

**HED DPD Reg 19 Publication Consultation** Council Offices Church Walk CLITHEROE

Date: Direct Dial: My Ref: Your Ref: Please ask for: 8th May 2017 01254 585960

e-mail:

**Planning** 

\*\*\* by email to publicationreg19@ribblevalley.gov.uk \*\*\*

Dear Sir / Madam,

BB7 2RA

## RIBBLE VALLEY HOUSING AND ECONOMIC DEVELOPMENT - DEVELOPMENT PLAN **DOCUMENT**

I write with reference to your letter dated 28th April 2017 inviting comment on the Publication version of the Housing and Economic Development DPD. Please also see the completed proforma which accompanies this letter.

We note that Ribble Valley adopted its Core Strategy and generic development management policies in 2014; and also that a large portion of the outstanding development requirement not met through the allocation of strategic sites in the Core Strategy has since been absorbed through the granting of planning permissions, such that there is only a small residual requirement to be met through the current DPD. With this in mind we wish to make only one comment, which relates to the housing allocation HAL2 in Wilpshire and its treatment in the Infrastructure Delivery Plan.

Allocation HAL2 is in an area which is seeing and will see significant levels of residential development on the Blackburn with Darwen side of the border, through the development of sites allocated through the 2015 Local Plan Part 2:

Site 16/1 Parsonage Road – full planning permission for

85 units and on site

Site 16/2 North Blackburn – allocation for

450 units

Site 16/3 Roe Lee – allocation for

220 units

755 units

This level of development has significant consequences for the highway network, and these sites have been or will be subject to Transport Assessments considering the impacts and necessary mitigation in detail. It is essential that these Transport Assessments are aligned, and all make the same assumptions about committed development, traffic generation and so on. As the highway authority for its area Blackburn with Darwen is ensuring that this is the case for assessments relating to sites within its boundary; but it is also essential that the same occurs in relation to sites which are on the same part of the network but for which Lancashire County Council is the highway authority.

As such we would expect to see a statement in relation to Allocation HAL2 that:

- Any Transport Assessment considering the development of this site must align with assessments already undertaken in relation to the Parsonage Road, North Blackburn and Roe Lee sites in Blackburn with Darwen in terms of assumptions regarding planned and committed development, traffic generation and network impact; and
- Blackburn with Darwen Council as highway authority must be consulted at scoping stage in relation to any Transport Assessment concerning Allocation HAL2.

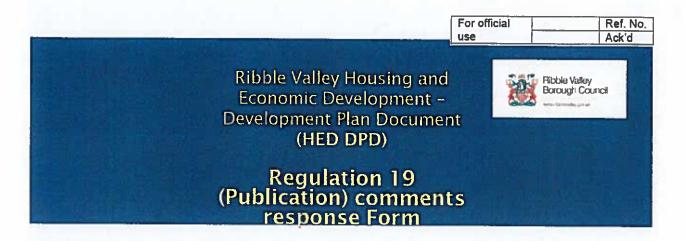
We note that the format of the DPD does not include provision for any site-specific development management considerations, and so we believe that the most appropriate place for the above statements to be included would be in the Infrastructure Delivery Plan. We would expect users of the DPD and the Core Strategy to refer to the IDP as necessary in determining how to apply the generic Development Management policies to a site-specific situation.

I trust that the above will be of assistance to you.

Yours sincerely,



Head of Service



Before using this form to make any comments please ensure that you have read the Housing and Economic Development – Development Plan Document and the Guidance Notes, which can be found on Ribble Valley Borough Council's website - www.ribblevalley.gov.uk and follow the HED DPD.

If after reading the Guidance Notes you should have any queries in completing the form please telephone 01200 425111.

This form has two parts: -

Inspectorate.

Part A - Personal Details (you need only complete one copy of Part A)

Part B - Your comment(s) (Please complete a separate Part B for each comment you wish to make.)

All completed comments forms must be received by the Council no later than 5:00pm on Friday 9th June 2017.

Please return paper copies marked 'HED DPD PUBLICATION CONSULTATION' to Council Offices, Church Walk, Clitheroe, BB7 2RA

## Please can you provide the following information which will assist us in contacting you if we need to discuss any of your comments further. Name Name of Organisation (if you are responding on behalf of an organisation) Database Reference number (if you have one) Address Post Code Email Address Phone number

Copies of all comments made in Part B of the form will be put in the public domain and are not confidential, apart from any personal information. All personal information within Parts A and B will only be used by the Council in connection with the Local Development Framework and not for any other purpose and will be held in accordance with the Data Protection Act 1998.

The Council will summarise the comments and all representations will be made available to the Planning

Part B

Please use a separate form for each individual comment.

Q2	Name / Name of Organisation (if you arresponding on behalf of an organisation	
Q3	To which part of the HED DPD does  Part of document e.g. Housing	this comment relate?
	allocations, open space policy etc  Paragraph No.	HALZ LAND @ WILPSHIRE
Q4	As a consequence do you consider t	
	i) Legally compliant ii) Sound *	Yes No
* The control Notes	onsiderations in relation to the HED DPD	being sound are explained in the Guidance
Q5	If you consider the HED DPD is unso the appropriate box)  Justified  Effective	Consistent with national policy Positively prepared
Q6	sound. Please be as precise as possit  If you wish to support the legal complia	r that the HED DPD is not legally compliant or ole.  ance or soundness of the HED DPD, please ents. Please continue on a separate sheet if
	SEE COVER LETTER.	

7	Please set out what change(s) you consider necessary to make the HED DPD legally compliant or sound, having regard to the test you have identified at Q5 above where this relates to soundness.  You will need to say why this change will make the HED DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible. Please continue on a separate sheet if required.		
	SEE COUER LETTER		
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	participates.) Please continue on a separate sheet if required.		
	If you wish to be kept informed as the HED DPD progresses through to		
	adoption, please indicate which of the following stages you wish to be info of by ticking the box(es) below.		
	Submission of the HED DPD to the Secretary of State for independent		
	Examination		
	The publication of the Inspector's report following the Examination		
	The formal adoption of the HED DPD		
	If you have any other comments to make on the HED DPD that have not been covered elsewhere, please use the box below. Please continue on a separate sheet if required.		
	Date of completion: $08/05/2017$		
	Signature		
	Thank you very much for taking the time to complete this		
C	comments form, your comments are very much appreciated.		