



BLACKBURN
with
DARWEN
BOROUGH COUNCIL

HED DPD Reg 19 Publication Consultation
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Date: 8th May 2017
Direct Dial: 01254 585960
My Ref:
Your Ref:
Please ask for: Planning
e-mail: [REDACTED]

*** by email to
publicationreg19@ribblevalley.gov.uk ***

Dear Sir / Madam,

RIBBLE VALLEY HOUSING AND ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT

I write with reference to your letter dated 28th April 2017 inviting comment on the Publication version of the Housing and Economic Development DPD. Please also see the completed proforma which accompanies this letter.

We note that Ribble Valley adopted its Core Strategy and generic development management policies in 2014; and also that a large portion of the outstanding development requirement not met through the allocation of strategic sites in the Core Strategy has since been absorbed through the granting of planning permissions, such that there is only a small residual requirement to be met through the current DPD. With this in mind we wish to make only one comment, which relates to the housing allocation HAL2 in Wilpshire and its treatment in the Infrastructure Delivery Plan.

Allocation HAL2 is in an area which is seeing and will see significant levels of residential development on the Blackburn with Darwen side of the border, through the development of sites allocated through the 2015 Local Plan Part 2:

- Site 16/1 Parsonage Road – full planning permission for 85 units and on site
- Site 16/2 North Blackburn – allocation for 450 units
- Site 16/3 Roe Lee – allocation for 220 units
755 units

This level of development has significant consequences for the highway network, and these sites have been or will be subject to Transport Assessments considering the impacts and necessary mitigation in detail. It is essential that these Transport Assessments are aligned, and all make the same assumptions about committed development, traffic generation and so on. As the highway authority for its area Blackburn with Darwen is ensuring that this is the

case for assessments relating to sites within its boundary; but it is also essential that the same occurs in relation to sites which are on the same part of the network but for which Lancashire County Council is the highway authority.

As such we would expect to see a statement in relation to Allocation HAL2 that:

- Any Transport Assessment considering the development of this site must align with assessments already undertaken in relation to the Parsonage Road, North Blackburn and Roe Lee sites in Blackburn with Darwen in terms of assumptions regarding planned and committed development, traffic generation and network impact; and
- Blackburn with Darwen Council as highway authority must be consulted at scoping stage in relation to any Transport Assessment concerning Allocation HAL2.

We note that the format of the DPD does not include provision for any site-specific development management considerations, and so we believe that the most appropriate place for the above statements to be included would be in the Infrastructure Delivery Plan. We would expect users of the DPD and the Core Strategy to refer to the IDP as necessary in determining how to apply the generic Development Management policies to a site-specific situation.

I trust that the above will be of assistance to you.


Yours sincerely,

A large black rectangular redaction box covering the signature area.

Head of Service

For official use		Ref. No.
		Ack'd

Ribble Valley Housing and Economic Development - Development Plan Document (HED DPD)
Regulation 19 (Publication) comments response Form



Before using this form to make any comments please ensure that you have read the Housing and Economic Development – Development Plan Document and the Guidance Notes, which can be found on Ribble Valley Borough Council's website - www.ribbonvalley.gov.uk and follow the HED DPD.

If after reading the Guidance Notes you should have any queries in completing the form please telephone 01200 425111.

This form has two parts: -

Part A - Personal Details (you need only complete one copy of Part A)

Part B - Your comment(s) (Please complete a separate Part B for each comment you wish to make.)

All completed comments forms must be received by the Council no later than 5:00pm on Friday 9th June 2017.

Please return paper copies marked 'HED DPD PUBLICATION CONSULTATION' to Council Offices, Church Walk, Clitheroe, BB7 2RA

Part A

Q1 Please can you provide the following information which will assist us in contacting you if we need to discuss any of your comments further.

- Name
- Name of Organisation (if you are responding on behalf of an organisation)
- Database Reference number (if you have one)
- Address
- Post Code
- Email Address
- Phone number

Copies of all comments made in Part B of the form will be put in the public domain and are not confidential, apart from any personal information. All personal information within Parts A and B will only be used by the Council in connection with the Local Development Framework and not for any other purpose and will be held in accordance with the Data Protection Act 1998. The Council will summarise the comments and all representations will be made available to the Planning Inspectorate.

Part B

Please use a separate form for each individual comment.

Q2

Name / Name of Organisation (if you are responding on behalf of an organisation)



Q3

To which part of the HED DPD does this comment relate?

Part of document e.g. Housing allocations, open space policy etc...

Housing Allocations, IDP.

Paragraph No.

HAL 2 LAND @ WILPSHIRE

Q4

As a consequence do you consider the HED DPD is:

- i) Legally compliant
- ii) Sound *

Yes

No

* The considerations in relation to the HED DPD being sound are explained in the Guidance Notes

Q5

If you consider the HED DPD is unsound, is this because it is not... (please tick the appropriate box)

- Justified
- Effective

- Consistent with national policy
- Positively prepared

Q6

Please give details of why you consider that the HED DPD is not legally compliant or sound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the HED DPD, please also use this box to set out your comments. Please continue on a separate sheet if required.

SEE COVER LETTER.

Q7 Please set out what change(s) you consider necessary to make the HED DPD legally compliant or sound, having regard to the test you have identified at Q5 above where this relates to soundness.

You will need to say why this change will make the HED DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible. *Please continue on a separate sheet if required.*

SEE COVER LETTER

Please note: your comment should cover succinctly all the information, evidence, and supporting information necessary to support/justify the comment and the suggested change, as there will not normally be another opportunity to make further comments based on the original comment made at the publication stage.

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination in the forthcoming Examination in Public. Please note also that the Inspector is not obliged to consider any previous comments that have been made in respect of the HED DPD. You are urged, therefore, to re-submit on this form any previously submitted comments that, in your view, remain valid and that you wish the Inspector to consider.

Q8 If your representation is seeking change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I do wish to participate at the oral examination

Q9 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary. *(Please note that the Inspector will determine who participates.) Please continue on a separate sheet if required.*

Q10 If you wish to be kept informed as the HED DPD progresses through to adoption, please indicate which of the following stages you wish to be informed of by ticking the box(es) below.

- Submission of the HED DPD to the Secretary of State for independent Examination
- The publication of the Inspector's report following the Examination
- The formal adoption of the HED DPD

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

Q11 If you have any other comments to make on the HED DPD that have not been covered elsewhere, please use the box below. *Please continue on a separate sheet if required.*

Q12 Date of completion: 08/05/2017

Q13 Signature

Thank you very much for taking the time to complete this comments form, your comments are very much appreciated.

If after reading the Guidance Notes you should have any queries in completing this form please telephone 01200 425111