and draft Proposals Map and was made available for comment over the same period (26/08/16 – 07/10/16).

4.2 There were 9 representations received in relation to the SA Scoping Report. Three of these were received from the statutory consultees (Environment Agency, Natural England and Historic England) and the remaining six came from Planning agents/ Developers (on behalf of land owners), private individuals and interest groups/ other organisations.

4.3 In terms of what these responses contained, they mostly related to supporting the content of the Scoping report or requests to expand the plan objectives included.

4.4 All of the representations relating to the SA Scoping have been sent to Arcadis Ltd for their consideration and, where appropriate, incorporation into the next stage of the SA process.

4.5 As discussed, the consultation involved a 'call for sites' exercise, wherein potential alternative options for housing and economic purposes could be submitted. In total, 33 sites were submitted. Whilst the SA is only required to assess those which are considered 'reasonable' alternatives, the Council has taken the decision to ensure the SA testing process is applied to all 33 of these site submissions. The results of this options testing will feed into the next stage of the SA process, which will be the publication of the SA report. This will be published and made available for comment alongside the Regulation 19 stage of the HED DPD (the 'preferred option' report).

5. Other issues raised during the consultation

Representations relating to the Issues and Options consultation document

5.1 Just under three quarters (73%) of those representations made that were applicable (i.e. related to the consultation scope) were made on the content of the Issues and Options document. There was a broadly similar level of support and objection to the document and of these representations a few of these will require action to be taken by the LPA prior to the Reg 19 stage.

5.2 One of the issues which has been raised is that of 'soundness'. This is a fundamental issue in formulating the DPD. To be deemed 'sound', a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY. "JUSTIFIED" means that the document must be founded on a robust and credible evidence base and be the most appropriate strategy when considered against the reasonable alternatives. "EFFECTIVE" means that the document must be deliverable, flexible and able to be monitored. The soundness of a DPD is considered as part of the Examination in Public.

5.3 One of the key issues which was raised during the consultation, related to soundness. Whilst only 4 consultees used specific terminology and referred to the document running the risk of being 'unsound', there were a number of representations received which questioned the overall approach taken by the Council in the DPD in terms of planning for housing and economic development delivery over the plan period.

5.4 The basis for the approach is that the Core Strategy provides the strategic policy framework for the plan period. This includes determining the overall levels of housing and employment land provision to be achieved in the plan period (2008-2028). These are 5,600 dwellings and and additional 8 hectares of land respectively. The issues and Options document sets out that, taking account of developments and commitments to date in the plan period, there remains only relatively small residual requirements for both housing numbers and employment land left to be delivered in the borough in the remainder of the plan period (i.e. up to 2028). This is due to significant levels of planning permissions being granted.

5.5 As a result, in relation to housing, the Issues and Options DPD seeks to make specific housing allocations in the settlements of Chatburn, Mellor and Wilpshire only, where there is a residual requirement for housing. These are all Tier One settlement to which the Core Strategy directs only a relatively small amount of housing. In terms of the Principal settlements, there is only a residual requirement in Longridge. As this was small in relation to the total for the settlement (23 out of the adjusted total of 960) it was considered that it would be met through windfall developments rather than making a specific allocation.

5.6 A number of the representations received have challenged this approach , and considered it to be unsound approach and unlikely to deliver the identified requirements; it effectively treats the housing requirement as a

maximum or ceiling. Instead respondents consider it should be treated as a minimum with a need for further increased provision to ensure that the Core Strategy requirements are met in full; the Core Strategy itself refers to "at least 280 per year" and treating the figures as a minimum target. Respondents cite the need for flexibility and resilience in plans to ensure delivery of housing; the maintenance of an adequate five year supply of sites; over reliance on all commitments delivering in the plan period (in particular some large sites including the Strategic Site at Standen) and also point to the current shortfall in delivery to date as all supporting increased provision.

5.7 To contribute to this, a number of respondents, (usually agents on behalf of the landowners and developers) suggested that there should be additional allocations and/or a buffer of reserve sites amounting to 20% above the overall requirement in order to meet overall requirements, ensure a continuous five year supply and guard against under-delivery. The notion of a 20% reserve/buffer is in line with the recommendations of the Local Plans Expert Group[3] (LPEG) (March 2016) which is still being considered by the Government.

5.8 In most cases, the representations also included suggestions of specific sites for allocation for housing or as a reserve of sites to meet the perceived shortfall. In addition some referred to the need for Settlement Boundaries to be drawn more flexibly to allow for infill and rounding off and there were calls for a wider range of sites to be identified in sustainable locations.

5.9 Further points made in relation to housing matters are that: additional flexibility is needed in view of the Council's commitment to reviewing housing requirements within five years from adoption of the Core Strategy; and that such a review be undertaken now. Elsewhere there is disagreement with the approach of not making a specific allocation in Longridge. One respondent considers that the HED DPD consultation should include a housing trajectory and there is no information about delivery in terms of housing mix over and above the market/affordable mix so it is not known whether housing needs are being met.

5.10 In addition, specific responses refer to the under-provision of affordable housing in the plan period to date. There is reference to the level of affordable housing identified in the SHMA (404 dwellings) in comparison with the overall requirement of 280 dwellings per year and that the housing requirement in the adopted Core Strategy does not reflect the Satnam Judgment. Also It is considered that there is an over reliance on existing permissions; which if they not deliver will compromise meeting identified needs. Funding and viability issues are also cited as affecting the delivery of affordable housing. It is suggested by some that further sites are likely to be needed to boost delivery of affordable housing.

5.11 These matters will be key issues for the Council to address. The overall approach is a strategic issue which, in line with legislation, is determined through the Core Strategy. The consultations and examination of these

[3] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508345/Local-plans-report-to-governement.pdf

issues was discussed at length during the formulation of the Core Strategy, which has been found sound through independent examination and subsequently adopted. Therefore, the Core Strategy determines the overall Development Strategy and strategic approach in relation to both levels of housing and economic development in the borough and the HED DPD must be (and RVBC considers that it is) in line with this methodology.

5.12 A planned over provision of 20% would amount to 1120 dwellings within the borough over and above the objectively assessed need of 5600. The notion of 20% is derived from the recommendations of the Local Plan Expert group; it is not a matter of national planning policy nor does it constitute government advice at this stage.

5.13 Similarly, a small number of responses expressed a wish to change issues that have been determined by the Core Strategy, such as wording of policies and Key Statements. Other requests for change lay outside of the scope of the consultation.

5.14 One representation considered that the HED DPD, Proposals Maps and Sustainability Appraisal Scoping report do not take account of the impacts on the ecological networks or reflect the work undertaken by the Lancashire Environment Records Network and the Lancashire Wildlife Trust to produce ecological networks maps. These are requirements of the NPPF. The work undertaken to map ecological networks has reached a certain stage and was published after adoption of the Core Strategy. Some elements of the ecological networks are included in the adopted policies and on the draft Proposals Map i.e. the designated sites. The remaining elements, stepping stones and corridors, which do not have specific designation, would probably be covered by policies EN4 and DME3 generally and a possible way forward may be to prepare a Supplementary Planning Document to address these remaining matters. The Sustainability Appraisal Scoping Report includes an objective “to protect and enhance biodiversity” and the sub objective “to protect and enhance habitats and wildlife corridors”. This matter will be addressed further through the Development Management process.

5.15 In terms of infrastructure providers, there were no representations received which highlighted any provision constraints. The Council intends to continue close liaison with these providers, and understands its Duty to Co-operate on these matters. Whilst they had no concerns at Reg 18 stage, a commitment has been to United Utilities that the Council will meet with the organisation before progressing to preferred options stage.

6. Next stages

6.1 The next stage in producing the HED DPD is to undertake Sustainability Appraisal testing of the options presented and the 33 alternative options that have been submitted during the consultation 'call for sites' process. Sustainability testing asses each of the potential housing and employment land options in terms of their social, economic and environmental sustainability, through a set of SA Objectives and sub-objectives. Where necessary or appropriate mitigation solutions will be presented and an overall 'residual score' reached. Any uncertainty on this will be ranked as being low, medium or high, and impacts that timing may have on delivery is also set out in terms of the possible impacts this may have on site information SA objective or sub-objective. This will be categorised as being either 'short', 'short-medium', 'medium', 'medium- long' or 'long' term.

6.2 Following the consultation and the Sustainability Appraisal testing, the housing and employment land options which are found to be the preferred option will be evidenced and taken forward to form the basis of the housing and employment land allocations for the borough in the Regulation 19 HED DPD report. It is the information that will be set out in this stage document which will be presented at Submission Stage, along with any comments received on this during the Reg 19 consultation.

6.3 The Regulation 19 report will be the first time that the allocation sites for housing and employment land will be set out, as the process moves on from the Regulation 18 scoping, or issues and options gathering stage. The Reg 19 HED DPD will not be the final version as consultation at that stage will allow for a further minimum 6 week public consultation period, prior to a submission (Regulation 22) stage of the document being produced. Comments will again be invited on this version of the document, which will be considered, along with the HED DPD document and the final proposals map, by an Independent Inspector at an Examination in Public.

APPENDIX ONE: EVIDENCE OF REGULATION 18 CONSULTATION

The following information provides evidence of the consultation that took place at Regulation 18 stage.

A copy of this letter was sent to everyone on the Council's LDF consultation database.

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Forward Planning
direct line: 01200 425111
e-mail: Issuesandoptions2016@ribblevalley.gov.uk
my ref: HEDDPDIssues&Options2016
your ref:
date: 26th August 2016

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Sir or Madam,

Ribble Valley Housing and Economic Development – Development Plan Document (DPD) (Issues and Options) & Draft Proposals Map Consultation

I am writing to you as over the past few years, you, or your organisation, has expressed an interest in being consulted on the development of new planning policy that may have implications for the area in which you live or how you provide or access services. The Council proposes to produce a Housing and Economic Development DPD. You are invited to comment on the issues to be covered and if there are any additional matters it should embrace.

In December 2014 the Ribble Valley Core Strategy was formally adopted and forms the basis for planning decision making within the borough.

The next stage in the plan preparation process is for the Council to develop a Housing and Economic Development DPD which primarily looks to allocate land for housing and for economic development purposes. The plan will also update other development constraints and designations. The first stage in this process (Regulation 18 -Issues and Options) is now available for consultation along with an updated Draft Proposals Map which incorporates work that has been undertaken on retail/ town centre boundaries, existing open space designations and revised settlement boundaries. All of this work will be used in the preparation of a DPD which, along with the Core Strategy, will be used to determine planning applications within the Borough.

The Issues and Options document and the draft Proposals Map are now available for consultation and can be viewed on the Planning Policy pages of the Ribble Valley website. There is a link to this page from the Council's homepage for ease.

Alternatively, the documents can be viewed during normal opening hours at:

Planning reception, Level D
The Council Offices
Church Walk
Clitheroe
BB7 2RA
Please telephone 01200 425111 to arrange an appointment if you wish to discuss these documents with an Officer.

Chief Executive: Marshal Scott CPFA
Directors: John Heap B.Eng. C. Eng. MICE, Jane Pearson CPFA

They will also be available at the following libraries during their normal opening hours:

- Chatburn Library, Sawley Road, Chatburn
- Clitheroe Library, Church Street, Clitheroe
- Longridge Library, Berry Lane, Longridge
- Mellor Library, St Mary's Gardens, Mellor
- Read Library, Jubilee Street, Read
- Whalley Library, Abbey Road, Whalley.

In addition the documents will be available to view at the following locations during their normal opening hours:

- Longridge Civic Hall; and
- The Station Buildings, Longridge

Copies of documents can be made available at a charge. Please ask for further information.

Comments on the documents can be emailed to Issuesandoptions2016@ribblevalley.gov.uk or sent by post to Issues and Options 2016 consultation, Forward Planning, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA.

The closing date for comments is 5pm 7th October 2016

If you do not wish to be consulted on the LDF process in the future, please let us know so we can remove your details from our consultation database.

If you have any queries, please contact the Forward Planning section via the details above.

Yours sincerely

Colin Hirst
Head of Regeneration and Housing.

Copy of letter sent out to Parish Councillor's

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Forward Planning
direct line: 01200 425111
e-mail: Issuesandoptions2016@ribblevalley.gov.uk
my ref: HEDDPDIssues&Options2016
your ref:
date: 26th August 2016

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Parish Clerk,

Ribble Valley Housing and Economic Development – Development Plan Document (DPD) (Issues and Options) & Draft Proposals Map Consultation

I am writing to notify you that the Council is developing new planning policy that may have implications for your area. The Council proposes to produce a Housing and Economic Development DPD. You are invited to comment on the issues to be covered and if there are any additional matters it should embrace.

In December 2014 the Ribble Valley Core Strategy was formally adopted and forms the primary basis for planning decision making within the borough.

The next stage in the plan preparation process is for the Council to develop a Housing and Economic Development DPD which primarily looks to allocate land for housing and for economic development purposes. The plan will also update other development constraints and designations. The first stage in this process (Regulation 18 -Issues and Options) is now available for consultation along with an updated Draft Proposals Map which incorporates work that has been undertaken on retail/ town centre boundaries, existing open space designations and revised settlement boundaries. All of this work will be used in the preparation of a DPD which, along with the Core Strategy, will be used to determine planning applications within the Borough.

The Issues and Options document and the draft Proposals Map are now available for consultation. I have enclosed a copy of these for your attention. In addition, the documents can be viewed on the Planning Policy pages of the Ribble Valley website. There is a link to this page from the Council's homepage for ease. I also enclose copies of a notice that I would ask you to display in the Parish.

Alternatively, the documents can be viewed during normal opening hours at:

Planning reception, Level D
RVBC
The Council Offices
Church Walk
Clitheroe
BB7 2RA
Please telephone 01200 425111 to arrange an appointment if you wish to discuss these documents with an Officer.

They will also be available at the following libraries during their normal opening hours:

- Chatburn Library, Sawley Road, Chatburn
- Clitheroe Library, Church Street, Clitheroe
- Longridge Library, Berry Lane, Longridge
- Mellor Library, St Mary's Gardens, Mellor
- Read Library, Jubilee Street, Read
- Whalley Library, Abbey Road, Whalley.

In addition the documents will be available to view at the following locations during their normal opening hours:

- Longridge Civic Hall; and
- The Station Buildings, Longridge

Copies of documents can be made available at a charge. Please ask for further information.

Comments on the documents can be emailed to Issuesandoptions2016@ribblevalley.gov.uk or sent by post to Issues and Options 2016 consultation, Forward Planning, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA.

The closing date for comments is 5pm 7th October 2016

Please also note that we will not formally acknowledge responses and will only contact you if we need further clarification.

If you have any queries, please contact the Forward Planning section via the details above.

Yours sincerely

Colin Hirst
Head of Regeneration and Housing.

Copy of letter sent to Borough Councillor's

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Forward Planning
direct line: 01200 425111
e-mail: Issuesandoptions2016@ribblevalley.gov.uk
my ref: HEDDPDIssues&Options2016
your ref:
date: 26th August 2016

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Councillor,

Ribble Valley Housing and Economic Development - Development Plan Document (DPD) (Issues and Options) & Draft Proposals Map Consultation

As you will be aware, in December 2014 the Ribble Valley Core Strategy was formally adopted and forms the basis for planning decision making within the borough.

The next stage in the plan preparation process is for the Council to develop a Housing and Economic Development DPD which primarily looks to allocate land for housing and for economic development purposes. The plan will also update other development constraints and designations. The first stage in this process (Regulation 18 -Issues and Options) is now available for consultation along with an updated Draft Proposals Map which incorporates work that has been undertaken on retail/ town centre boundaries, existing open space designations and revised settlement boundaries. All of this work will be used in the preparation of a DPD which, along with the Core Strategy, will be used to determine planning applications within the Borough.

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- Whalley Library, Abbey Road, Whalley.

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- Longridge Civic Hall; and
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Copies of documents can be made available at a charge. Please ask for further information.

Comments on the documents can be emailed to Issuesandoptions2016@ribblevalley.gov.uk or sent by post to Issues and Options 2016 consultation, Forward Planning, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA.

The closing date for comments is 5pm 7th October 2016

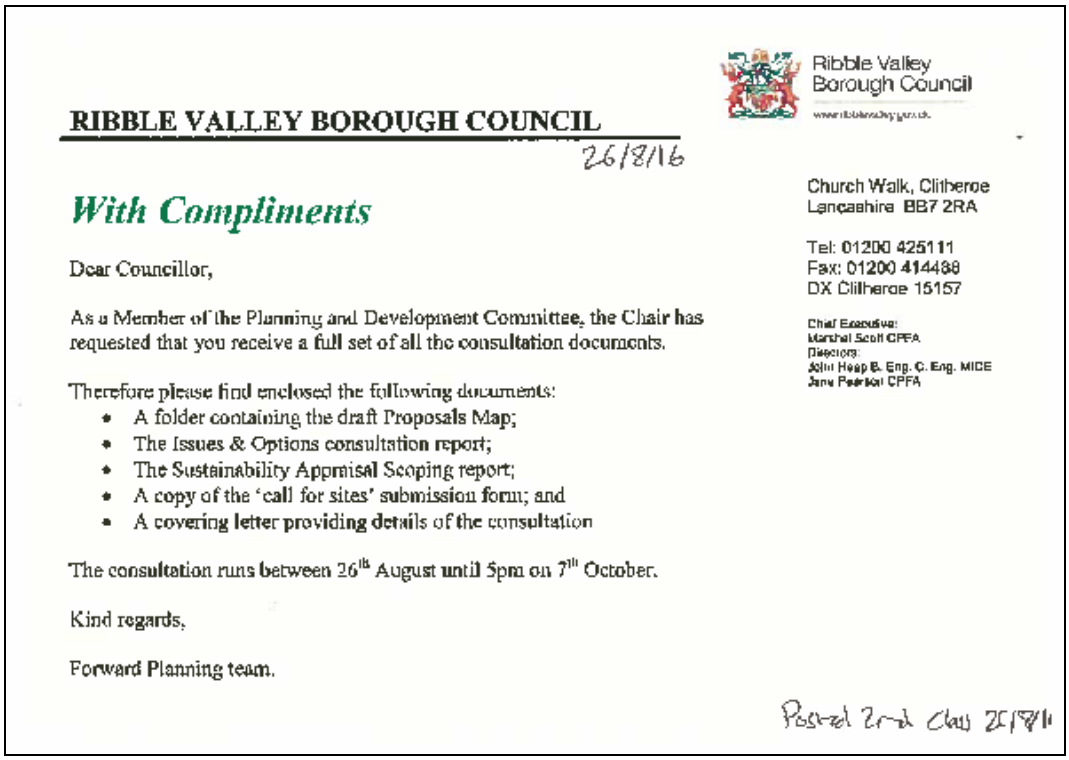
If you do not wish to be consulted on the LDF process in the future, please let us know so we can remove your details from our consultation database.

If you have any queries, please contact the Forward Planning section via the details above.

Yours sincerely

Colin Hirst
Head of Regeneration and Housing.

Compliment's slip with info pack sent to members of Planning and Development Committee



Ribble Valley Borough Council

RIBBLE VALLEY BOROUGH COUNCIL

26/8/16

With Compliments

Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157

Chief Executive:
Marshal Scott CPFA
Directors:
John Heap B. Eng. C. Eng. MICE
Jane Pearson CPFA

Dear Councillor,

As a Member of the Planning and Development Committee, the Chair has requested that you receive a full set of all the consultation documents.

Therefore please find enclosed the following documents:

- A folder containing the draft Proposals Map;
- The Issues & Options consultation report;
- The Sustainability Appraisal Scoping report;
- A copy of the 'call for sites' submission form; and
- A covering letter providing details of the consultation

The consultation runs between 26th August until 5pm on 7th October.

Kind regards,

Forward Planning team.

Posted 2nd Class 26/8/16

Invite email to Registered Providers liaison meeting

Diane Neville

From: Rachael Stott
Sent: 28 September 2016 13:26
To: Diane Neville
Subject: agenda

From: Rachael Stott
Sent: 14 September 2016 12:26
To: Rachael Stott; Rachel O'Connor (Rachel.OConnor@svha.co.uk); loretta.haslam@svha.co.uk; Stephen Fell; Mason, Andrew (andrew.mason@communitygateway.co.uk); cgrimshaw@ribblevalleyhomes.org.uk; Rachael McEvoy (Rachael.McEvoy@yourhousinggroup.co.uk); Salma Arshad (Salma.Arshad@greatplaces.org.uk); Renea Cammish (Renea.Cammish@togetherhousing.co.uk); julie.wilson@greatplaces.org.uk; clare.bolton@ribblevalleyhomes.org.uk; Lisa.Ashton@svha.co.uk; Samantha.Elliott@adactushousing.co.uk
Subject: RVBC RP liason meeting – 27th Sept 10.30am

Hi All,
Hope you can attend the RP liaison meeting on 27th sept at 10.30am at Ribble Valley Homes offices see details below(there is a long stay carpark near the offices on Chester Ave BB7 2HR or there is parking on Booths opposite for max of 2 hours). I attach a draft RV nominations policy for your comments and the agenda is as follows ;

Agenda
Proposed RV nominations policy
Update on new schemes in the borough and current planning position.
Implication of Welfare reform and restriction of LHA rates for under 35yr olds from April 2018.
Happy to share register

If there is anything you would like to add to the agenda please let me know. Hope you are able to attend.
Regards Rachael

Rachael Stott
Housing Strategy Officer
Ribble Valley Borough Council
Council offices Church Walk
Clitheroe
BB7 2RA
Email; Rachael.stott@ribblevalley.gov.uk
01200 413235

RVH address details

Rachael Stott
Housing Strategy Officer
Ribble Valley Borough Council
Council offices Church Walk
Clitheroe
BB7 2RA
Email; Rachael.stott@ribblevalley.gov.uk
01200 413235

1

Email to libraries on the borough relating to consultation

Joanne Macholc

From: Joanne Macholc
Sent: 23 August 2016 14:29
To: 'longridge.library@lancashire.gov.uk'; 'whalley.library@lancashire.gov.uk'; 'clitheroe.library@lancashire.gov.uk'; 'read.library@lancashire.gov.uk'; 'chatburn.library@lancashire.gov.uk'; 'mellor.library@lancashire.gov.uk'
Subject: Ribble Valley Housing and Economic Development DPD & Draft Proposals Map: Public Consultation 26th August - 5.00pm Friday 7th October 2016

Dear Librarians

I am seeking your continued support and assistance in making documents available for public consultation between the above dates as part of our statutory plan making process.

Your help at similar points in the past has greatly assisted the public consultation process.

I will ensure that a package of documents are delivered to the library on or before Friday 7th and should be grateful if you make them available. Any queries that arise from members of the public can be made to the Council - full details included with the documents.

I thank you in anticipation for your help.

Kind regards

Joanne Macholc

Dates and time of library document pack deliveries

Library evidence.

Housing and Economic Development DPD Consultation
Library opening hours for delivering documents
(info from LCC website, accessed 23/8/16)

Opening times show below:

Library	Wednesday	Thursday	Friday	To be delivered by:
Chatburn	closed	2.00-5.00pm And 5.30-7.00pm	closed	Lesley Helm
Clitheroe	9.00am -5.00pm	9.00am to 6.00pm	9.00am -5.00pm	Diane N/Phil Dagnall
Longridge	closed	9.30am-7.00pm	9.30am-7.00pm	Melissa Thorpe
Mellor	1.00-6.00pm	closed	closed	Robert Major
Read	2.00-5.00pm And 5.30-7.00pm	2.00-5.00pm And 5.30-7.00pm	closed	Olwen Heap
Whalley	9.00am -5.00pm	closed	9.00am -5.00pm	Lynn Walmsley

In addition there are two further deposit points in Longridge **Civic Hall and Stations Buildings.** I have agreed with Peter Smithson (who takes the bookings) that we can drop off both at the Station buildings. There is normally someone there in the office from about 10am to 4pm on Thursday to receive the docs.

Clitheroe - PD delivered Weds 24th Aug. am.
Longridge - MT " Fri 26. Aug. am.
Whalley - LW " Weds 24 Aug. PM.

Long Stn. Bldg. MT Weds am. 24 Aug. pm.
Road - OH - " ~~late~~ Thurs 25th.

R:\LOCAL PLAN PART 2\2. Reg 18 Issues and Options Consultation\Consultation Admin\library opening hours August 2016.docx

Compliments slip included with document packs to libraries

Ribble Valley Borough Council
www.ribblevalley.gov.uk

RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157

Chief Executive:
Marshal Scott CPFA
Directors
John Heap B. Eng. C. Eng. MICE
Jane Pearson CPFA

With Compliments

Dear Sir or Madam,

Enclosed is a list of planning consultation documents to be made available for inspection by the general public for a six week period from **Friday 26th August until 5pm on 7th October. Please ensure that the documents are available during this consultation period.**

Please find enclosed the following documents:

- A covering letter providing details of the consultation;
- A folder containing the draft Proposals Map;
- The Issues & Options consultation report;
- The Sustainability Appraisal Scoping report; and
- Three copies of the 'call for sites' submission form (further copies can be downloaded from the RVBC website if required)

If you require any further information please contact the forward planning team on 01200 425111 or email issuesandoptions2016@ribblevalley.gov.uk

Many thanks for your assistance,

Regards,

RVBC Forward Planning team.

Email to statutory consultee informing of SA Scoping Report

Diane Neville

From: David Hourd <David.Hourd@arcadis.com>
Sent: 26 August 2016 13:33
To: consultations@naturalengland.org.uk
Cc: Diane Neville
Subject: FW: Ribble Valley Borough Council SA Scoping Consultation
Attachments: 0141-UA003663-EEA-01-F SA Scoping Letter NE.pdf; FINAL SUSTAINABILITY APPRAISAL SCOPING REPORT.pdf

Dear Sir/Madam

Ribble Valley Borough Council is currently preparing a Housing and Economic Development DPD which will look to allocate land for housing and for economic development purposes. The first stage in this process (Regulation 18 - Issues and Options) is now available for consultation and you will be contacted separately about this.

A Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) is being prepared alongside the DPD which builds upon the previous work undertaken for the Core Strategy. The first stage in the SA Process is Scoping and an SA Scoping Report has been produced.

We are writing on behalf of the Council to invite you to formally take part in the consultation on the scope and level of detail of the SA by requesting your comment on the attached Scoping Report. Given the statutory five week consultation period for this we look forward to receiving your responses by 30th September.

Contact details and a response address are provided in the attached letter.

Kind regards
David

David L Hourd | Technical Director – Environmental Planning | david.hourd@arcadis.com
Arcadis Consulting (UK) Ltd | 5th Floor, 401 Faraday Street, Birchwood Park, Warrington | WA3 6GA | UK
T. 01925 800753 | M. +44 (0)7872 675 607
www.arcadis.com

ARCADIS Design & Consultancy for natural and built assets

Be green, leave it on the screen.

Formerly Hyder Consulting (UK) Ltd.

Email to statutory consultee informing of SA Scoping Report

Diane Neville

From: David Hourd <David.Hourd@arcadis.com>
Sent: 26 August 2016 13:31
To: northwest@HistoricEngland.org.uk
Cc: Diane Neville
Subject: Ribble Valley Borough Council SA Scoping Consultation
Attachments: 0141-UA002663-EEA-01-F SA Scoping Letter NE.pdf; FINAL SUSTAINABILITY APPRAISAL SCOPING REPORT.pdf

Dear Sir/Madam

Ribble Valley Borough Council is currently preparing a Housing and Economic Development DPD which will look to allocate land for housing and for economic development purposes. The first stage in this process (Regulation 18 - Issues and Options) is now available for consultation and you will be contacted separately about this.

A Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) is being prepared alongside the DPD which builds upon the previous work undertaken for the Core Strategy. The first stage in the SA Process is Scoping and an SA Scoping Report has been produced.

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Kind regards
David

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Arcadis Consulting (UK) Ltd | 5th Floor, 401 Faraday Street, Birchwood Park, Warrington | WA3 6GA | UK
T. 01925 800753 | M. + 44 (0)7872 675 607
www.arcadis.com

Formerly Hyder Consulting (UK) Ltd.

Email to statutory consultee informing of SA Scoping Report

Diane Neville

From: David Hourd <David.Hourd@arcadis.com>
Sent: 26 August 2016 13:34
To: enquiries@environment-agency.gov.uk
Cc: Diane Neville
Subject: Ribble Valley Borough Council SA Scoping Consultation
Attachments: FINAL SUSTAINABILITY APPRAISAL SCOPING REPORT.pdf; 0142-UA003663-EEA-01-F SA Scoping Letter EA.pdf

Dear Sir/Madam

Ribble Valley Borough Council is currently preparing a Housing and Economic Development DPD which will look to allocate land for housing and for economic development purposes. The first stage in this process (Regulation 18 - Issues and Options) is now available for consultation and you will be contacted separately about this.

A Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) is being prepared alongside the DPD which builds upon the previous work undertaken for the Core Strategy. The first stage in the SA Process is Scoping and an SA Scoping Report has been produced.

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Kind regards
David

David L Hourd | Technical Director – Environmental Planning | david.hourd@arcadis.com
Arcadis Consulting (UK) Ltd | 5th Floor, 401 Faraday Street, Birchwood Park, Warrington | WA3 6GA | UK
T. 01925 800753 | M. + 44 (0)7872 675 607
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ARCADIS Design & Consultancy for natural and built assets

Formerly Hyder Consulting (UK) Ltd.

3

Press release in Clitheroe Advertiser (01/09/16)

16 CLITHEROE ADVERTISER & TIMES

Exhibitors produce a large number of displays despite testing conditions

Praise for exhibits at gardening club show

There were bumper exhibits at Bolland Gardening Club's 37th annual Flower and Vegetable Show. Held at Bolton-by-Bowland Village Hall exhibitors produced a large number of entries, all of which were to a high standard creating a superb display for members of the public to come and enjoy. Indeed the flower and vegetable judge, Mr George Desmond, from York, (pictured) commented that some of the exhibits were of a comparable standard to those that were being exhibited at Southport Flower Show where he had recently been judging. Full details about the show and its results will feature in next week's Clitheroe Advertiser.

ON THE WEB @ READ ALL THE LATEST NEWS ON OUR WEBSITE www.clitheroeadvertiser.co.uk

www.clitheroeadvertiser.co.uk Thursday Septembe

Valley residents urged to think about adoption

Special event allows people to find out about adoptior

By Faiza Afzaal
faiza.afzaal@jpress.co.uk
@clitheradvertiser

Residents in the Ribble Valley are being asked to think about growing their family through adoption.

A special event will be held at County Hall to help people find out about adoption and the process involved. The information evening organised by Lancashire County Council takes place on Wednesday, September 7th, from 6 to 7-30 pm.

During the event, the council will be focussing on two different types of adoption, so that more babies and young children can go to live with their permanent family quicker.

Concurrent Placements place babies and young children, aged up to two, with foster carers who may go on to give them a permanent home. The Fostering-for-Adoption scheme is for children where there is no realistic prospect of a return to their birth family.

County Councillor Matthew Tomlinson, cabinet member for children, young people and schools, said: "We're looking for people from all backgrounds to offer a permanent home and family to children who are not able to live with their birth family.

"What matters to us are your personal qualities and that you are able to provide a loving home where you can support and look after a child throughout their childhood and beyond.

"More children in Lancashire are benefiting from an earlier start in life with their adoptive families thanks to these programmes.

"We're looking for people from all backgrounds,' - Coun. Tomlinson

"Sometimes babies come into our care at birth or soon after, and they're looked after by foster carers, while we work with their parents to see if they can go home. If this isn't possible, the court process can take many months, and after that the baby usually has to move again, to their adoptive parents."

Concurrent Placements place a baby or child straight away with their prospective adopters, who are also approved as foster carers, while the birth family is assesse and the court makes a dec sion.

Foster-for-Adoption ca ers are approved as temporar foster carers, but are prepare to adopt the child - if it is ever tually decided that they can return to their birth family.

To adopt, you must be ove 21 and live in Lancashire o close by, whatever your race gender, sexuality, living ar rangements, age or employment status.

There's no need to book to attend the event - you can just turn up, but early arrival is recommended so that the presentation can start promptly at 6 pm. People attending are also asked to stay for the whole session.

Free parking is available on the Arthur Street car park, next to County Hall, and the Pitt Street entrance is accessible for disabled visitors.

More information about the evening and the adoption process is available online at www.lancashire.gov.uk/adoption or call the adoption team for an informal chat on 0800 195 1183.

Have your say on housing and economic development

Residents in the Ribble Valley are being invited to have their say on housing and economic development in the borough.

Ribble Valley Borough Council is producing a housing and economic development plan that will help to determine planning applications.

The council adopted its core strategy setting out the broad basis for planning and development in the borough in 2014.

Now, it wants to develop a housing and economic development plan that will outline specific land for housing and economic development, and – along with the core strategy – be used to determine planning applications.

The first stage in the process, called 'Regulation 18 – Issues and Options', is now available for consultation, along with an updated draft proposals map, which outlines the work that has already been undertaken on revised retail and town centre boundaries, existing open space designations and settlement boundaries.

The issues and Options document and draft proposals map can be viewed at the Ribble Valley Borough Council Offices in Clitheroe, libraries throughout Ribble Valley and ribblevalley.gov.uk.

Comments on the documents can be posted to Issues and Options 2016, Forward Planning Team, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA, or via ribblevalley.gov.uk.

The consultation runs until 5 pm on Friday, October 7th, and further details are available from Ribble Valley Borough Council's forward planning team on 01200 425111.

Press release in Longridge and Ribble Valley News (01/09/16)

GET IN TOUCH
Follow us at @Longridge_News

Remembrance Day organiser stands down

Group chairman resigns due to ill health

By Gillian Whalley
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@Longridge_News

The chairman of Longridge Remembers Group has resigned after three years in office.

Peter Smithson, whose successor has not been announced, stood down for health reasons and is therefore unable to continue with the tasks involved in organising the Remembrance events.

In a letter to Longridge Town Council, Mr Smithson looked back to 2012, the demise of the town's Royal British Legion branch and the council agreeing to its then town clerk Steve Barsby taking on Remembrance Day organisation for that year and 2013.

Longridge Remembrance Group was formed in 2013 when Mr Smithson became chairman, and it organised successful Remembrance events in 2014 and last year.


Remembrance Day service being held last year at the Memorial Gardens in Longridge

Accepting the resignation at last week's meeting, the council decided to inform Longridge borough Councillor Jim White that, as the town's RBL branch no longer existed and the Remembrance Group had virtually disbanded, he would be asked to propose how to plan the future organisation of Remembrance Sunday.

Mayor Coun Rupert Swarbrick said the council would stand by to help towards the day this year.

"We'll pick it up and run with it from start to finish on Remembrance Sunday, November 13," he said.

The traditional sales of poppies would still be run by poppy organiser Bill Houghton.

It is only four years ago that Legion secretary Ken Brierley made an impassioned plea through the News for people to "come and join us". Numbers had reached a critical level and a stage envisaged "when there will be no-one to carry on and therefore no Remembrance ceremonies in Longridge". The group's women's section closed down after 72 years.

New public consultation for views on developments

Residents in Longridge and throughout the Ribble Valley are being invited to have their say on housing and economic development in the borough.

Ribble Valley Borough Council is producing a housing and economic development plan that will help to determine planning applications.

The council adopted its core strategy, setting out the broad basis for planning and development in the borough, in 2014.

Now it wants to develop a housing and economic development plan that will outline specific land for housing and economic development, and – along with the core strategy – be used to determine planning applications.

The first stage in the process, called 'Regulation 18 – Issues and Options', is now available for consultation, along with an updated draft proposals map, which outlines the work that has already been undertaken on revised retail and town centre boundaries, existing open space designations and settlement boundaries.

The Issues and Options document and draft proposals map can be viewed at the Ribble Valley Borough Council Offices in Clitheroe, libraries throughout Ribble Valley and ribblevalley.gov.uk.

Comments on the documents can be posted to Issues and Options 2016, Forward Planning Team, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA, or via ribblevalley.gov.uk.

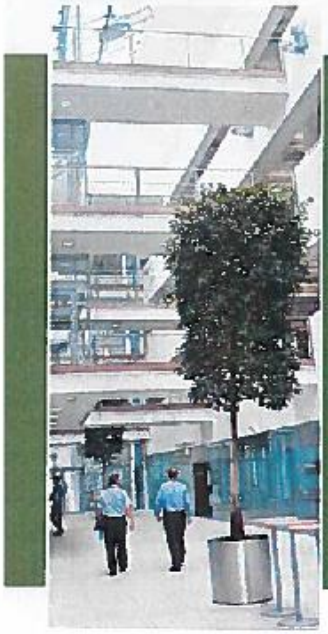
The consultation runs from Friday, August 26, 10.5pm on Friday, October 7, and further details are available from Ribble Valley Borough Council's forward planning team on 01200 425111.

Poster sent out to all Parish Council Clerks for display in their Pasrsh area/ on their public notice baords

Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Consultation on the Housing and Economic Development DPD and Draft Proposals Map

A part of the Local Plan for Ribble Valley



Our consultation runs from
Friday 26 August to 5pm on Friday 7 October 2016.

Go to www.ribblevalley.gov.uk to see the document or ask to view it in the council offices in Clitheroe or your local library or Tel: 01200 425111 for more information

Pages from the RVBC website relating to the consultation

Have Your Say on Housing and Economic Development

Published Friday, 26 August 2016

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More articles in the news archive

Sustainability Appraisal Scoping Report

Sustainability Appraisal (SA) Scoping Report

File type: PDF
Size: 3.74 MB

Download now

Housing and Economic Development DPD (HED DPD)

Housing and Economic Development DPD: Issues and Options Consultation (Regulation 18) and Draft Proposals Map

The Council is carrying out consultation on the above from Friday 26 August 2016 to 5pm Friday 7 October 2016.

The following documents are available for comment and consultation at this stage.

Issues and Options Consultation report

The Issues and Options Consultation Report sets out background information and matters the HED DPD needs to address. It also includes options for sites which might be considered for allocation to meet any outstanding housing and employment requirements. These are shown within the document but not on the draft Proposals Map as no decisions have yet been taken on which sites will be allocated.

Draft Proposals Map

The draft Proposals Map shows the extent of proposed designations including: Draft Town Centre Boundaries for Clitheroe, Longridge and Whalley; draft settlement boundaries, existing housing and employment commitments; existing employment areas; a variety of existing designations (e.g. AONB, Open Countryside, Green Belt, historic and environmental assets etc); and constraints (e.g. flood risk areas, Mineral Safeguarding Areas etc.)

Sustainability Appraisal Scoping report

Sustainability Appraisal Scoping report

The Council is seeking views and feedback on:

- Matters set out in the Regulation 18 Issues and Options Consultation report
- The draft Proposals Map
- The Sustainability Appraisal Scoping report
- Whether the HED DPD covers all such matters as it ought to.

Call for Sites

As part of this consultation the Council is carrying out a limited "Call for Sites" exercise which gives the opportunity to suggest alternate sites for meeting outstanding development requirements in the locations specified in the Issues and Options consultation document. You can suggest these for consideration as part of the plan making process by completing and submitting a Call for Sites form.

Background and Evidence

Background and evidence papers referred to in the Issues and Options report are also available to view, but are not themselves being consulted on.

The consultation documents are available to view at the Level 0 Reception, Council Offices, Church Walk, Clitheroe, during normal office hours.

They will also be available at the following libraries during their normal opening hours:

- Chatburn Library, Sawley Road, Chatburn
- Clitheroe Library, Church Street, Clitheroe
- Longridge Library, Berry Lane, Longridge
- Mellor Library, St Mary's Gardens, Mellor
- Read Library, Jubilee Street, Read
- Whalley Library, Abbey Road, Whalley.

In addition the documents will be available to view at the following locations during their normal opening hours:

- Longridge Civic Hall; and
- The Station Buildings, Longridge

Copies of documents can be made available at a charge.

Comments on the documents can be emailed to Issuesandoptions2016@ribblevalley.gov.uk or sent by post to:

Issues and Options 2016 consultation
Forward Planning
Council Offices
Church Walk
Clitheroe
BB7 2RA

The closing date for comments is 5pm Friday 7 October 2016

Pages in Housing and Economic Development DPD (HED DPD)

1. Housing and Economic Development DPD (HED DPD)
2. You are here: Housing and Economic Development DPD: Issues and Options Consultation (Regulation 18) and Draft Proposals Map
3. Background and evidence papers

Housing and Economic Development DPD Proposals Map

The draft proposals map shows the extent of proposed designations.

Sheet 1 - Proposals Map

File type: PDF
Size: 7.45 MB

Sheet 2 - Bolton by Bowland (1), Holden (2), Tosside(3), Slaidburn (4), Newton (5), Dunsop Bridge (6), Chipping (7)

File type: PDF
Size: 4.43 MB

Sheet 3 - A59 Corridor Map, Copster Green (13), Hurst Green (16), Mellor (11), Ribchester (12)

File type: PDF
Size: 18.89 MB

Sheet 4 - Clitheroe (22), Clitheroe Town Centre (23), Gisburn (32), Longridge (8), West Bradford (25), Worston (27)

File type: PDF
Size: 10.9 MB

Sheet 5 - Brockhall Village (17), Chatburn (28), Downham (29), Langho (15), Mellor Brook (9), Osbaldeston (10), Pendleton (21), Read/Simonstone (19), Sawley (30), Waddington (24), Wilpshire (14)

File type: PDF
Size: 9.59 MB

Sheet 6 - Grindleton (26), Rimington (31), Sabden (20), Whalley/Barrow/Billington/Calderstones/Wiswell (18)

File type: PDF
Size: 6.58 MB

Housing and Economic Development DPD (HED DPD)

Following the adoption of the Core Strategy in December 2014 the Council propose to prepare a Housing and Economic Development Development Plan Document (HED DPD). This plan will set out more detailed policy coverage for matters relating to housing and economy to fully implement the policies of the Core Strategy. The HED DPD will be accompanied by a Proposals Map which will show on an Ordnance Survey base the extent of allocations and designations arising from the adopted Core Strategy and the HED DPD. When adopted the HED DPD and Proposals Map will form part of the statutory development plan for the borough.

The preparation of the HED DPD will be in accordance with statutory and regulatory requirements. For the latest anticipated timescale, please refer to the up to date Local Development Scheme. The main stages of plan preparation are as follows:

Issues and Options (Regulation 18)

The Council is undertaking consultation on this stage of plan preparation from **Friday 26 August 2016 to Friday 7 October 2016.** A draft Proposals Map and Sustainability Appraisal Scoping Report are also available as part of the consultation. The closing date for comments is **5pm Friday 7 October 2016.** For more details see Housing and Economic Development DPD: Issues and Opinions Consultation (Regulation 18) and Draft Proposals Map.

Following the Regulation 18 Consultation a 'Summary of Representations' document will be available to view.

Publication of Preferred Option (Regulation 19)

Future stage not yet undertaken

Submission to Secretary of State (Regulation 22)

Future stage not yet undertaken

Examination in Public (Regulation 24)

Future stage not yet undertaken

Adoption (Regulation 26)

Future stage not yet undertaken

These pages will be updated as the plan progresses.

Pages in Housing and Economic Development DPD (HED DPD)

1. **You are here: Housing and Economic Development DPD (HED DPD)**
2. Housing and Economic Development DPD: Issues and Options Consultation (Regulation 18) and Draft Proposals Map
3. Background and evidence papers

Planning Policy

Adopted Core Strategy

Housing and Economic DPD

Local Development Framework

Categories in Planning Policy

Core Strategy

The Core Strategy was adopted on 14 December 2014.

Neighbourhood Planning

Information on how to prepare a Neighbourhood Plan

Planning Policy Consultation

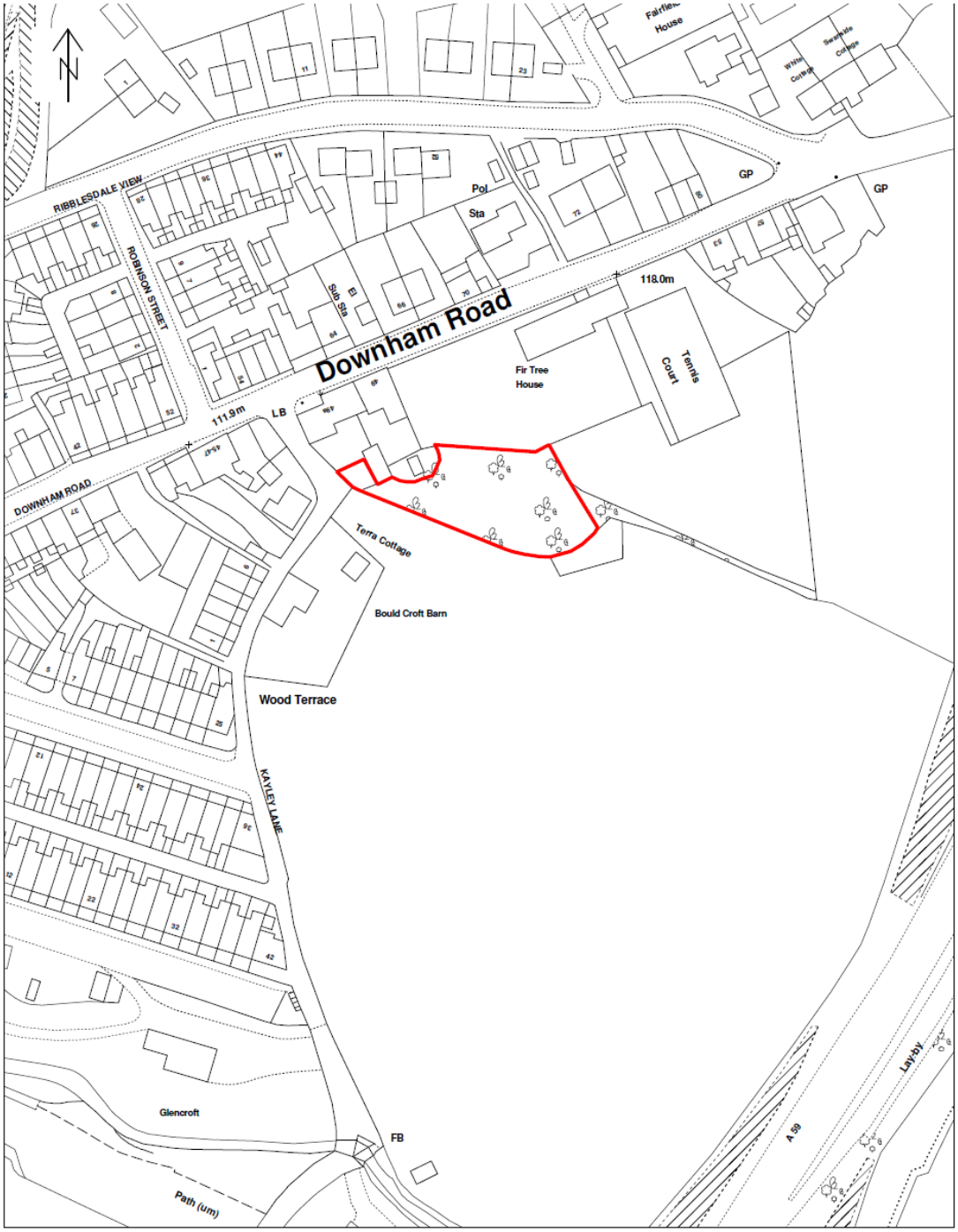
Current and past Planning Policy Consultations.

Contact Planning Policy

Contact details for the Planning Policy team.

APPENDIX TWO: OPTIONS FOR POTENTIAL HOUSING ALLOCATION (MAPS)

As presented in the Regulation 18 HED DPD



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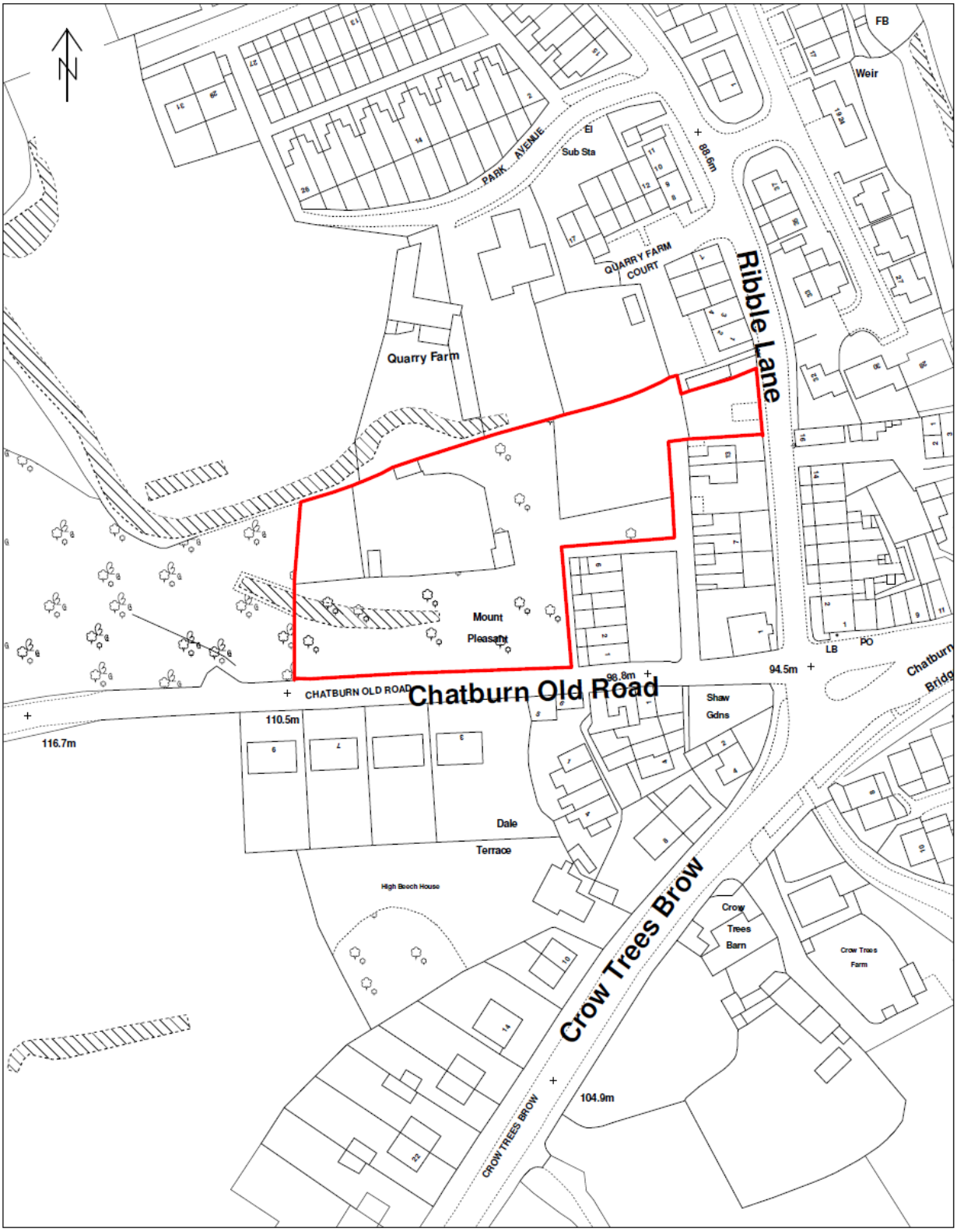

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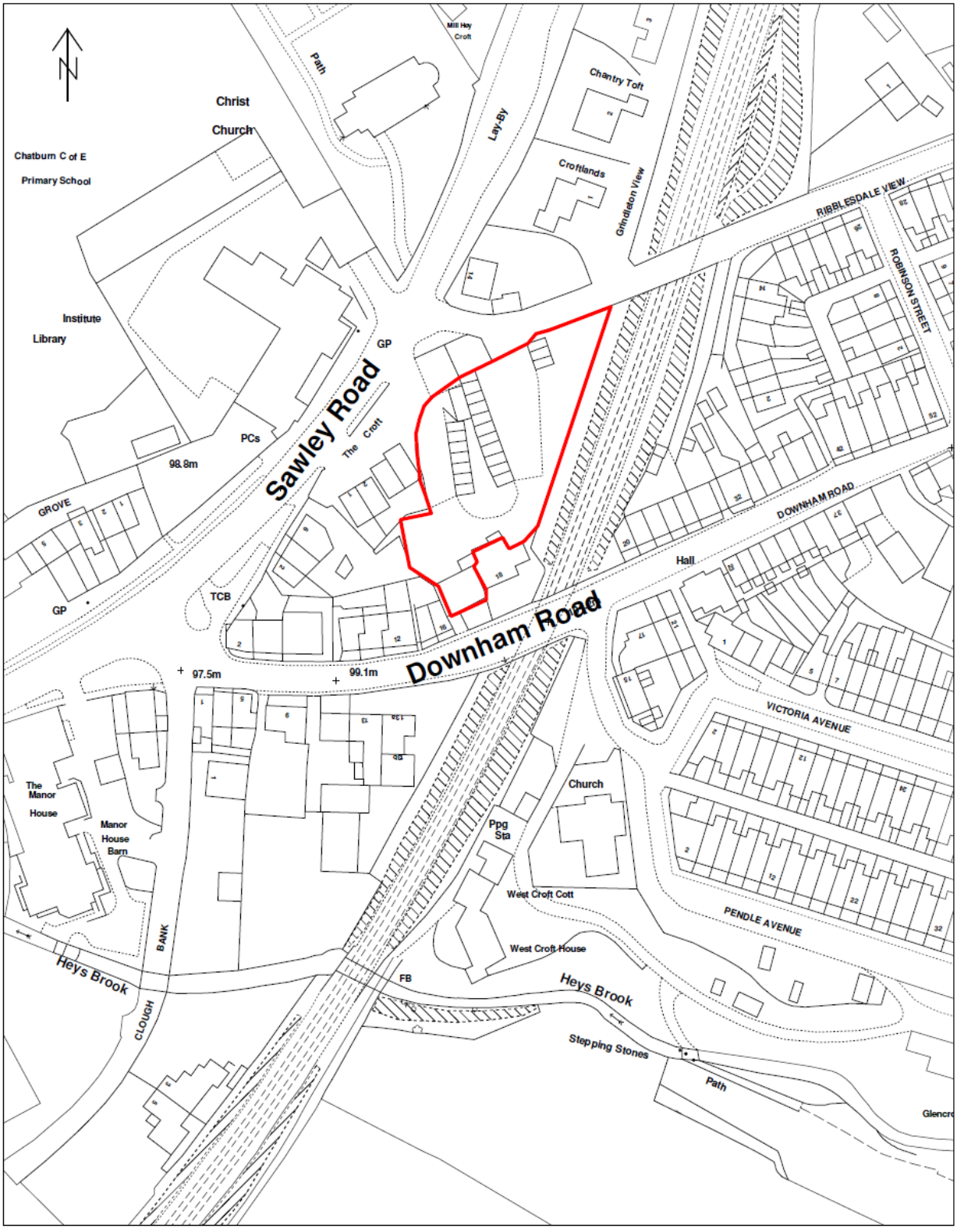

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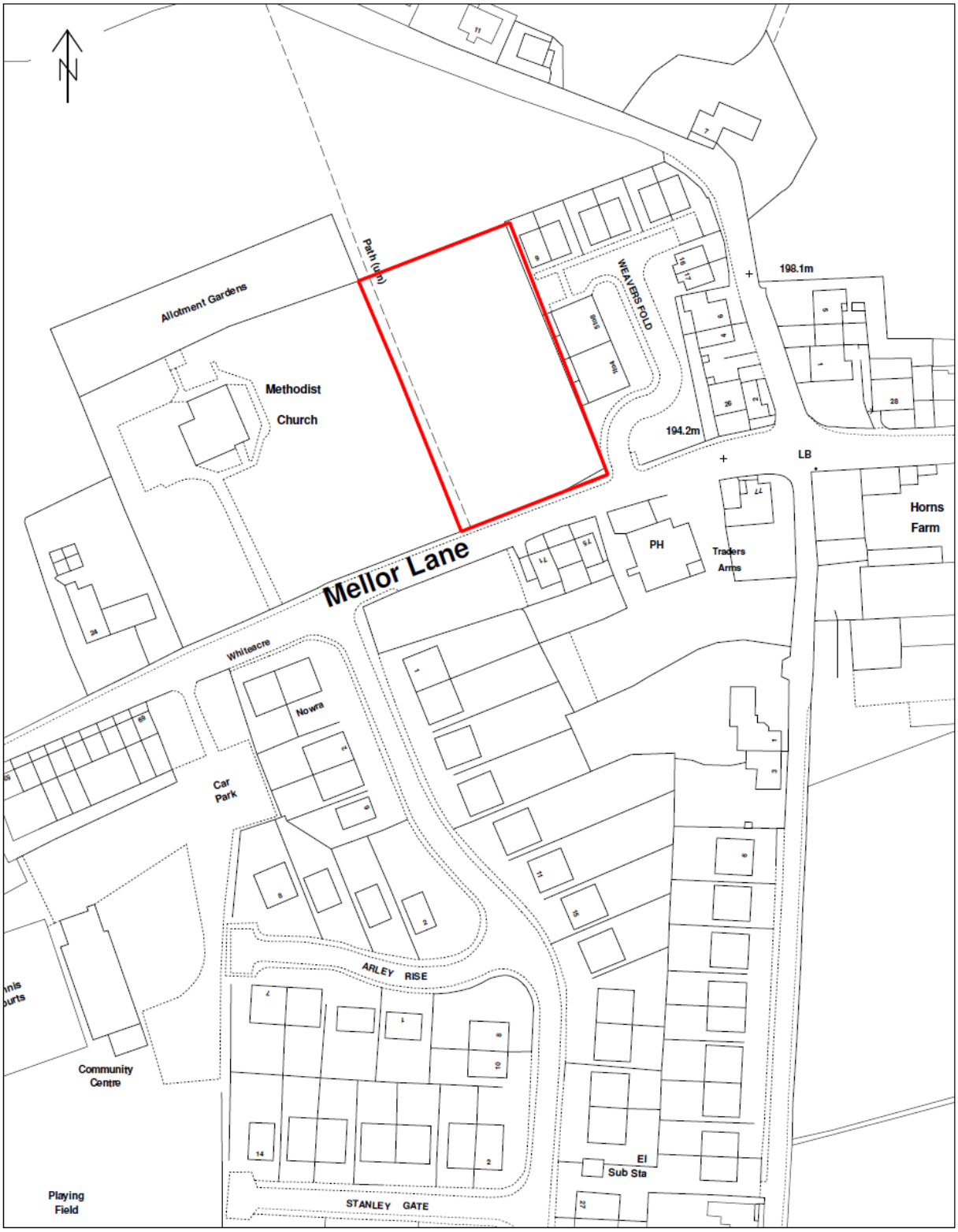

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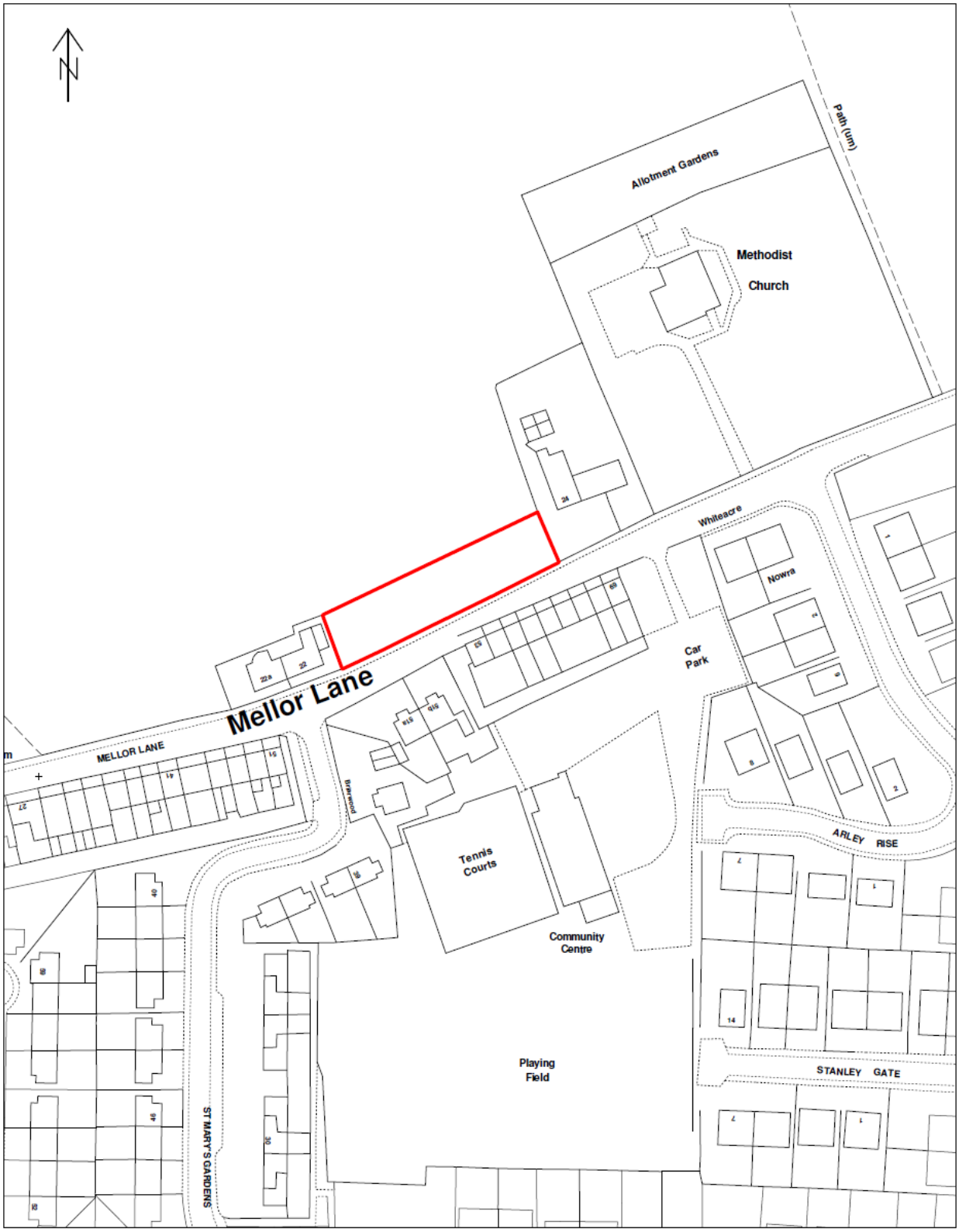

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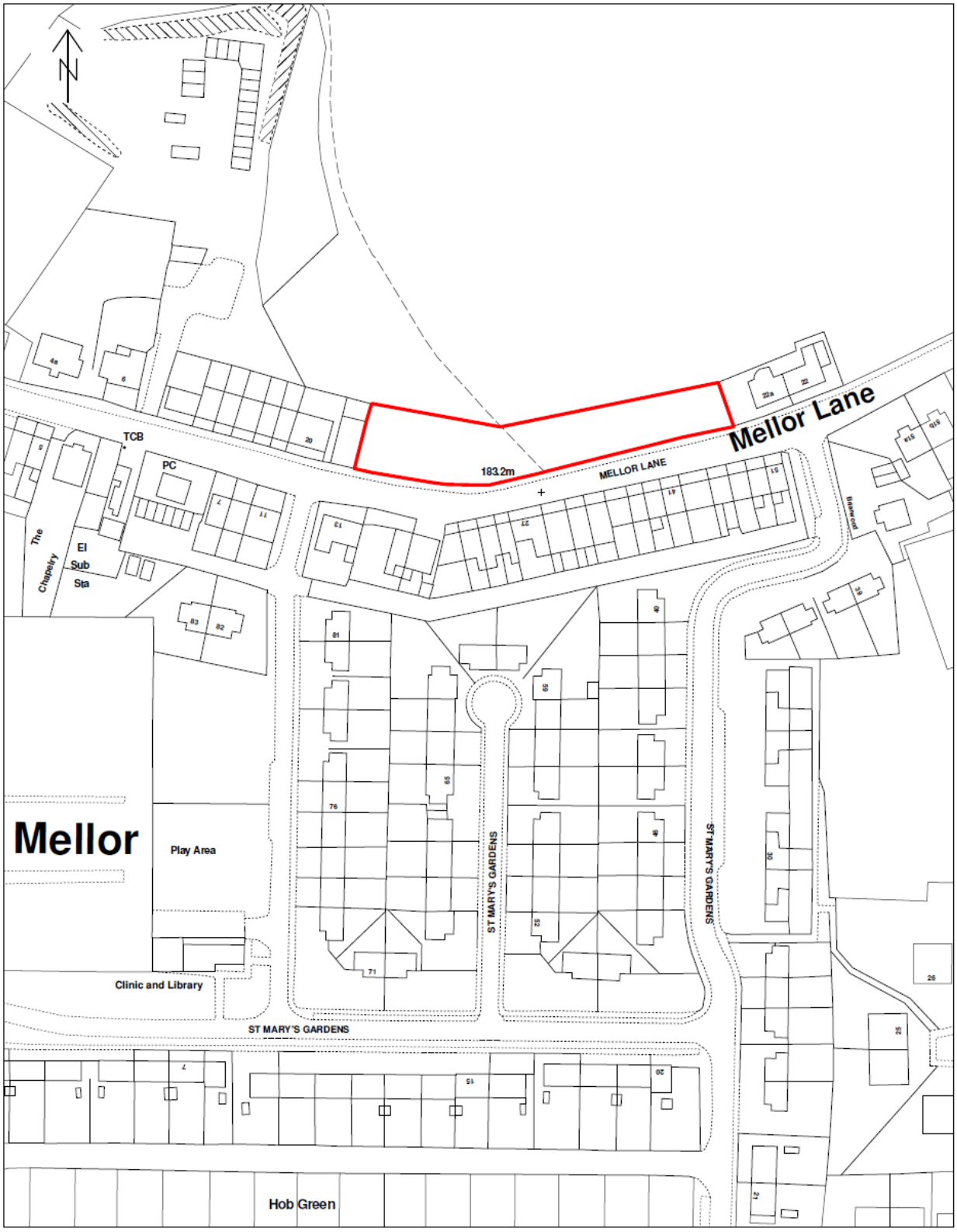

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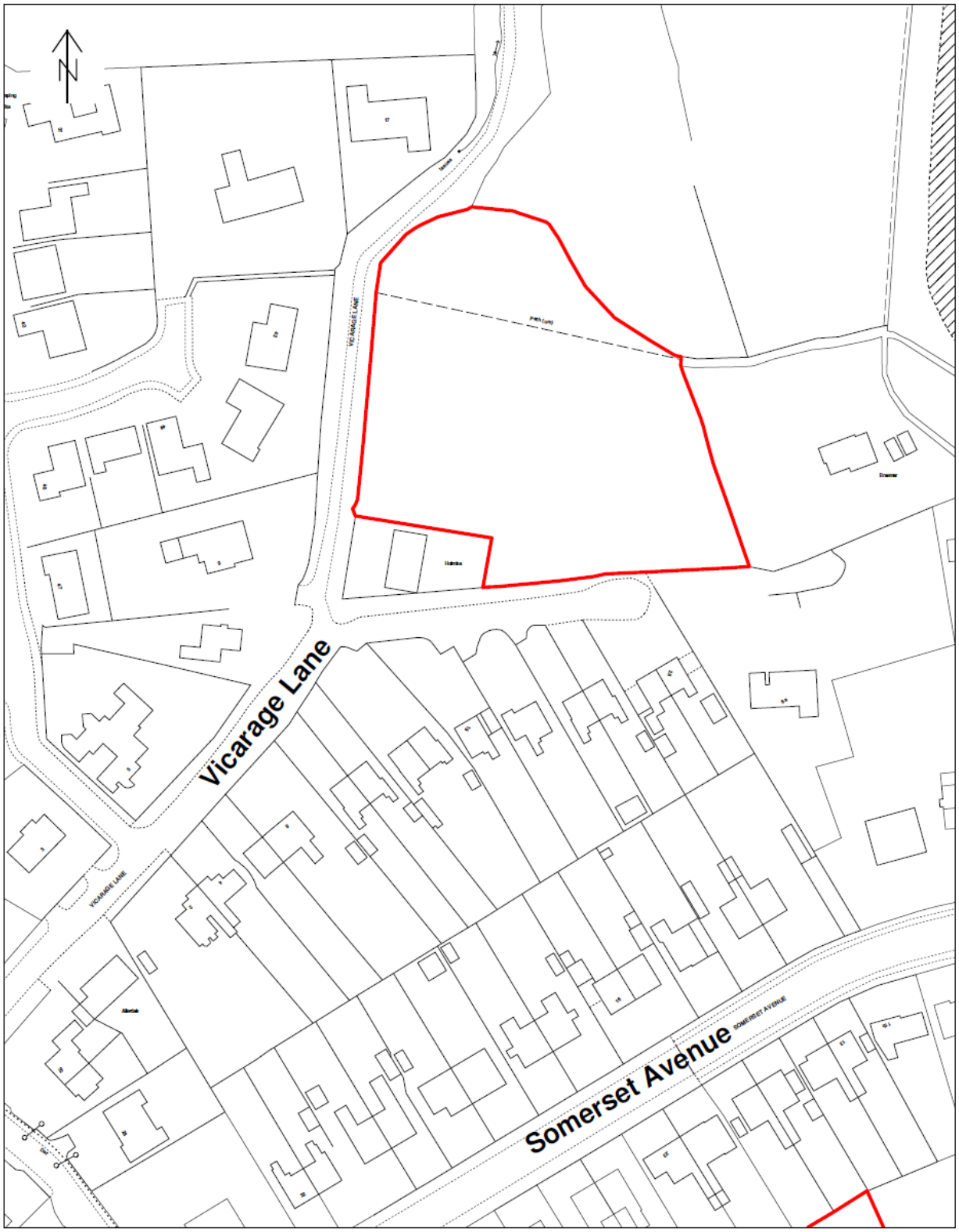

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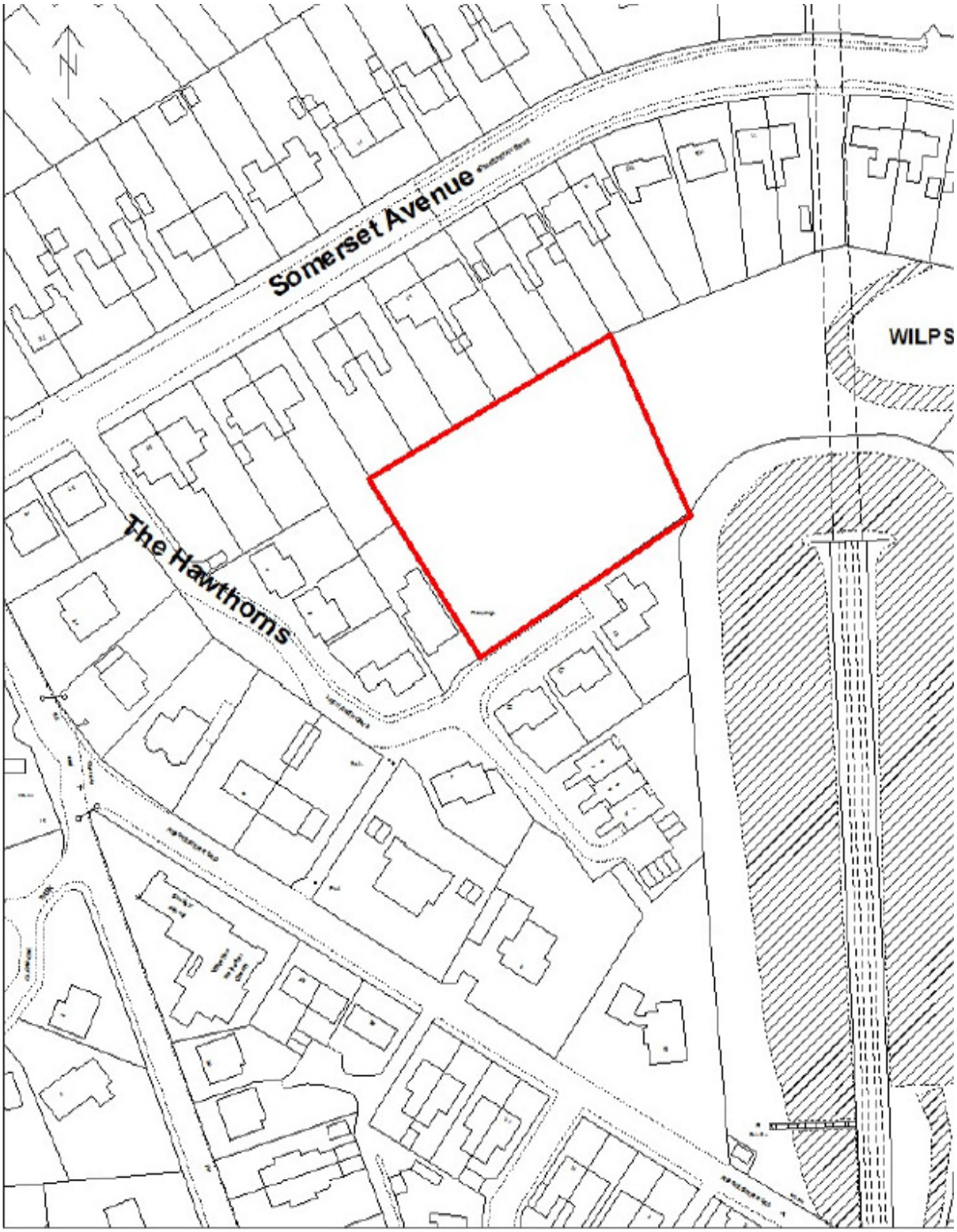

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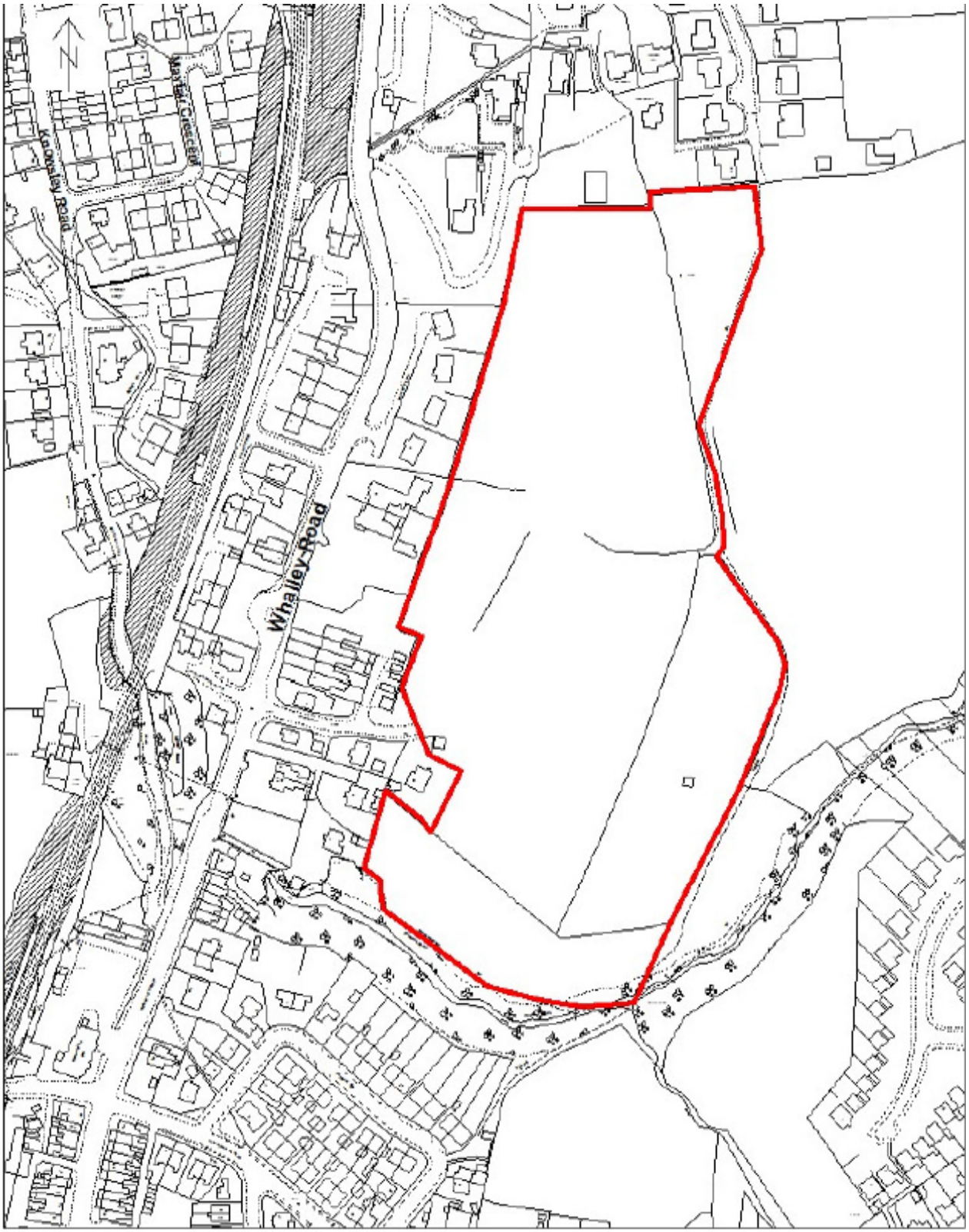
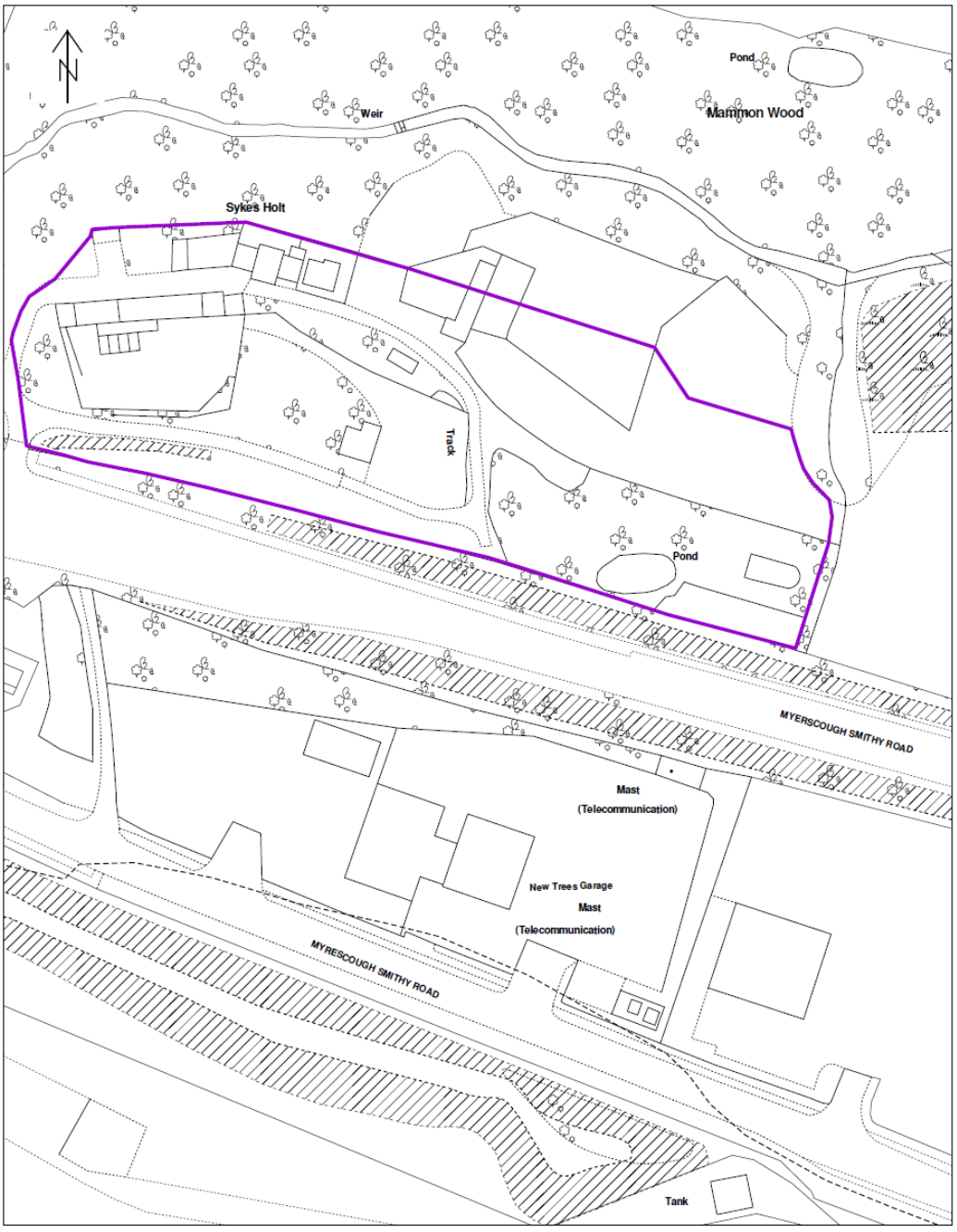


WILPSHIRE 3

APPENDIX THREE: OPTIONS FOR POTENTIAL ECONOMY AND EMPLOYMENT LAND ALLOCATION (MAPS)

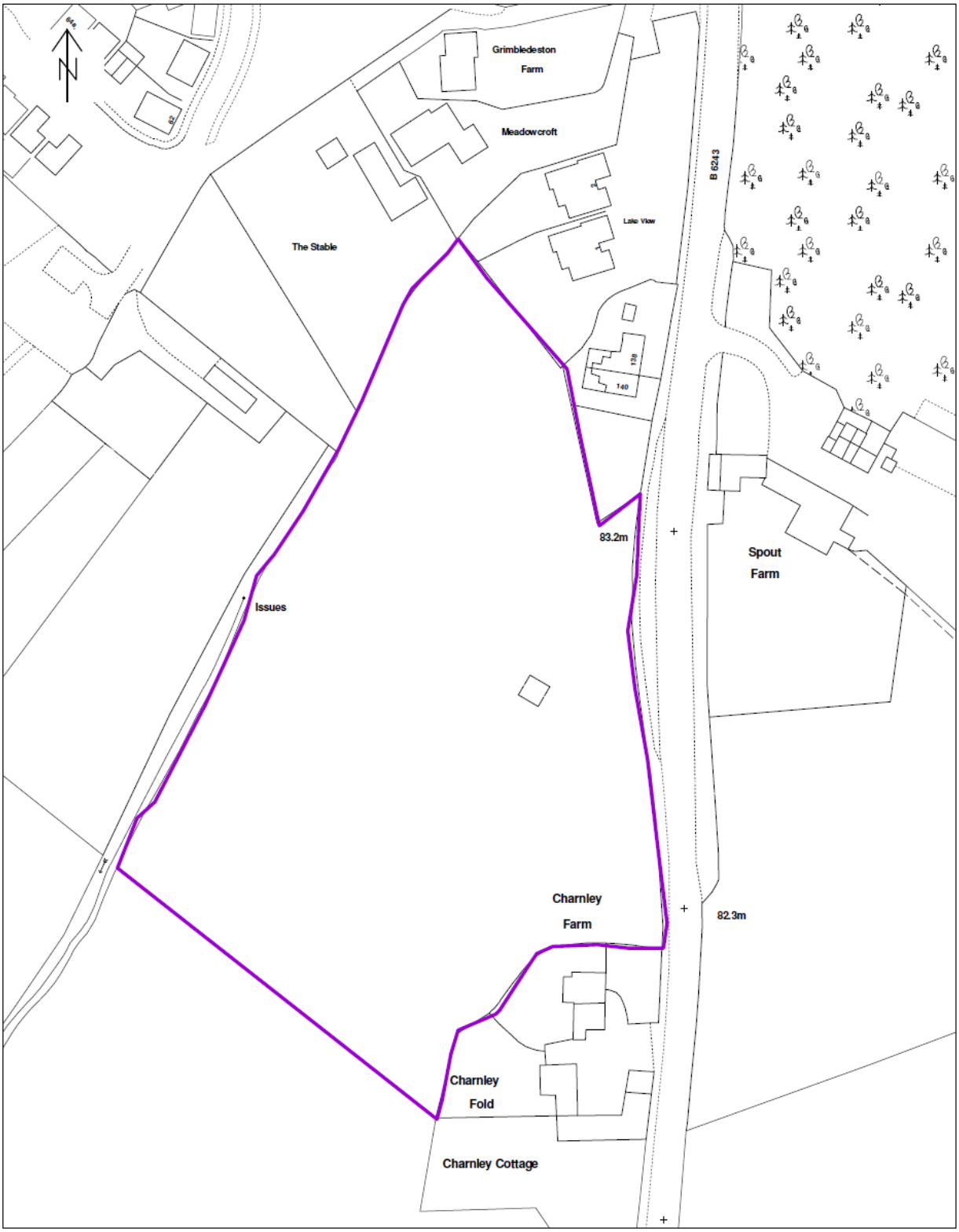
As presented in the Regulation 18 HED DPD

Proposed Employment Allocation Options Site 1- Land at Sykes Holt, Mellor



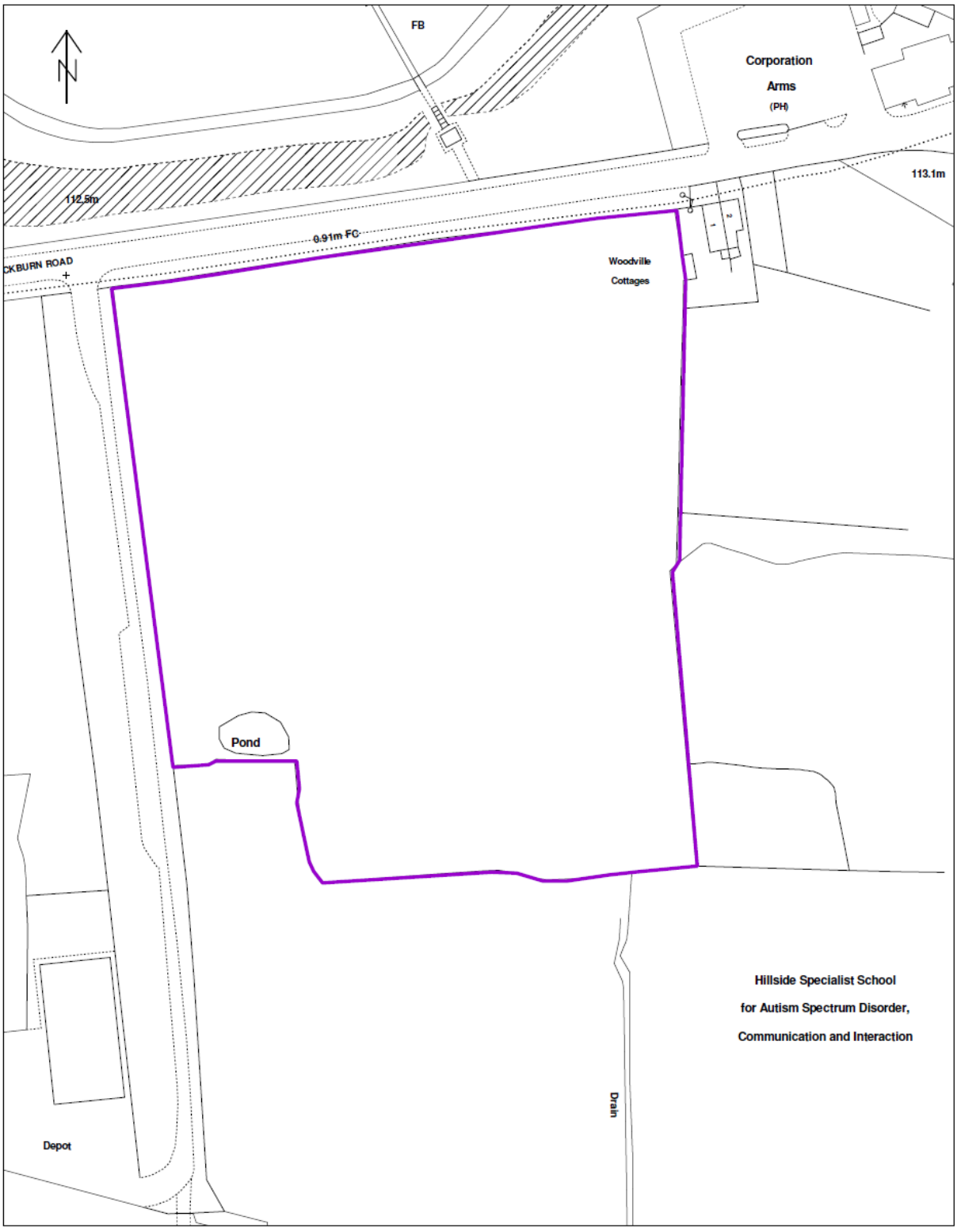
Land at Sykes Holt, Mellor

Proposed Employment Allocation Options Site 2- Land at Grimbaldeston Farm, Longridge



Land at Grimbaldeston Farm

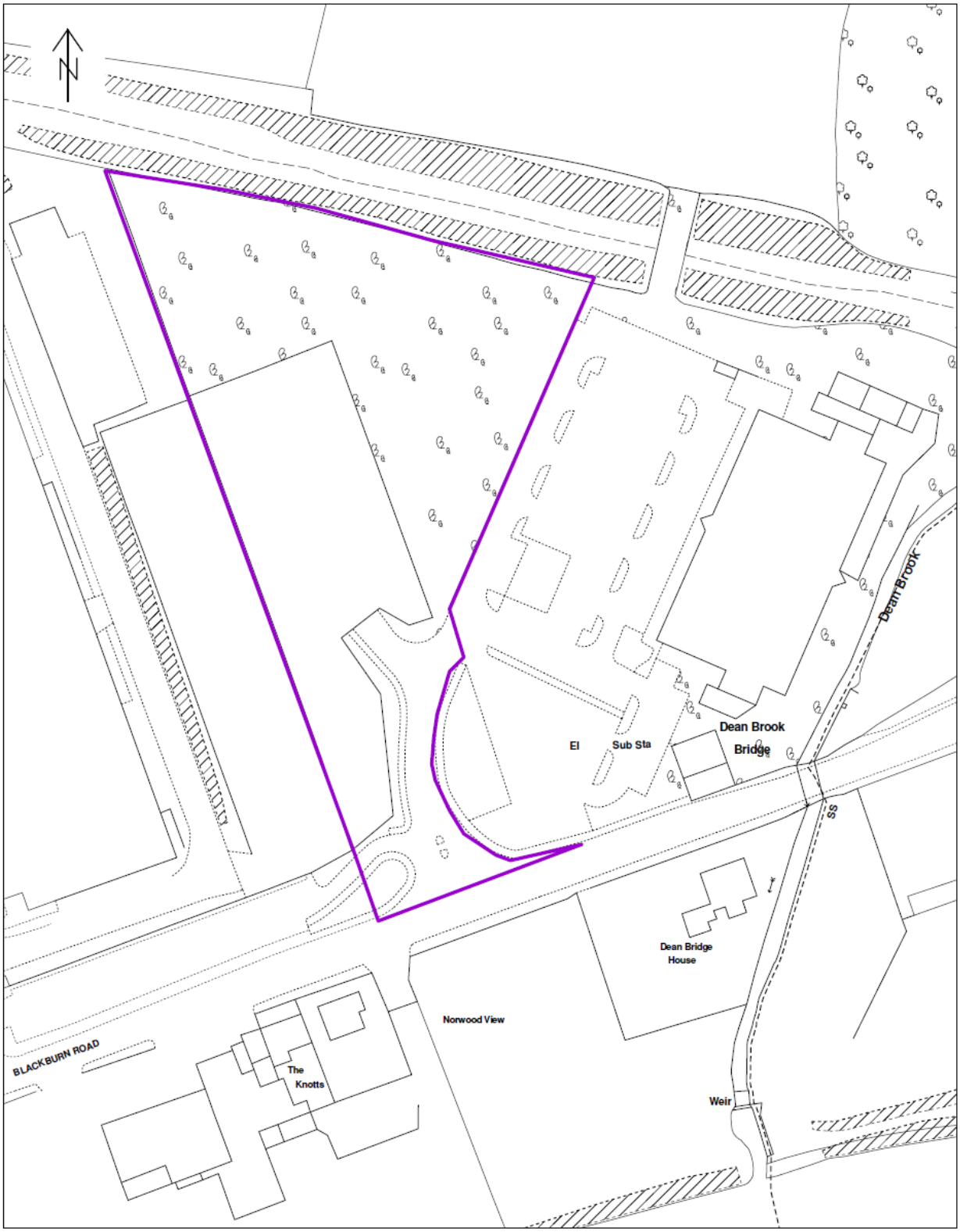
Proposed Employment Allocation Options Site 3- Land at Higher College Farm, Longridge



Land at Higher College Farm

Ribble Valley Borough Council. Licence No. LA 100018641 12 August 2016 1:1250

Proposed Employment Allocation Options Site 4- Land at Time Technology Park, Simonstone



Land at Time Technology Park

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