

# RIBBLE VALLEY BOROUGH COUNCIL

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Dear Mr Berkeley

## EXAMINATION OF THE RIBBLE VALLEY CORE STRATEGY

Thank you for your letter in connection with the above, the contents of which are noted and I am grateful for the guidance you provide. I note your concerns regarding the soundness of the Plan and your indication of the necessary main modifications.

The Council will address these modifications in relation to the housing requirement, Spatial Strategy and treatment of the Longridge adjustment.

Taking the work forward on the basis of a housing requirement of 280 dwellings per annum, the Council will refine the defined settlements identified on the basis of a more detailed assessment of sustainability to provide clarification and clearer guidance on the distribution of housing to the second tier settlements as currently defined. At this stage, I would anticipate using existing information in our evidence base to inform this process with appropriate updates being carried out where considered necessary. This will enable the Council to identify the level of housing anticipated to be allocated to the defined settlements including revisiting the treatment of the Longridge adjustment. I do not anticipate the specific allocation of individual sites to be part of the intended main modification.

As an update, in connection with the Longridge adjustment, you will recall during the hearings reference was made by the Council, Preston City Council and Gladman Developments to a public inquiry on land at Whittingham Road, Preston. This appeal has been upheld and I understand that the Programme Officer has sent on a copy of the decision letter for your information.

In terms of the outline programme of work, the main tasks are as follows:

- Establish sustainability criteria to be applied,
- Accessibility assessment for defined settlements,
- Review capacity for growth,
- Identify key constraints (Greenbelt – AONB etc)
- Determine requirement to be allocated
- Draft relevant modifications
- SA

The above issues will be presented in a topic paper to inform the main modification. We will need to consider infrastructure implications with relevant bodies and take these into account. The review of these tasks at present is suggesting that we can aim to be in a position by the end of March to take the matter to Committee most likely in early April. This will depend on progress with infrastructure partners and the SA of the modification.

We currently have scheduled a member working group to take the work forward on 13th February and a further working group meeting on 26th February to ensure progress is maintained. I will provide the Programme Officer with a more detailed time line in the next few days following discussions with external partners to check their ability to respond as well as an update on progress with the list of matters arising from the hearings.

I would anticipate therefore being in a position to provide the topic paper and proposed main modifications by mid-April enabling consultation to be undertaken most likely after Easter, although we could keep this date under review if we are in a position to agree commencing consultation sooner. I would prefer to hold a single consultation period addressing both the housing number and settlement strategy, together with the main modification and matters identified from the hearings. However, should you prefer, we will be in a position to provide you with most of the hearing modifications and related papers sooner as indicated at the hearings. You will appreciate that some of the issues from the hearings and the modifications arising will need to be revisited as a result of the suggested uplift in housing numbers.

I hope the above is of assistance in setting the Council's position. I would be grateful to receive your comments on the above, meanwhile the team will continue to progress the work identified.

Yours sincerely

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HEAD OF REGENERATION AND HOUSING

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