

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING & DEVELOPMENT COMMITTEE

meeting date: THURSDAY, 29 JUNE 2023
title: RIBBLE VALLEY LOCAL PLAN - UPDATE
submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING
principal author: REA PSILLIDOU – HEAD OF STRATEGIC PLANNING AND HOUSING

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 (2021-2038) for the borough. This intends to replace the adopted Core Strategy and the HED-DPD by setting out the strategic policies aimed at guiding development within the borough, as well as non-strategic policies to be used for development management purposes and allocations for the period up to 2038.
- 2.2 The last Local Plan update brought to this Committee in April set out the ongoing work in relation to the evidence base. Since April work has continued in relation to several work streams as detailed below.

Evidence Base

- 2.3 It is a requirement of the Local Plan process that policies and proposals are informed by robust evidence. There is a number of standard pieces of evidence that will need to be prepared and made available alongside the draft Local Plan. Below are the pieces of evidence currently being prepared.

a. Strategic Flood Risk Assessment (SFRA)

- 2.4 The SFRA is required to assess flood risk from all sources. It is a specialist piece of work which the Council has put out to tender. Work is progressing to agree and award the contract to the successful bidder. The process is complicated by the fact that although four suppliers were invited to quote only one quoted. In the meantime, several data requests have been issued to stakeholders including the Lead Local Flood Authority (LCC), Environment Agency and United Utilities. It is important that the above stakeholders are involved in the preparation of the SFRA and support this key piece of evidence.

b. Strategic Housing & Employment Land Availability Assessment (SHELAA)

- 2.5 The SHELAA is an assessment of the suitability of potential sites for development. This follows the 'Call for Sites' exercise last year. The Council has put this piece of work out to tender and received a number of competitive bids. The successful bidder has been selected following interviews and currently work is progressing to agree the contract terms. In the meantime, officers had the inception meeting with the chosen consultants.

c. Housing Land Monitoring

- 2.6 This is an annual monitoring of the number of dwellings with planning permission or on allocated land as at the 31 of March each year and the number of dwellings completed in the preceding twelve months. The monitoring feeds into the preparation of the annual Housing Land Availability Statement (HLAS) the annual 5 Year Supply Statement. Currently work is progressing on completing the monitoring for the year ending 31 March 2023 and preparing the two statements. Robust housing information is essential for the preparation of the Local Plan.

d. Authority Monitoring Report (AMR)

- 2.7 This is an annual report covering the twelve-month ending at the 31 March each year. The Report includes an update of various Ribble Valley contextual indicators and also policy indicators in the adopted Development Plan. Completion of the 2022 AMR is expected in the next couple of weeks with work then starting on the 2023 AMR. The AMRs provide useful background information for the preparation of the new Local Plan.

Duty to Cooperate.

- 2.8 The Council is required to engage with adjoining Local Authorities under the duty to cooperate on strategic cross boundary matters. The Council will need to prepare Statements of Common Ground with all adjoining Local Authorities as part of the Local Plan preparation. A preliminary meeting was held with Blackburn with Darwen and Hyndburn has been contacted to arrange a meeting.

3 CONCLUSION

- 3.1 The committee note the progress on the Local Plan preparation. Progress will continue to be reported to future meetings of this committee.

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BACKGROUND PAPERS

None.

For further information please ask for Réa Psillidou, extension 4503.