

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING & DEVELOPMENT COMMITTEE

meeting date: 10 MARCH 2022
title: REGULATION 18 CONSULTATION – WYRE BOROUGH LOCAL PLAN - FULL REVIEW
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: COLIN HIRST, HEAD OF REGENERATION AND HOUSING

1 PURPOSE

1.1 To advise Members of the current consultation on the Wyre Borough Local Plan full review and to endorse the response submitted on this current statutory stage.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – to protect and conserve the local environment, support our key service centres, and protect the viability of our market towns.
- Corporate Priorities – the authority has a legal duty to engage constructively with neighbouring authorities in the context of strategic cross boundary matters which helps demonstrate that the Council is a well-run authority.
- Other Considerations – early engagement with neighbouring authorities assists the process to meet the duty to cooperate and can assist in the preparation of our own Local Plan review.

2 BACKGROUND

2.1 The Council, as a neighbouring authority and statutory consultee, has been notified by Wyre Borough Council that it proposes to undertake a full review of the Wyre Local Plan (2011-2031). The current stage is a scoping stage as part of the regulation 18 consultations with an invitation offered to have an input to the scope and direction of the review.

2.2 The closing date for the consultation responses is 10 March 2022 and consequently a response has been submitted on behalf of the authority to protect the Council's interests.

2.3 The Wyre Local Plan (2011-2031) was adopted in February 2019 and includes a policy that requires the early partial review of the Local Plan in order to ensure Wyre's Local Plan can meet the fully objectively assessed housing need over its plan period including identifying a supply of sites. As part of that review, Wyre Borough Council has taken the decision to also commence in parallel, a full review of the Wyre Local Plan as some additional matters fall outside the scope of the partial review. This Regulation 18 consultation is intended to inform the full review of the Plan.

3 The Scoping Consultation

3.1 The new Local Plan - Full Review intends to set out planning policies to guide future patterns of development in Wyre for the next 15-20 years. This stage represents an

opportunity whereby the community and other stakeholders (including Ribble Valley Borough Council) are asked to identify any issues they consider the new Local Plan should address and also to identify evidence required to support the Plan's preparation. There are no predetermined issues to be considered at this stage and the evidence base itself has not been determined in terms of what is required to support that review.

- 3.2 Therefore, this exercise allows an opportunity to highlight key issues of concern at an early stage. Wyre Borough Council have identified that amongst other things as the Council has declared a climate emergency since their Local Plan was adopted, mitigating the impact of, and adapting to climate change will be a key issue for consideration in developing the new Plan. Wyre have also highlighted a need to respond to revisions to the Use Classes Order that recently came into effect since the Plan was adopted. These issues raise no areas of conflict for Ribble Valley and represent consistent themes.
- 3.3 At this stage, it is not considered that any matters of concern need to be raised or addressed in relation to Wyre's Local Plan. Whilst in the past there have been cross boundary issues, particularly in relation to developments along the A6 corridor and its subsequent impact upon the Broughton motorway junction (due to concerns in relation to developments at Longridge) these issues have largely been resolved following the Broughton bypass being implemented. Previous cross-boundary issues with Wyre in relation to the development proposals, have been effectively resolved.
- 3.4 As a matter of course, ongoing dialogue takes place with neighbouring authorities and to date these have not raised any areas of concern. In the main, the principal area where there is a need to ensure consistency relates to the Area of Outstanding Natural Beauty which is a designation shared across parts of Wyre and Ribble Valley, however the broad approach to this has never raised any issues of inconsistency with both authorities seeking to address the intent and purpose of the national designation.
- 3.5 As indicated in relation to this early stage, the responses were due to be received by 5pm on the 10 March 2022 and consequently in view of the issues discussed above, the Head of Regeneration and Housing has responded to Wyre advising that at this stage there are no specific issues that the Council would wish to see addressed. Attention has also been drawn to the need to continue with ongoing dialogue as a matter of course in recognition of the need to ensure both authorities address the duty to cooperate. Members are asked to endorse this response.
- 3.6 If issues do arise there will be further Plan making stages where matters can be raised through the statutory process, however we would anticipate resolving most of these issues through dialogue.

4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications
 - Resources – there are no direct resource implications as a consequence of this report. Current work is contained within revenue budgets.
 - Technical, Environmental and Legal – neighbouring authorities have a legal duty to cooperate on strategic matters.

- Political – protection of the environment and development plan issues are an area of importance.
- Reputation – it is important that the Council both meets its requirement to cooperate with neighbouring authorities but is also giving close regard to any implications that may arise from neighbouring authorities.
- Equality & Diversity – no issues identified.

5 RECOMMENDED THAT COMMITTEE

- 5.1 Endorse the comments set out at paragraph 3.5 and the response made to Wyre Borough Council and note that the Wyre Local Plan full review will continue to be monitored as it progresses through its statutory stages with a relevant reports brought back to this Committee as appropriate.



COLIN HIRST
HEAD OF REGENERATION & HOUSING



NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

For further information please ask for Colin Hirst, extension 4503.