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Colin Hirst
Head of Regeneration & Housing
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

8th November 2013

Dear Colin

RIBBLE VALLEY CORE STRATEGY: HOUSING

I am writing following on from the meeting held on the 21st October to discuss Ribble Valley Borough Council's Core Strategy. At the meeting you set out the evidence base that has been prepared and the proposed strategy for meeting your Borough's housing requirement. You have also provided by email further information on your evidence base and proposed strategy.

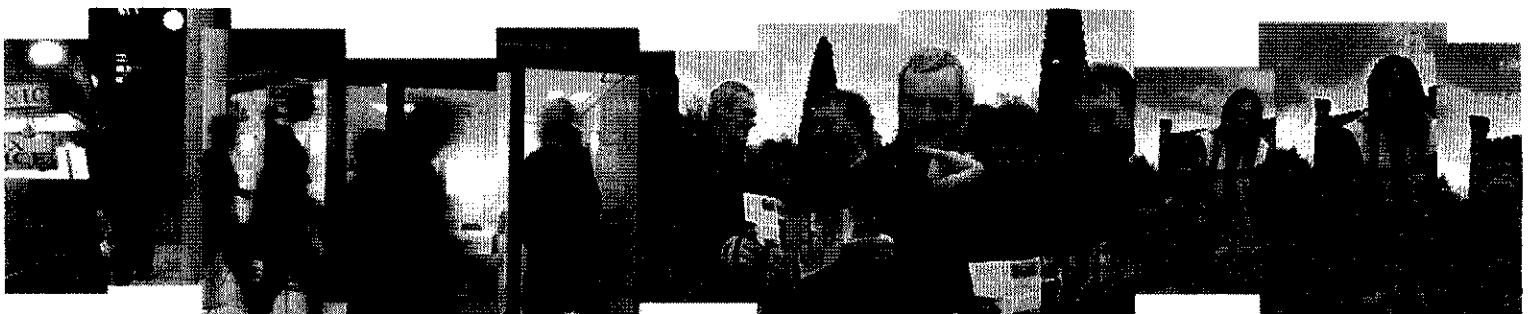
Having considered the information that you have put forward Burnley Borough Council supports your proposed housing strategy and housing requirement. We are in agreement that the approach is the most sensible insofar as it seeks to strike a balance between addressing your full and objectively assessed needs and the need to have regard to growth and regeneration impacts on neighbouring authorities.

Yours sincerely

Kate Ingram
Head of Regeneration and Planning Policy



INVESTOR IN PEOPLE



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Date: 14th November 2013
Our Ref: NW/RVCS
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Service Manager: Neil Watson

Dear Mr Hirst

Re: Ribble Valley Core Strategy

We have been considering a number of housing issues for the preparation of our respective Core Strategies and you are due to go into a public examination early in 2014. A number of issues have been raised with Pendle regarding Ribble Valley's overall housing numbers and I am writing to confirm the position of Pendle in respect of those.

As background authorities across East Lancashire have a good ongoing dialogue through a number of forums. There is a Leaders and Chief Executives Group which oversees the strategic direction of our Councils and under that we have a number of sub groups. A key group in the strategic housing context is the Planning Officers Group which meets on a regular basis. The joint working of the Planning Officers Group produced a Spatial Guide which set out an overall framework for the development of East Lancashire. That did not deal with housing numbers but it did set a framework for our overall development.

Alongside the Planning Officers Group we have held meetings directly with you and other Councils to deal with the requirement to assess our full housing needs in the absence of the now abolished Regional Spatial Strategies. These meetings have been useful in understanding the diverse issues that our respective areas face.

Our view is that the processes outlined above have fulfilled the Duty to Co-operate in the context of our respective Boroughs and has resulted in two Core Strategies which reflect the needs of each Borough.

There are three main issues that we wish to comment on here - those of employment land supply, housing land supply and the approach you have taken to the provision of gypsy sites.

Your assessment of your employment land needs has been undertaken using a methodology that in our view is appropriate to your circumstances. This leads to a proposed amount of employment land provision that is appropriate to your circumstances. Pendle agrees with the amount of land you are proposing to allocate

and confirms that in our view this will not have an impact on the growth aspirations we have or our ability to deliver that.

You have updated your housing land requirements via work undertaken by consultants Nathaniel Litchfield and Partners. The approach used is inputting up to date population projections and requirements stemming from your employment land figures into the HeadROOM modelling tool NLP have developed. This in our view is a sound method of establishing your housing needs figures and is compatible with our own assessment, which also uses the Popgroup analysis tool.

Both assessments confirm that there is very limited interaction between our two distinct housing markets. Our view is that the housing allocation figures you are proposing of 250 units per annum will not have an adverse impact on our housing market nor our ability to deliver the housing that we have identified being needed in Pendle. We would have concerns should the figure increase, as most of your growth will be from inward migration, and we would need to reserve our position should a higher figure be proposed.

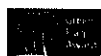
The provision of gypsy sites needs to be assessed on the basis of prevailing planning policy. That in effect requires needs to be met in the locations that the need is in. This has to be assessed using up to date appraisals. We confirm that we support the approach you have taken on this issue and that in our view you are proposing to adequately meet the needs identified in your Borough.

Please let me know if there are any other matters that you need to raise with us.

Yours sincerely



Neil Watson
Planning and Building Control Manager
neil.watson@pendle.gov.uk



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