

## **Ribble Valley Borough Council**

### **Examination of the Housing and Economic Development, Development Plan Document Submission Draft**

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### **INSPECTOR'S MAIN ISSUES AND QUESTIONS TO THE COUNCIL**

Following my initial reading of the Ribble Valley Council Housing and Economic Development, Development Plan Document Submission Draft (DPD), and the supporting material, the issues that I wish to explore regarding the soundness of the DPD are as follows:

#### **Issue 1:**

Legal compliance - has consultation been carried out in accordance with the Statement of Community Involvement and the relevant Regulations; has the DPD been subject to sustainability appraisal; has a Habitats Regulation Screening Report been carried out and has the duty to cooperate been met?

#### **Questions:**

- a) Has the Plan been prepared in accordance with relevant legal requirements, including the Duty to Co-operate and the procedural requirements of the National Planning Policy Framework?
- b) Is the Plan in general conformity with the National Planning Policy Framework? Does it reflect the National Planning Policy Framework's presumption in favour of sustainable development?
- c) Is the Plan consistent with the Core Strategy and is it capable of meeting its objectives?
- d) Are appropriate arrangements in place to ensure proper monitoring of the Plan?
- e) How have the Housing Needs Assessment and Economic Strategy which formed part of the Core Strategy evidence base informed this DPD?

#### **Issue 2:**

Housing - whether the Council's strategy for meeting its housing requirement is sound and whether the housing policies of the DPD are consistent with, and positively promote, the visions, objectives and spatial policies contained in Core Strategy?

### **Questions:**

- a) Is the amount of land allocated for housing sufficient to meet the CS requirements?
- b) Is there a housing trajectory for the delivery of housing on the strategic site and the principal settlements? 1040 dwellings are identified for Standen over the plan period where will the remainder of the housing requirement be provided?
- c) Will the distribution, capacity and speed of deliverability (with regard to viability and infrastructure) of the sites, including those allocated in the DPD and the Standen strategic site, satisfy the provision of a 5 year housing land supply?
- d) Does the plan make provision for addressing inclusive design and accessible environments issues in accordance with paragraphs 57, 58, 61 and 69 of NPPF?
- e) Are Housing Allocation Policies HAL1 and HAL2 clear on what will and will not be permitted – for example housing numbers, tenure mix?
- f) Is the proposed monitoring likely to be adequate and what steps will be taken if sites do not come forward?
- g) How will the housing allocations in the DPD deliver the affordable housing set out in CS Policy H3?
- h) Whether the allocation of 0 permanent and transit sites under Policy TV1 is robust and appropriate to meet the needs of the gypsy and travelling community over the plan period to 2028?
- i) How does the DPD sit with the aim under paragraph 50 of the NPPF to create sustainable, inclusive and mixed communities as well as the requirements under the Equalities Act 2010, the Public Sector Equality Duty and the Human Rights Act 2008?

### **Issue 3:**

Economic development - whether the Council's strategy for accommodating economic development is sound and whether the economic development policies of the DPD are consistent with, and positively promote, the visions, objectives and spatial policies contained in Core Strategy?

### **Questions:**

- a) Will the DPD enable the aims of the Ribble Valley Core Strategy 2008-2028 to be met in respect of economic development; how will the broad aims of Key Statement DS1 be met through the allocations of the DPD?
- b) Would the approach of allocating 3 sites provide flexibility and choice for employment land within the Borough?
- c) How do Policies CMR1 and MCB sit with the Core Strategy in terms of the allocations suggested in Policy EC2?

- d) Is monitoring adequate and what steps will be taken if sites do not come forward?

**Issue 4:**

**Is Policy OS1 clear, justified and consistent with national policy and will it be effective?**

**Questions:**

- a) This policy differs very slightly from the wording of CS Policy DMB4. What is the justification for this minor change to the wording of the policy in the strategic plan?
- b) Is Policy OS1 consistent with the Core Strategy and the NPPF?
- c) Is this policy specific to Housing and Economic Development which would justify its inclusion in this DPD?

*Richard McCoy*

INSPECTOR  
2 November 2017