

# RIBBLE VALLEY BOROUGH COUNCIL

## REPORT TO PLANNING & DEVELOPMENT COMMITTEE

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meeting date: THURSDAY, 20 OCTOBER 2022  
title: RIBBLE VALLEY LOCAL PLAN - UPDATE  
submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING  
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### 1 PURPOSE

- 1.1 To receive an update on progress with the replacement Ribble Valley Local Plan.
- 1.2 Relevance to the Council's ambitions and priorities:
- Community Objectives – To ensure that the borough remains a sustainable place to live and work.
  - Corporate Priorities – The authority has a legal duty to update its Local Plan for the area.
  - Other Considerations – None.

### 2 INFORMATION

- 2.1 Members will be aware that work is progressing on the production of a new Local Plan for the borough. This intends to replace the adopted Core Strategy by setting out the strategic policies aimed at guiding development within the borough, bringing forward provisions of the HED-DPD as well as including non-strategic policies to be used for development management purposes.
- 2.2 The local plan process has several key stages which are set out in detail in the Local Development Scheme. The most recently published LDS can be viewed using the following link: (<https://www.ribbonvalley.gov.uk/downloads/file/3075/local-development-scheme-may-2022>)
- 2.3 In preparing a new local plan the council is required to promote the opportunity to discuss and debate key issues and options to be considered in forming its plan through the key stage known as the Regulation 18 stage.
- 2.4 Critically the Regulation 18 stage is not a draft plan and its proposals and commentary have no status in planning terms. The stage is designed to raise issues and seek views from stakeholders through a round of statutory consultations. The Council published its Regulation 18 document over the summer and received a good level of response to help inform the new plan. The consultation document can be viewed using the following link: <https://www.ribbonvalley.gov.uk/downloads/file/3076/regulation-18-strategic-matters-consultation-document>
- 2.5 Further information is also contained in the related report considered by this committee at its meeting held on the 12 May 2022, Minute 14 refers.
- 2.6 The consultation was undertaken in accord with the Council's Statement of Community Involvement with direct mailings to those on the local plan contact lists which includes a wide range of consultees, members of the public, landowners,

employers, and members of the development industry.

- 2.7 A specific briefing and forum meeting was held with the Parish Council's aimed at exploring issues and assisting the Parishes to contribute. The event was well attended, and many Parishes submitted comprehensive responses into the consultation for consideration.
- 2.8 Members will be recall that it was previously resolved to have the Local Plan working group consider the outcome of the consultation ahead of the response and the next stages being considered by this committee. Arrangements are in place for the Working Group to undertake their detailed review of the response and consider the implications, with the intention of the outcome being considered by members at the December Committee cycle.
- 2.9 At this stage the headline position is that there is overall support for maintaining the existing Development Strategy, but that some consideration needs to be given to sustaining villages. Overall, Climate Change issues and mitigation need strengthening and concerns that continued past rates of development are not appropriate have been expressed.
- 2.10 Members will recall that establishing the housing requirement for the area was and remains a key concern with strong representations from the industry indicating that adopting the Governments Standard Methodology is not considered appropriate.
- 2.11 Several sites have been promoted through the consultation for housing, employment uses and suggested open-space, and these will need to be considered alongside the wider response to the call for sites exercise which has helped demonstrate that if needed, the Council will be able to meet potential land requirements. This will be subject to detailed consideration by the working group and subsequent committee in due course.
- 2.12 It is important to identify that progress for the Local Plan does remain subject to a few challenges. Whilst several posts have been recently filled, the Senior post in the team remains vacant which does have an impact upon capacity. It has also been difficult to secure consultancy support in respect of evidence-based pieces of work which may have an impact upon the reliability of the evidence base but there is opportunity to address this. Work is currently ongoing to identify options for addressing these resource issues.
- 2.13 In addition, Members will be aware of the suggestions that there will be imminent changes to National Policy and Planning Legislation that may impact upon plan progress and steps the council will need to take. At present the intention is to keep potential changes under review and progress with the current framework to avoid delaying progress on the plan.



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### **BACKGROUND PAPERS**

Local Plan Files and Publications.

For further information please ask for Colin Hirst, extension 4503