

POST 2.10

COMPENDIUM OF DUTY TO CO-OPERATE DOCUMENTS

DUTY TO CO-OPERATE COMPENDIUM

PART 1 – RVBC DUTY TO CO OPERATE CONTACTS

RELATING TO HED DPD

(Meeting of March 15th, 2017)

INVITATION CONTACT DETAILS

Diane Neville

From: Diane Neville
Sent: 16 February 2017 09:34
To: Diane Neville
Subject: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Dear all,

Further to the adoption of the Core Strategy in December 2014, Ribble Valley Borough Council will soon be publishing the Publication Version of the Housing & Economic Development DPD for consultation (HED DPD). This document includes a series of housing and employment land allocations, in addition to a number of policies for related matters, as well as the Draft Proposals Map.

As part of the Duty to Co-operate process, we are writing to invite you to attend a meeting to be held at the **Ribble Valley Borough Council Offices** (Council Chamber). The meeting will be held on **Wednesday 15th March 10:30am – Noon**, where it will be possible to discuss the draft plan and any cross- boundary issues or planning matters of interest.

Please could you respond using the voting buttons attached to this email to indicate your availability to attend the meeting.

I will circulate the plan documents and a brief agenda in advance of the meeting. Lunch will be provided following the meeting.

Many thanks,

Kind regards

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

) my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

Diane Neville

From: Diane Neville
Sent: 16 February 2017 09:34
To: Diane Neville
Subject: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Tracking:

Recipient

Diane Neville

Philip Dagnall

Craig Matthews

Joanne Macholc

Colin Hirst

John Macholc

'julie.glaister@fylde.gov.uk'

'mark.evans@fylde.gov.uk'

'dporter@lancaster.gov.uk'

'phatch@lancaster.gov.uk'

'gavin.prescott@blackburn.gov.uk'

'ldf@cravendc.gov.uk'

'Darren.Tweed@hyndburn.gov.uk'

'M.Molyneux@preston.gov.uk'

'john.halton@pendle.gov.uk'

'Fiona.Riley@wyre.gov.uk'

'SBrown@southribble.gov.uk'

'Peter.Richards@westlancs.gov.uk'

'emurphy@burnley.gov.uk'

'pwilward@burnley.gov.uk'

'AdrianSmith@rossendalebc.gov.uk'

'AnneStorah@rossendalebc.gov.uk'

'Richard.Sharples@lancashire.gov.uk'

'Emma.Prideaux@lancashire.gov.uk'

'Andrew.Curtis@lancashire.gov.uk'

'dave.colbert@lancashire.gov.uk'

'Warren.Hilton@highwaysengland.co.uk'

'jlamb@lancswt.org.uk'

'dglgplanning@hotmail.co.uk'

'matthew.good@hbf.co.uk'

'gemma.jackson@environment-agency.gov.uk'

'CLPlanning@environment-agency.gov.uk'

'kate.wheeler@naturalengland.org.uk'

'consultations@naturalengland.org.uk'

'Gillian.Laybourn@HistoricEngland.org.uk'

'northwest@HistoricEngland.org.uk'

'Jenny.Hope@uuplc.co.uk'

'Andrew.Leyssens@uuplc.co.uk'

Delivery

Delivered: 16/02/2017 09:34

Delivered: 16/02/2017 09:34

Delivered: 16/02/2017 09:34

Delivered: 16/02/2017 09:34

Delivered: 16/02/2017 09:34

Delivered: 16/02/2017 09:34

Recipient**Delivery**

'edward.harvey@cbre.com'
'heather.lindley-clapp@wyg.com'
'graham@smithlove.co.uk'
'Mark.Greenwood@property.nhs.uk'
'n.grid@amecfw.com'
'Fiona.Pudge@sportengland.org'
'enquiries@lancsfirerescue.org.uk'
'Niamh.O'sullivan@lancashire.gov.uk'
'planningconsultation@coal.gov.uk'
'townplanninglnw@networkrail.co.uk'
'Jan.Povey@enwl.co.uk'
'alo@lancashire.pnn.police.uk'
'Brian.Sheasby@lancashire.gov.uk'
'carl.bunnage@northyorks.gov.uk'
John Macholc

Dear all,

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Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

Meeting Date: Wednesday 15th March 2017 10:30am- noon
 Location: RVBC Council Chamber

sent to all

Organisation to invite to Duty to Co-operate meeting on HED DPD	Name	Email Address
Other surrounding/ Lancashire LPA's: <ul style="list-style-type: none"> Fylde 	Julie Glaister Mark Evans	julie.glaister@fylde.gov.uk mark.evans@fylde.gov.uk
<ul style="list-style-type: none"> Lancaster 	David Porter Paul Hatch	dporter@lancaster.gov.uk phatch@lancaster.gov.uk
<ul style="list-style-type: none"> Blackburn with Darwen 	Gavin Prescott	gavin.prescott@blackburn.gov.uk
<ul style="list-style-type: none"> Craven 	Planning policy team	ldf@cravencd.gov.uk
<ul style="list-style-type: none"> Hyndburn 	Darren Tweed	Darren.Tweed@hyndburn.gov.uk
<ul style="list-style-type: none"> Preston 	Mike Molyneux	M.Molyneux@preston.gov.uk
<ul style="list-style-type: none"> Pendle 	John Halton	john.halton@pendle.gov.uk
<ul style="list-style-type: none"> Wyre 	Fiona Riley	Fiona.Riley@wyre.gov.uk
<ul style="list-style-type: none"> South Ribble 	Steven Brown	SBrown@southribble.gov.uk
<ul style="list-style-type: none"> West Lancashire 	Peter Richards	Peter.Richards@westlancs.gov.uk
<ul style="list-style-type: none"> Burnley 	E Murphy P Wilward	emurphy@burnley.gov.uk pwilward@burnley.gov.uk
<ul style="list-style-type: none"> Rossendale 	Adrian Smith Anne Storah	AdrianSmith@rossendalebc.gov.uk AnneStorah@rossendalebc.gov.uk
<ul style="list-style-type: none"> Lancashire County Council Planning 	Richard Sharples Emma Prideaux	Richard.Sharples@lancashire.gov.uk Emma.Prideaux@lancashire.gov.uk
Lancashire County Council education	Andrew Curtis Infrastructure Planning Officer (Schools Planning)	Andrew.Curtis@lancashire.gov.uk
Lancashire County Council highways/transport planning	Dave Colbert	dave.colbert@lancashire.gov.uk
Highways England	Warren Hilton	Warren.Hilton@highwaysengland.co.uk

The Wildlife Trust	John Lamb	jlamb@lancswt.org.uk
National Federation of Gypsy Liaison Groups	A. R. Yarwood	dglgplanning@hotmail.co.uk
Home Builders Federation	Matthew Good	matthew.good@hbf.co.uk
Environment Agency	Gemma Jackson	gemma.jackson@environment-agency.gov.uk
	Planning consultation email	CLPlanning@environment-agency.gov.uk
Natural England	Kate Wheeler	kate.wheeler@naturalengland.org.uk
	Planning consultation email	consultations@naturalengland.org.uk
Heritage England	Gillian Laybourn	Gillian.Laybourn@HistoricEngland.org.uk
	Planning consultation email	northwest@HistoricEngland.org.uk
United Utilities (& CBRE working on their behalf)	Jenny Hope Andrew Leyssens Edward Harvey (CBRE)	Jenny.Hope@uuplc.co.uk Andrew.Leyssens@uuplc.co.uk edward.harvey@cbre.com
NHS (White young green on NHS Property Services)	Heather Lindley-Clapp	heather.lindley-clapp@wyg.com
East Lancashire Hospitals NHS Trust	Graham Love (on behalf of)	graham@smithlove.co.uk
NHS Property Services	Mark Greenwood	Mark.Greenwood@property.nhs.uk
National Grid	Amec Foster Wheeler on behalf of National Grid	n.grid@amecwf.com
Sport England	Fiona Pudge	Fiona.Pudge@sportengland.org
Rescue Services (Ambulance and Fire) Switchboard 01772 862545.	No specific contact (I called the switchboard and they said to send to the enquiries email)	enquiries@lancsfireescue.org.uk
Lancashire County Council Minerals and Waste team)- (many of our allocations are in MSAs)	Niamh O' Sullivan	Niamh.O'sullivan@lancashire.gov.uk
The Coal Authority	Planning consultation email	planningconsultation@coal.gov.uk
Network Rail/ Northern Rail	Planning and Land services team???	townplanninglnw@networkrail.co.uk

Electricity North West Police	Ian Povey Ms R Emmett Brian Sheasby	Ian.Povey@enwl.co.uk alo@lancashire.pnn.police.uk Brian.Sheasby@lancashire.gov.uk
North Yorks County	Carl Bunnage	carl.bunnage@northyorks.gov.uk

Diane Neville

From: Diane Neville
Sent: 17 February 2017 08:42
To: 'Sheasby, Brian'
Subject: RE: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Hi Brian

Thank you for letting me know.

Kind regards

Diane.

From: Sheasby, Brian [<mailto:Brian.Sheasby@lancashire.gov.uk>]
Sent: 17 February 2017 08:33
To: Diane Neville
Cc: Joanne Macholc
Subject: RE: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Hello Dianne,

I regret I will be unable to attend the meeting on 15th March as I will be on leave that week.

Kind regards

Brian

Brian Sheasby
Principal Planning Review Officer
Estates
Lancashire County Council
Tel: 01772 5 32243
Brian.Sheasby@lancashire.gov.uk

From: Diane Neville [<mailto:Diane.Neville@ribblevalley.gov.uk>]
Sent: 16 February 2017 09:34
To: Diane Neville <Diane.Neville@ribblevalley.gov.uk>
Subject: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

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Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

Thinking about adoption? Get in touch and we'll support you all the way.

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This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

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Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.

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Diane Neville

From: Matthew Bate
Sent: 16 February 2017 10:24
To: Diane Neville
Attachments: DeliveryReport.pdf

Matthew Bate | ICT Infrastructure Officer

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 414589 | F: 01200 414432 | E: matthew.bate@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

 @RibbleValleyBC

Attached email from
Matt Bate shows
delivery of
all emails
other than
from Judge Cuthbert
was subsequently received,
and Diane traced
at Lyndhurst

From : diane.neville@ribblevalley.gov.uk
Received : 2/16/17 9:34:06 AM
To : n.grid@amecfw.com...
Subject : Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

2/16/17 9:34:06
AM Accepted

Sending Host : 10.0.0.148
Receiving Peer : 172.16.255.251

jlamb@lancswt.org.uk;
clplanning@environment-agency.gov.uk;
john.halton@pendle.gov.uk;
graham@smithlove.co.uk;
fiona.pudge@sportengland.org;
townplanninglnw@networkrail.co.uk;
consultations@naturalengland.org.uk;
heather.lindley-clapp@wyg.com;
edward.harvey@cbre.com;
dporter@lancaster.gov.uk;
n.grid@amecfw.com;
planningconsultation@coal.gov.uk;
mark.evans@fylde.gov.uk;
gavin.prescott@blackburn.gov.uk;
jenny.hope@uuplc.co.uk;
peter.richards@westlancs.gov.uk;
gemma.jackson@environment-agency.gov.uk; emurphy@burnley.gov.uk;

Recipients : pwilward@burnley.gov.uk;
ldf@cravendc.gov.uk;
ian.povey@enwl.co.uk;
julie.glaister@fylde.gov.uk;
matthew.good@hbf.co.uk;
warren.hilton@highwaysengland.co.uk;
gillian.laybourn@historicengland.org.uk;
northwest@historicengland.org.uk;
dglgplanning@hotmail.co.uk;
darren.tweed@hyndburn.gov.uk;
phatch@lancaster.gov.uk;
enquiries@lancsfirerescue.org.uk;
kate.wheeler@naturalengland.org.uk;
carl.bunnage@northyorks.gov.uk;
m.molyneux@preston.gov.uk;
mark.greenwood@property.nhs.uk;
adriansmith@rossendalebc.gov.uk;
annestorah@rossendalebc.gov.uk;
sbrown@southribble.gov.uk;

andrew.leysens@uuplc.co.uk;
fiona.riley@wyre.gov.uk

2/16/17 9:34:06 AM Successfully processed

Address Route : *@ribblevalley.gov.uk-Anyone

Triggered Rules :
RVBC Signature Disclaimer

2/16/17 9:34:08 AM Accepted for processing by SMTP Outbound Transport service

2/16/17 9:34:12 AM Delivered to destination SMTP server

Hostname : amecfw-com.mail.protection.outlook.com

Recipients : n.grid@amecfw.com

Transport Security :
TLS

Requested :
TLS Opportunistic

2/16/17 9:34:15 AM Delivered to destination SMTP server

Hostname : blackburn.gov.uk.inbound10.emea.mxlogic.net

Recipients : gavin.prescott@blackburn.gov.uk

Transport Security :
TLS

Requested :
TLS Opportunistic

2/16/17 9:38:56 AM Accepted for processing by SMTP Outbound Transport service

2/16/17 9:38:59 AM Delivered to destination SMTP server

Hostname : amecfw-com.mail.protection.outlook.com

Recipients : n.grid@amecfw.com

Transport Security :
TLS

Requested :
TLS Opportunistic

2/16/17 9:39:02 AM Delivered to destination SMTP server

Hostname : blackburn.gov.uk.inbound10.emea.mxlogicmx.net

Recipients : gavin.prescott@blackburn.gov.uk

Transport Security :
TLS

Requested :
TLS Opportunistic

2/16/17 9:39:06 AM Delivered to destination SMTP server

Hostname : emailsecurity.burnley.gov.uk

Recipients : emurphy@burnley.gov.uk, pwilward@burnley.gov.uk

Transport Security :
TLS

Requested : ^{TLS} Opportunistic

2/16/17 9:39:20 AM Accepted for processing by SMTP Outbound Transport service

2/16/17 9:39:23 AM Delivered to destination SMTP server

Hostname : amecfw-com.mail.protection.outlook.com

Recipients : n.grid@amecfw.com

Transport ^{TLS}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:26 AM Delivered to destination SMTP server

Hostname : blackburn.gov.uk.inbound10.emea.mxlogicmx.net

Recipients : gavin.prescott@blackburn.gov.uk

Transport ^{TLS}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:29 AM Delivered to destination SMTP server

Hostname : emailsecurity.burnley.gov.uk

Recipients : emurphy@burnley.gov.uk, pwilward@burnley.gov.uk

Transport ^{TLS}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:32 AM Delivered to destination SMTP server

Hostname : mxb-001bfb01.gslb.pphosted.com

Recipients : edward.harvey@cbre.com

Transport ^{TLS}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:33 AM Delivered to destination SMTP server

Hostname : cluster8.eu.messagelabs.com

Recipients : planningconsultation@coal.gov.uk

Transport ^{TLS}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:34 AM Delivered to destination SMTP server

Hostname : mail.cravendc.gov.uk

Recipients : ldf@cravendc.gov.uk

Transport ^{TLS}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:35 AM Delivered to destination SMTP server

Hostname : cluster-d.mailcontrol.com

Recipients : clplanning@environment-agency.gov.uk,
gemma.jackson@environment-agency.gov.uk

Transport ^{TLS}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:38 AM Delivered to destination SMTP server

Hostname : maila.enwl.co.uk

Recipients : ian.povey@enwl.co.uk

Transport ^{TLS}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:43 AM Delivered to destination SMTP server

Hostname : fylde.gov.uk.mx4.fusemail.net

Recipients : mark.evans@fylde.gov.uk, julie.glaister@fylde.gov.uk

Transport ^{TLS}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:46 AM Delivered to destination SMTP server

Hostname : hbf-co-uk.mail.protection.outlook.com

Recipients : matthew.good@hbf.co.uk

Transport ^{TLS}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:51 AM Delivered to destination SMTP server

Hostname : mx1.thalesnis.com

Recipients : warren.hilton@highwaysengland.co.uk

Transport ^{None}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:52 AM Delivered to destination SMTP server

Hostname : cust27595-1.in.mailcontrol.com

Recipients : gillian.laybourn@historicengland.org.uk,
northwest@historicengland.org.uk

Transport ^{TLS}
Security :

Requested : ^{TLS} Opportunistic

2/16/17 9:39:55 AM Delivered to destination SMTP server

Hostname : mx4.hotmail.com
Recipients : dglgplanning@hotmail.co.uk
Transport
Security : TLS
Requested : Opportunistic

2/16/17 9:40:07 AM Delivered to destination SMTP server

Hostname : lancaster.gov.uk.mx4.mailanyone.net
Recipients : dporter@lancaster.gov.uk, phatch@lancaster.gov.uk
Transport
Security : TLS
Requested : Opportunistic

2/16/17 9:40:08 AM Delivered to destination SMTP server

Hostname : lancashire.gov.uk.inbound10.emea.mxlogicmx.net
Recipients : enquiries@lancsfirerescue.org.uk
Transport
Security : TLS
Requested : Opportunistic

2/16/17 9:40:10 AM Delivered to destination SMTP server

Hostname : lancswt-org-uk.mail.protection.outlook.com
Recipients : jlamb@lancswt.org.uk
Transport
Security : TLS
Requested : Opportunistic

2/16/17 9:40:11 AM Delivered to destination SMTP server

Hostname : cluster5.eu.message-labs.com
Recipients : consultations@naturalengland.org.uk,
kate.wheeler@naturalengland.org.uk
Transport
Security : TLS
Requested : Opportunistic

2/16/17 9:40:12 AM Delivered to destination SMTP server

Hostname : mail03.networkrail.co.uk
Recipients : townplanninglnw@networkrail.co.uk
Transport
Security : TLS
Requested : Opportunistic

2/16/17 9:40:13 AM Delivered to destination SMTP server

Hostname : mail1.northyorks.gov.uk
Recipients : carl.bunnage@northyorks.gov.uk

Transport_{TLS}
Security :
Requested : _{TLS} Opportunistic

2/16/17 9:40:14 AM Delivered to destination SMTP server
Hostname : eu-smtp-inbound-1.mimecast.com
Recipients : john.halton@pendle.gov.uk
Transport_{TLS}
Security :
Requested : _{TLS} Opportunistic

2/16/17 9:40:20 AM Delivered to destination SMTP server
Hostname : preston.gov.uk.mx4.mailanyone.net
Recipients : m.molyneux@preston.gov.uk
Transport_{TLS}
Security :
Requested : _{TLS} Opportunistic

2/16/17 9:40:20 AM Delivered to destination SMTP server
Hostname : mail.nhs.uk
Recipients : mark.greenwood@property.nhs.uk
Transport_{TLS}
Security :
Requested : _{TLS} Opportunistic

2/16/17 9:40:23 AM Delivered to destination SMTP server
Hostname : eu-smtp-inbound-1.mimecast.com
Recipients : adriansmith@rossendalebc.gov.uk, annestorah@rossendalebc.gov.uk
Transport_{TLS}
Security :
Requested : _{TLS} Opportunistic

2/16/17 9:40:24 AM Delivered to destination SMTP server
Hostname : aspmx.l.google.com
Recipients : graham@smithlove.co.uk
Transport_{TLS}
Security :
Requested : _{TLS} Opportunistic

2/16/17 9:40:25 AM Delivered to destination SMTP server
Hostname : mail.southribble.gov.uk
Recipients : sbrown@southribble.gov.uk
Transport_{None}
Security :
Requested : _{TLS} Opportunistic

2/16/17 9:40:27 AM Delivered to destination SMTP server

Hostname : gateway3.uuplc.co.uk

Recipients : jenny.hope@uuplc.co.uk, andrew.leyssens@uuplc.co.uk

Transport TLS

Security :

TLS

Requested : Opportunistic

2/16/17 9:40:30 AM Delivered to destination SMTP server

Hostname : lancashire.gov.uk.inbound10.emea.mxlogic.net

Recipients : peter.richards@westlancs.gov.uk

Transport TLS

Security :

TLS

Requested : Opportunistic

2/16/17 9:40:31 AM Delivered to destination SMTP server

Hostname : mail.wyg.com

Recipients : heather.lindley-clapp@wyg.com

Transport TLS

Security :

TLS

Requested : Opportunistic

2/16/17 9:40:36 AM Delivered to destination SMTP server

Hostname : wyre.gov.uk.mx4.fusemail.net

Recipients : fiona.riley@wyre.gov.uk

Transport TLS

Security :

TLS

Requested : Opportunistic

2/16/17 9:40:36 AM Notify sender about unreachable recipients

Recipients : darren.tweed@hyndburn.gov.uk

New

MessageId : qfv1G9dKmf002361

2/16/17 9:40:36 AM Delivered to destination SMTP server

Hostname : [10.0.0.148]

Recipients : diane.neville@ribblevalley.gov.uk

Transport TLS

Security :

TLS

Requested : Mandatory

2/16/17 9:40:36 AM Delivery failed to destination SMTP server

Recipients : fiona.pudge@sportengland.org

Deferred: 451 Internal resource temporarily unavailable -

Delivery failed : <https://community.mimecast.com/docs/DOC-1369#451>

2/16/17 9:55:42 AM Delivered to destination SMTP server

Hostname : eu-smtp-inbound-2.mimecast.com

Recipients : fiona.pudge@sportengland.org

Transport TLS

Security :

TLS

Requested : Opportunistic

2/16/17 9:55:42 AM Finished delivery attempts

Diane Neville

From: Diane Neville
Sent: 09 March 2017 11:37
To: 'Mark.Youlton@eastlancccg.nhs.uk'
Cc: Philip Dagnall; Joanne Macholc
Subject: FW: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD
Attachments: Clitheroe Market redevelopment.jpg; Higher College Farm.jpg; Land at Sykes Holt, Mellor.pdf; Land at Time Technology Park.pdf; Mellor field adj Methodist church.pdf; Wilpshire housing site.jpg

Hi Mark,

In confidence: this information is not in the public domain

Further to my email below, I am just following up on your acceptance to attend the duty to co-operate meeting at Ribble Valley Council Offices next Wednesday (see email below for full details).

As promised, attached are maps showing the allocations we are currently considering, which will be set out within the Reg 19 Publication Housing and Economic Development Plan. These sites are as follows:

Housing sites: site at Wilpshire
Site at Mellor
Employment: Sykes Holt Mellor (now has planning permission for brewery/heritage centre/offices ref: 3/2016/0962)
Time Technology Park, Simonstone
Higher College Farm, Longridge

I must stress that there is no formal decision about these sites yet.

Please can you let me know as soon as possible if you have any special dietary requirements or allergies as lunch will be provided following the meeting.

Please can you 'reply to all' to this email as I work part time and so my job share partner/ other colleagues will be able to pick up replies in my absence. Many thanks.

Kind regards,

Diane.

From: Diane Neville
Sent: 16 February 2017 09:34
To: Diane Neville
Subject: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Dear all,

Further to the adoption of the Core Strategy in December 2014, Ribble Valley Borough Council will soon be publishing the Publication Version of the Housing & Economic Development DPD for consultation (HED DPD). This document includes a series of housing and employment land allocations, in addition to a number of policies for related matters, as well as the Draft Proposals Map.

As part of the Duty to Co-operate process, we are writing to invite you to attend a meeting to be held at the **Ribble Valley Borough Council Offices** (Council Chamber). The meeting will be held on **Wednesday 15th March**

10:30am – Noon, where it will be possible to discuss the draft plan and any cross- boundary issues or planning matters of interest.

Please could you respond using the voting buttons attached to this email to indicate your availability to attend the meeting.

I will circulate the plan documents and a brief agenda in advance of the meeting. Lunch will be provided following the meeting.

Many thanks,

Kind regards

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

MEETING DETAILS

ATTENDEES, AGENDA, PRESENTATION, SUMMARY NOTES

Agenda

Duty to Co-operate meeting Wednesday 15th March 2017

Council Chamber- Ribble Valley Borough Council Offices 10:30am- Noon

1. Housing and Economic Development DPD – progress to date:
 - a. Consultation Autumn 2016
 - b. Summary of Representations

2. Allocations and key issues
 - a. Housing
 - b. Employment
 - c. Open Space
 - d. Draft Proposals Map
 - e. Proposed Market Redevelopment Area
 - f. Draft Town Centre Boundaries for Clitheroe, Longridge and Whalley
 - g. Draft Principal Shopping Frontages in Clitheroe

3. Formulating the Publication Version of the Plan











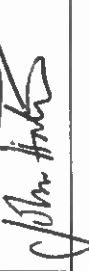


4. Sustainability Appraisal Process/ Habitats Regulation Assessment and progress

5. Infrastructure Delivery Plan (Urban Vision)


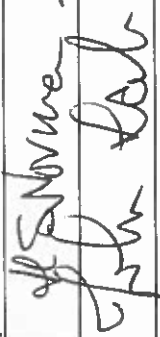






6. Cross Boundary issues/ other issues for consideration- participation from attendees

7. A.O.B

Attendance List
Duty to Co-operate meeting: Council Chamber, Ribble Valley BC Offices
Wednesday 15th March 2017 10:30am-12 noon.

Organisation	Name	Email address – please check and amend if needed	signature
Ribble Valley Borough Council	Diane Neville	Diane.Neville@ribblevalley.gov.uk	
Ribble Valley Borough Council	Colin Hirst	Colin.Hirst@ribblevalley.gov.uk	
Ribble Valley Borough Council	Joanne Macholic	Joanne.Macholic@ribblevalley.gov.uk	
Ribble Valley Borough Council	Phil Dagnall	Philip.Dagnall@ribblevalley.gov.uk	
Blackburn with Darwen Council	David Proctor	David.Proctor@blackburn.gov.uk	
Burnley Borough Council	Pete Milward	PMilward@burnley.gov.uk ✓	
Craven District Council	Matthew Collins	MCollins@cravencd.gov.uk ✓	
Hyndburn Borough Council	Darren Tweed	Darren.Tweed@hyndburnbc.gov.uk ✓	
Lancaster City Council	Henry Cumbers	hcumbers@lancaster.gov.uk ✓	
Preston City Council	Christina Marginson	c.marginson@preston.gov.uk ✓	
Pendle Borough Council	John Halton	john.halton@pendle.gov.uk ✓	
Pendle Borough Council	Jonathan Dicken	Jonathan.Dicken@pendle.gov.uk ✓	
South Ribble Borough Council	Steven Brown	SBrown@southribble.gov.uk ✓	

X

Organisation	Name	Email address – please check and amend if needed	signature
Lancashire County Council (Planning)	Richard Sharples	Richard.Sharples@lancashire.gov.uk ✓	
Lancashire County Council (Planning)	Emma Prideaux	Emma.Prideaux@lancashire.gov.uk	NS
Lancashire County Council (Highways/ transport)	Helen Norman	Helen.Norman@lancashire.gov.uk ✓	
The Wildlife Trust	John Lamb	jlamb@lancswt.org.uk ✓	
United Utilities	Jenny Hope	Jenny.Hope@uuuplc.co.uk ✓	
Lancashire Fire and Rescue Service	Michael Spencer	michaelspencer@lancsfirerescue.org.uk ✓	
Lancashire Constabulary/Police	Davina Helm	Davina.Helm@lancashire.pnn.police.uk ✓	
East Lancashire Clinical Commissioning Group	Mark Youlton	Mark.Youlton@eastlancscqg.nhs.uk ✓	
Urban Vision (on behalf of RVBC)	Duncan McCorquodale	duncan.mccorquodale@urbanvision.org.uk	
Urban Vision (on behalf of RVBC)	Melanie		X.

arranging ISMIR about take ✓

Duty to Co-operate Meeting Wednesday 15th March 2017

Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Agenda

1. Housing & Economic Development DPD – progress to date:
2. Allocations and key issues
3. Formulating the Publication Version of the Plan
4. Sustainability Appraisal Process/ Habitats Regulation
5. Assessment and progress
6. Infrastructure Delivery Plan (Urban Vision)
7. Cross Boundary issues/other issues for consideration-
participation from attendees
8. Any other Business

finish by 12 noon and followed by lunch

Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

1. Housing and Economic Development DPD – progress to date:

a. Consultation Autumn 2016

- Reg 18 Issues & Options, draft Proposals Map and SA Scoping Report available for consultation
- Sought views on:
 - Clitheroe Market redevelopment area
 - Draft TC boundaries – Clitheroe, Longridge, Whalley
 - Draft Principal shopping frontages in Clitheroe
 - Existing Open Space designations
 - Draft settlement boundaries
 - 9 housing sites options in 3 smaller settlements
 - 4 economic and employment land options
 - Draft Proposals Map
 - SA Scoping report
- Plus limited Call for sites

Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



1. Housing and Economic Development DPD – progress to date:

b. Summary of Representations

114 responses received. Main issues:

- approach to housing residuals;
- settlement boundary in specific locations
- open space designations in specific locations
- Hammond Ground
- Comments on housing and employment land options

In addition, 33 sites submitted as “Call for sites”

- 23 residential
- 4 employment
- 4 mixed (employment/residential)
- 1 health/social care/care housing
- Housing/redevelopment of golf club

most were of scale and location beyond scope of DPD

Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



1. Housing and Economic Development DPD : Reg 18 Outcomes:

Reg Plan 19 will :

- reflect need to get whole plan in place
- reflect SA outcomes
- address (small and diminishing) outstanding requirements
- reflect Core Strategy framework
- not seek to revisit evidence base of recently adopted CS

Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



2. Housing and Economic Development DPD : Reg 19 Plan:

Scope of policies limited to:

- 2 housing allocations - Mellor and Wilpshire
- 3 employment allocations
- Retail allocations:
 - Clitheroe Market redevelopment
 - Main Centre Boundaries
- Open Space sites outside defined settlements
- Traveller Sites (additional criteria only)

Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



2a. Potential housing allocations: Mellor



Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



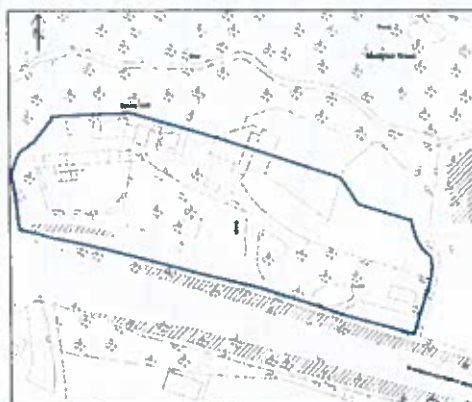
2a. Potential housing allocations: Wilpshire



Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



2b. Potential employment allocations: Sykes Holt, Mellor



Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



2b. Potential employment allocations: TIME, Simonstone



Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



2b. Potential employment allocations: Higher College Farm, Longridge



Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



Any questions?

Ribble Valley BC
A Local Plan for Ribble Valley 2008-2028



Housing and Economic Development DPD: Duty to Co-operate meeting

Wednesday 15th March 2017 10:30am-12pm

Attendees:

Ribble Valley Borough Council: Colin Hirst
Ribble Valley Borough Council: Diane Neville
Ribble Valley Borough Council: Joanne Macholc
Ribble Valley Borough Council: Phil Dagnall
Blackburn with Darwen Borough Council: David Proctor
Burnley Borough Council: Pete Milward
Craven District Council: Matthew Collins
Hyndburn Borough Council: Darren Tweed
Lancaster City Council: Henry Cumbers
Preston City Council: Christina Marginson
Pendle Borough Council: John Halton
Pendle Borough Council: Jonathan Dicken
South Ribble Borough Council: Steven Brown
Lancashire County Council (Planning): Richard Sharples
Lancashire County Council (Highways/ transport): Helen Norman
The Wildlife Trust: John Lamb
United Utilities: Jenny Hope
Lancashire Fire and Rescue Service: Michael Spencer
Lancashire Constabulary/Police: Davina Helm
East Lancashire Clinical Commissioning Group: Mark Youlton
Urban Vision (on behalf of RVBC): Duncan McCorquodale
Urban Vision (on behalf of RVBC): Melanie Craven

Summary notes of meeting.

Introductions, purpose of the meeting/ agenda outlined by CH.

CH (RVBC) ran through PowerPoint of work to date on Reg 18 moving to Reg 19. Outlined that the approach is simple and will result in a complete LDF suite and an up to date Proposals Map. Slides of proposed allocation sites at Publication stage shown. Outlined that the considered sites for allocation for housing are in Mellor and Wilpshire and for allocation for employment- Sykes Holt (now has PP), TIME Simonstone and Higher College Farm Longridge. CH explained how other sites are still being brought forward through the planning application process (even in areas where no residual requirement/ need remains). It is anticipated that Reg 19 Publication stage will go to Members for approval in April 2017. RV is committed to a housing review within 5 years from adoption and the AMR will consider housing delivery and indicate review timetable and evidence base review.

DP (BwDBC) question: Where is the policy framework for dealing with ad hoc development enquiries in the locations there is not a residual requirement? CH explained how the Core Strategy sets out this framework and provides the policies to deal with (CH outlined the Development Strategy set out in the Core Strategy (i.e. DS1 and DMG2)) but also highlighted that the housing numbers are not a maximum. There is a possibility that high

numbers of housing in excess of the requirements could potentially push the plan into an early review.

DP (BwD) went on to say that there is the potential for development in Ribble Valley impacting on development elsewhere (i.e. in BwD). May need to be some debate over how other areas could take some of the RV pressures. CH set out that the challenge is to stem the flow in the face of NPPF seeking to boost supply.

DM (Urban Vision): Highlighted the upcoming national review into objectively assessed need.

JM (RVBC) explained how delivery isn't taking place on all of the committed sites so there is a backlog to meet and the 5 year supply is marginal.

MS (Lancs. Fire & Rescue): Fire provision for the area is based in Ribble Valley and Preston. Responds to planned development. Focus on the main settlements (as set out in the Core Strategy) is the best fit. There needs to be higher level discussion about where fire resources need to be.

CH (RVBC) RV has to work across 3 Clinical Commissioning Group areas in terms of health provision.

DH (Police): Stated best to be involved at early stages so they are aware of what possible developments are in the pipeline. Also raised the issue of depleted resources and the need to raise issues at Senior/ Chief Exec level.

JH (United Utilities): UU cant gain benefits from CIL – funding comes from customer bills- and their funding works on 5 year blocks (AMPs -at the moment up to 2020 and are already working on the next funding request at the moment). Therefore, UU stated that as soon as they know about strategic sites the better. Ideally needs to run alongside the Development Plan process but this is not often possible due to differing time frames. UU appreciate confidentiality. There is a team of 5 staff. There is also a possible disconnect between what we see as a strategic site (such as Standen) and actually the cumulative effect of piecemeal applications can effectively create a scale of development which is equal to or greater than that of a strategic site (CH mentioned Calderstones as an example). Six month reviews now happen with LPAs and UU.

CIL – only two districts have CIL in place (Preston CC and South Ribble)

DM & MC (Urban Vision): Infrastructure Delivery Plan – Outlined that the bones of the IDP document will go out alongside the reg. 19 doc and the full IDP will be ready for submission stage. The IDP will bring up to date information on critical infrastructure provision (and need) but it will also be looking forward to the CS/ Plan review. The IDP needs to demonstrate continuing delivery but urban vision need to know if there are any cross boundary issues.

JL (Wildlife Trust): Talked about Green and Blue infrastructure. CH asked if there are any specific issues. JL stated RV doesn't have an environmental policy or a specific GI strategy i.e. how people use the green spaces. Stated RV may not understand all the terms and that LWT can help with this. Cross boundary issues- wildlife networks/ species/ habitats move and don't necessarily follow boundaries. Species protection policy is good. RV needs to

provide opportunity for and promote mitigation. JL raised National Accessible Greenspace Standards- he stated that there will be some areas of RV that don't have access to the 2ha Greenspace sites. Stated the Wildlife Trust will work proactively with any LPAs.

SB (South Ribble)- Cross-boundary issues: LEP/ LDO's/ current working together. In relation to BAE, stated there are no specific issues around this other than considering highways implications. SB asked about new access to Sykes Holt and CH confirmed this is off the existing mini roundabout and delivery is underway.

MC (Craven)- Cross-boundary issues: Share the AONB and how this is dealt with is probably the main issue. Development of single policy is probably further down the line (as confirmed by/agree with Lancaster CC)

JH (Pendle)- Cross-boundary issues: AONB, traffic on the A682 but no major issues.

HN (LCC)- Cross boundary issues: Consideration of A59 remains on-going. Will comment on strategic proposals but need to consider the cumulative impact.

DP (BwD)- Cross boundary issues: Building further on the question raised earlier, DP considers that the HED DPD could have a specific DM Policy (policy hooks for sustainable development). The proposed Wilpshire allocation site is supported but specifics should be discussed between BwD and RV relating to roads/ Brownhill roundabout etc. BwD also stated that they will be going into a review of their Local Plan (CS) within the next 12 months.

PM (Burnley) – Cross boundary issues: Flooding defences in Padiham (impact down-stream on Whalley) is the main issue for us to work on, with some element of traffic considerations. They are interested in the proposed employment allocation being considered at TIME, Simonstone. Burnley will begin consultation on their allocations document on 12th May.

DT (Hyndburn)- Cross boundary issues: As with BwD the main concern relates to RV getting more housing over and about the current numbers and also considers that we a specific DM policy could be incorporated into the HED DPD to address this. There is also a minor issue in terms of cumulative impact on the highways network (A680 to J7 of M65).

CM (Preston) – Cross boundary issues: The only issue raised related to the affordable housing policies in Preston being different from those in RV. RVBC housing team is working with Preston on this issue. Preston also confirmed that it took 2years to get CIL in place

HC (Lancaster)- Cross boundary issues: The only real issue relates to AONB.

MY (E Lancs CCG)- Issues: Funding is based upon registered practices. 1/3 of GPs are looking to retire with minimal GPs coming through (many don't want to work more than 9-5 and prefer to work in cities rather than rural practises). Within 3-4 years the health and care system will need to be totally different. The Greenspace networks will be important in challenging sedentary lifestyles and planning can pick up the prevention agenda. There are 24,000 patients in Clitheroe (2 practises) which are expecting another 4-5,000 patients. GPs cant continue to handle the numbers and there is no way of physically extending the current building so new alternatives may need to be looked at, such as sharing police stations, fire stations etc. for example.

**FOLLOW UP LETTERS AND EMAILS TO BOTH ATTENDEES AND NON
ATTENDEES**

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

direct line: 01200 414570

e-mail: Philip.Dagnall@ribblevalley.gov.uk

my ref: HEDPD/dtoc1

your ref:

date: 24th March 2017

Council Offices

Church Walk

CLITHEROE

Lancashire BB7 2RA

Switchboard: 01200 425111

Fax: 01200 414488

www.ribblevalley.gov.uk

Dear Steven,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

You mentioned that there were no particular issues to raise regarding the BAe site at Samlesbury where the LDO is working satisfactorily. You also asked about the highways situation around the Sykes Holt proposed employment allocation and we confirmed that this will be via the existing mini roundabout as agreed with the Highways authority via a planning permission. Delivery of this site is now underway.

We really appreciate your attendance at the meeting and look forward to your continued involvement on the development of the HEDPD.

Yours sincerely, Phil Dagnall, Forward Planning.

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

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Dear Christina,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

The only cross boundary issue that was raised related to the affordable housing policies in Preston being different to those in Ribble Valley and we confirm that RVBC housing team is currently working with Preston on this matter. You also confirmed that it took Preston two years to get a CIL in place.

We really appreciated your attendance at the meeting and look forward to your continued involvement in the development of the HEDPD.

Yours sincerely,

Phil Dagnall, Forward Planning

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

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Dear Matthew,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

You indicated that the main cross boundary issue for Craven is the shared AONB. You mentioned the possible development of a single policy agreed by all the AONB LPAs as a future consideration.

We really appreciate your attendance at the meeting and look forward to your continued involvement on the development of the HEDPD.

Yours sincerely, Phil Dagnall, Forward Planning

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

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www.ribblevalley.gov.uk

Dear Henry,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

We confirm that Ribble Valley do not have any specific comments to make on your Local Plan at this stage.

Just to reiterate (as discussed) Ribble Valley considers itself a distinct housing market area. In addition we recognise the potential opportunity for a common approach to planning within the Forest of Bowland AONB and would be happy to discuss this further, as appropriate.

Many thanks again for making the journey over to Clitheroe to attend our Duty to Co-operate meeting and we look forward to your continued involvement in the development of the HEDPD.

Yours sincerely,

Phil Dagnall, Forward Planning.

*Also to Jonathan Dicker
who also attended.*

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

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e-mail: Philip.Dagnall@ribblevalley.gov.uk

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Dear John,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

You mentioned that we need to liaise over the AONB, as other Councils with an AONB involvement also raised, and also the implications of proposed development on traffic on the A682 but we felt that there appeared to be no major issues at this stage.

We really appreciate your attendance at the meeting and look forward to your continued involvement in the HEDPD.

Yours sincerely, Phil Dagnall, Forward Planning

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

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e-mail: Philip.Dagnall@ribblevalley.gov.uk

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Dear Davina,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

You raised with us the need for you to be involved at the early stages of a plan's development and also the LPA's on going planning application system to consider any implications for your future service provision. You also mentioned on-going budgetary constraints on your forward service delivery and the need for you to raise these at Senior or Chief Executive level. Our consultants at Urban Vision who were also present at the meeting will be in touch regarding your contribution to the Infrastructure Delivery Plan that we are currently preparing as a part of the evidence base for the DPD.

We really appreciate you attendance at the meeting and look forward to yopur continuing involvement in the development of the HEDPD.

Yours sincerely, Phil Dagnall, Forward Planning

RIBBLE VALLEY BOROUGH COUNCIL

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Dear Jenny,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

You mentioned that United Utilities (UU) cannot access any CIL monies for funding necessary water and sewerage provision, funding having to come through customers' bills. UU's investment comes within 5 year AMPs, the current one running to 2020 and the next AMP is currently being developed. It would be desirable if the AMPs could be on the same timeframes as LPAs plans but this has proved to be very difficult to achieve. Within that context UU wish to know about strategic sites as soon as possible.

You also commented on the possible disconnect with AMPs that cumulative development of several sites below the strategic threshold could cause. UU will endeavour to liaise with individual LPAs on a 6 monthly time frame to help allay the above situation.

Our consultants at Urban Vision, who were also present at the meeting, will be in touch with you as a part of their work on the Infrastructure Delivery Plan they are preparing as a part of the HEDPD's evidence base.

We really appreciate UU's attendance and contribution to the meeting and look forward to their continued involvement in the development of the HEDPD.

Yours sincerely, Phil Dagnall, Forward Planning

RIBBLE VALLEY BOROUGH COUNCIL

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Dear John,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

You mentioned that you did not think that RVBC have an environmental policy, which we consider that we do through the Core Strategy and its associated Development Management policies. Associated with this was the comment that RVBC does not have a Green Infrastructure Strategy which would help articulate how people use green spaces and offered to assist RVBC in defining necessary terms within the technical vocabulary of such matters.

In terms of cross boundary issues you mentioned that, while specific site and species protections are apparent in the Core Strategy and the Proposals Maps that are associated with the HEDPD, wider habitats networks don't necessarily follow Council boundaries and also need to be considered.

You also mentioned that you preferred the English Nature recommended Accessible Natural Greenspace standards and felt that there may be areas in Ribble Valley that do not have access to the 2 hectare standard.

You stated that the Trust will work proactively with LPAs and we are happy to continue to liaise on these matters.

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

direct line: 01200 414570

e-mail: Philip.Dagnall@ribblevalley.gov.uk

my ref: HEDPD/dtoc1

your ref:

date: 24th March 2017

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Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Michael,

following our recent duty to cooperate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

You mentioned that Fire and Rescue provision is based on a wider geography than Ribble Valley and also includes Preston and that your involvement with the planning system in terms of consultations is based on reacting to planning permissions with the main focus on developments in the main settlements. You also felt that there needs to be higher level discussions about where future Fire and Rescue facilities need to be located in the light of future planned development. We mentioned that our consultants will be in touch regarding your feedback into our forthcoming Infrastructure Development Plan which will be a part of the evidence base for the HEDPD.

We really appreciate your attendance and continued involvement in the development of the HEDPD.

Yours sincerely,

Phil Dagnall, Forward Planning

RIBBLE VALLEY BOROUGH COUNCIL

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e-mail: Philip.Dagnall@ribblevalley.gov.uk

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date: 24th March 2017

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Dear Peter,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

You mentioned as a cross boundary issue the flood defences at Padiham and their positive downstream effects on places in Ribble Valley. You are also interested in the proposed Time employment allocation and its effect on traffic around the Simonstome and Shuttleworth area. You also indicated that Burnley will begin consultation on an allocations DPD on 12th May 2017.

We'd like to thank you again for attending and look forward to your continued involvement in the development of the HEDPD.

Yours sincerely, Phil Dagnall, Forward Planning

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

direct line: 01200 414570

e-mail: Philip.Dganall@ribblevalley.gov.uk

my ref: HEDPD/dtoc1

your ref:

date: 24th March 2017

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Helen,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

You mentioned that consideration of the effect of development on the A59 remains on-going. You also stated that you will comment on strategic proposals but will also keep in view the cumulative impact of smaller developments on the local highway network.

Our consultants at Urban Vision, who also attended the meeting, will be in touch with you regarding the work they are doing on an Infrastructure Delivery Plan to underpin the HEDPD's evidence base.

We really appreciate your attendance and look forward to your continued involvement in shaping the HEDPD.

Yours sincerely, Phil Dagnall, Forward Planning

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

direct line: 01200 414570

e-mail: Philip.Dagnall@ribblevalley.gov.uk

my ref: HEDPD/dtoc1

your ref: 24th March 2017

date:

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Richard,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

You did not raise any particular points with us at this stage. We really appreciate your attendance and look forward to your continued contribution to the finalisation of the HEDPD.

Yours sincerely, Phil Dagnall, Forward Planning

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

direct line: 01200 414570

e-mail: Philip.Dagnall@ribblevalley.gov.uk

my ref: HEDPD/dtoc1

your ref:

date: 24th March 2017

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Darren,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

You raised with us the concern, similar to that raised by Blackburn with Darwen, that increased housing development in Ribble Valley could adversely impact on regeneration within Hyndburn and you felt that a specific Development Management policy could be inserted into the HEDPD to address this.

You also raised the cross boundary issue of the cumulative impact of development on the highway network, specifically the A680 to junction 7 of the M65.

We really appreciate your attendance at the meeting and look forward to your continued involvement on the development of the HEDPD.

Yours sincerely, Phil Dagnall, Forward Planning

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

direct line: 01200 414570

e-mail: Philip.Dagnall@ribblevalley.gov.uk

my ref: HEDPD/dtoc1

your ref:

date: 24th March 2017

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Mark,

following our recent duty to co-operate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

Colin Hirst raised the point that in engaging with health related planning issues means contacting three separate CCGs that together provide services to Ribble Valley residents and that this can be a complex process.

You raised important points about the funding and potential future provision of GP services in the area. You stated that a significant number of existing GPs are approaching retirement and there may be issues in recruiting their replacements as many newer GPs prefer more regular hours and to work in cities rather than the countryside. These, and other emerging issues, will mean that the national and local health and care system will be totally different in three to four years' time.

In terms of Ribble Valley health provision the current 24,000 patients that are serviced by the two Clitheroe based GP practices will be augmented by another 4 to 5,000 over the plan period. This is likely to mean that the current premises will become inadequate as they cannot easily be extended and that new models of provision, such as co-locating with police, fire or other services will need to be explored. This is very useful to us and our consultants who are developing the Council's Infrastructure Development Plan which will underpin the final HEDPD.

You also mentioned the importance of Greenspace networks in challenging the effects of modern sedentary lifestyles and their impacts on public health, which will feed into our provision and protection of Ribble Valley's open spaces in the HEDPD.

Our consultants at Urban Vision, who were also present at the meeting, will be in touch with you as a part of their work on the Infrastructure Delivery Plan they are preparing as a part of the HEDPD's evidence base.

We really appreciate your attendance at the meeting and your continued involvement in the development of the HEDPD.

Yours sincerely, Phil Dagnall, Forward Planning.

check.

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

direct line: 01200 414570

e-mail: Philip.Dagnall@ribblevalley.gov.uk

my ref: HEDPD/dtoc1

your ref:

date: 24th March 2017

Council Offices

Church Walk

CLITHEROE

Lancashire BB7 2RA

Switchboard: 01200 425111

Fax: 01200 414488

www.ribblevalley.gov.uk

Dear David,

following our recent duty to cooperate meeting regarding the Housing and Economic Development DPD (HEDPD) on Wednesday 15th March we thought that, rather than send a generic summary of all issues raised by everyone, we would respond to individual attendees setting out for mutual record the particular points we consider you raised with us at the meeting.

In terms of your point about the policy framework for dealing with ad hoc development in locations that do not have a residual requirement we felt that this would be dealt with through existing adopted Core Strategy policies such as DS1 and DMG2 within the basic premise that overall housing numbers are not a maximum figure. We also mentioned that there is the possibility that an early plan review could be triggered by housing applications significantly in excess of current requirements.

You also raised the point that there is the potential for development in Ribble Valley to impact on development levels elsewhere, including in Blackburn and that there may need to be some debate about how other areas could take some of the development pressures from Ribble Valley. Colin Hirst replied that there is an overall challenge to address the flow of development within Ribble Valley in the face of the fact that the NPPF is seeking to specifically boost supply.

You also mentioned that the HEDPD could contain specific policy hooks for sustainable development and you re-iterated the issues of the impacts on local roads that would flow from the potential Wiltshire housing allocation near Brownhill that you recently raised at our Regulation 18 consultation in 2016. You also mentioned that Blackburn with Darwen will be beginning a formal review of its Local Plan within the next year.

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From: [Joanne Macholc](#)
To: emily.hrvcan@english-heritage.org.uk; ["cillian.laybourn@historicensland.org.uk"](mailto:cillian.laybourn@historicensland.org.uk);
["northwest@historicensland.org.uk"](mailto:northwest@historicensland.org.uk)
Subject: Housing and Economic Development DPD: Duty to Co-operate
Date: 28 March 2017 17:07:19
Attachments: [image001.png](#)

Dear Colleagues

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: all day Monday and Tuesday; and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk
For information on the adopted Core Strategy click [here](#)



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

From: [Joanne Macholc](#)
To: "kate.wheeler@naturalengland.org.uk"; consultations@naturalengland.org.uk
Cc: [Diane Neville](#); [Colin Hirst](#)
Subject: Housing and Economic Development DPD: Duty to Co-operate
Date: 28 March 2017 17:09:53
Attachments: [image001.png](#)

Dear Colleagues

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



**Ribble Valley
Borough Council**

www.nbblevalley.gov.uk

From: [Joanne Macholc](#)
To: ["thecoalauthority-planning@coal.gov.uk"](mailto:thecoalauthority-planning@coal.gov.uk)
Cc: [Diane Neville](#); [Colin Hirst](#)
Subject: Housing and Economic Development DPD: Duty to Co-operate
Date: 29 March 2017 11:30:00
Attachments: [image001.png](#)

FAO: Deb Roberts

Dear Deb

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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From: [Joanne Macholc](#)
To: ["Warren.hilton@highwaysengland.co.uk"](mailto:Warren.hilton@highwaysengland.co.uk)
Cc: [Colin Hirst](#); [Diane Neville](#)
Subject: Housing and Economic Development DPD: Duty to Co-operate
Date: 29 March 2017 12:08:58
Attachments: [image001.png](#)

Dear Warren

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner. I thank you for the information you have already provided in relation to the proposed additional housing and employment sites and your views about their impact on the strategic road network. If you consider it appropriate, I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any relevant issues.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



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1. The first part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail. The records should be kept in a secure and accessible location, and should be updated regularly.

2. The second part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail. The records should be kept in a secure and accessible location, and should be updated regularly.

3. The third part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail. The records should be kept in a secure and accessible location, and should be updated regularly.

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9. The ninth part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail. The records should be kept in a secure and accessible location, and should be updated regularly.

10. The tenth part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail. The records should be kept in a secure and accessible location, and should be updated regularly.

From: [Joanne Macholc](#)
To: [Anne Storah \(AnneStorah@rossendalebc.gov.uk\)](#); "Adrian Smith"
Subject: Housing and Economic Development DPD: Duty to Co-operate
Date: 28 March 2017 17:04:00
Attachments: [image001.png](#)

Dear Anne and Adrian

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: all day Monday and Tuesday; and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk
For information on the adopted Core Strategy click [here](#)



**Ribble Valley
Borough Council**

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THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5708 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

RECEIVED: [illegible]

DATE: [illegible]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

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From: [Joanne Macholc](#)
To: [Glaister, Julie \(julie.glaister@fyde.gov.uk\)](mailto:julie.glaister@fyde.gov.uk)
Cc: [Colin Hirst](#); [Diane Neville](#)
Subject: Housing and Economic Development DPD: Duty to Co-operate
Date: 28 March 2017 17:01:18
Attachments: [image001.png](#)

Dear Julie

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, because of your forthcoming Local Plan Examination, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

I hope the Examination of your plan goes well in the meantime.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



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Borough Council**

www.ribblevalley.gov.uk

Joanne Macholc

From: Joanne Macholc
Sent: 29 March 2017 13:13
To: TownPlanningLNW@networkrail.co.uk
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Colleagues

Duty to Co-operate: Network Rail/Northern Rail

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate. If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues and will carry out formal consultation in due course.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



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Joanne Macholc

From: Joanne Macholc
Sent: 29 March 2017 13:09
To: n.grid@amecfw.com
Cc: Colin Hirst; Diane Neville
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Sir/Madam

Duty to Co-operate: National Grid

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting on behalf of National Grid, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate. If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues and will carry out formal consultation in due course.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: all day Monday and Tuesday; and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk
For information on the adopted Core Strategy click [here](#)



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Borough Council

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Joanne Macholc

From: Joanne Macholc
Sent: 29 March 2017 13:00
To: 'neil.mcclymont@enwl.co.uk'
Cc: Diane Neville; Colin Hirst
Subject: FW: Housing and Economic Development DPD: Duty to Co-operate

Dear Neil

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

You were unable to attend the meeting, but have kindly provided comments on the proposed sites that are being considered for allocation. I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate. If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues and formal consultation will take place in due course..

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Joanne Macholc

From: Joanne Macholc
Sent: 29 March 2017 12:41
To: Richard Sharples (Richard.Sharples@lancashire.gov.uk)
Cc: Colin Hirst; Diane Neville
Subject: FW: Housing and Economic Development DPD: Duty to Co-operate

Dear Richard

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters. I am not aware that you raised any such matters from a LCC minerals and waste perspective.

Please could you confirm whether my understanding is correct? I should also be grateful if you would confirm whether you are satisfied that our respective organisations have met each other's duty to co-operate.

Barring upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues and will undertake formal consultation in due course.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Joanne Macholc

From: Joanne Macholc
Sent: 29 March 2017 12:35
To: NWNorthPlanning (CLPlanning@environment-agency.gov.uk)
Cc: Colin Hirst; Diane Neville
Subject: FW: Housing and Economic Development DPD: Duty to Co-operate

Dear Colleagues

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

You were unable to attend the meeting but have kindly provided information in relation to sites which the Council is proposing for allocation. I am now writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate. If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues and formal consultation will follow in due course.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: all day Monday and Tuesday; and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk
For information on the adopted Core Strategy click [here](#)



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Joanne Macholc

From: Joanne Macholc
Sent: 29 March 2017 12:15
To: 'carl.bunnage@northyorks.gov.uk'
Cc: Colin Hirst; Diane Neville
Subject: FW: Housing and Economic Development DPD: Duty to Co-operate

Dear Carl

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate, whilst noting the comments in your email of 9th March that the sites currently under consideration are unlikely to raise significant cross boundary strategic issues. If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues and formal consultation will follow in due course.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

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Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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Joanne Macholc

From: Joanne Macholc
Sent: 29 March 2017 12:09
To: 'Warren.hilton@highwaysengland.co.uk'
Cc: Colin Hirst; Diane Neville
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Warren

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner. I thank you for the information you have already provided in relation to the proposed additional housing and employment sites and your views about their impact on the strategic road network. If you consider it appropriate, I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any relevant issues.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

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For information on the adopted Core Strategy click [here](#)



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Joanne Macholc

From: Joanne Macholc
Sent: 29 March 2017 11:30
To: 'thecoalauthority-planning@coal.gov.uk'
Cc: Diane Neville; Colin Hirst
Subject: Housing and Economic Development DPD: Duty to Co-operate

FAO: Deb Roberts

Dear Deb

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

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Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Joanne Macholc

From: Joanne Macholc
Sent: 28 March 2017 17:10
To: 'kate.wheeler@naturalengland.org.uk'; consultations@naturalengland.org.uk
Cc: Diane Neville; Colin Hirst
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Colleagues

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

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Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Joanne Macholc

From: Joanne Macholc
Sent: 28 March 2017 17:09
To: 'emily.hrycan@english-heritage.org.uk'; 'gillian.laybourn@historicensland.org.uk'; 'northwest@historicensland.org.uk'
Cc: Diane Neville; Colin Hirst
Subject: RE: Housing and Economic Development DPD: Duty to Co-operate

Sorry, I forgot to copy in my colleagues details for "reply to all"

Joanne

From: Joanne Macholc
Sent: 28 March 2017 17:07
To: emily.hrycan@english-heritage.org.uk; 'gillian.laybourn@historicensland.org.uk'; 'northwest@historicensland.org.uk'
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Colleagues

Duty to Co-operate

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Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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Joanne Macholc

From: Joanne Macholc
Sent: 28 March 2017 17:07
To: emily.hrycan@english-heritage.org.uk; 'gillian.laybourn@historicensland.org.uk'; 'northwest@historicensland.org.uk'
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Colleagues

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

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Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



Ribble Valley
Borough Council

www.ribblevalley.gov.uk



The Council has received a request from the Ribblesdale Society for a copy of the minutes of the meeting of the Council on 14th March 2017. The minutes of this meeting are available on the Council's website at www.ribblevalley.gov.uk.

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Diane Neville
- fyilde overleef

Joanne Macholc

From: Joanne Macholc
Sent: 28 March 2017 17:04
To: Anne Storah (AnneStorah@rossendalebc.gov.uk); 'Adrian Smith'
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Anne and Adrian

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

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Email: joanne.macholc@ribblevalley.gov.uk

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For Information on the adopted Core Strategy click [here](#)



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Borough Council

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Joanne Macholc

From: Joanne Macholc
Sent: 28 March 2017 17:01
To: Glaister, Julie (julie.glaister@fylde.gov.uk)
Cc: Colin Hirst; Diane Neville
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Julie

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, because of your forthcoming Local Plan Examination, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

I hope the Examination of your plan goes well in the meantime.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



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Borough Council

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Joanne Macholc

From: Joanne Macholc
Sent: 28 March 2017 16:59
To: rea.psillidou@wyre.gov.uk
Cc: Diane Neville; Colin Hirst
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Réa

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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Ribble Valley
Borough Council

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Diane Neville

Subject: RVBC Reg 19 HED DPD- Wilpshire allocation
Location: Colin Hirst's Office- RVBC Council Offices

Start: Wed 03/05/2017 14:00
End: Wed 03/05/2017 16:00

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Diane Neville
Required Attendees: Diane Neville; Colin Hirst; 'David.Proctor@blackburn.gov.uk'; 'safalam@blackburn.gov.uk'
Optional Attendees: Alam Saf

Afternoon everyone,

As you are aware we are trying to organise a meeting between RVBC and BwDBC to discuss the Reg 19 Publication version of the Housing and Economic Development DPD. We are due to begin public consultation on this at the end of April.

Following on from our recent duty-to-co-operate meeting, a specific area for discussion is the proposed Housing Allocation (Policy HAL2) which will see the allocation of a site at Wilpshire, adjacent to the BwD boundary, for housing. As discussed during our phone call David, I am aware that one of the primary areas for discussion will relate to transport implications in and around the area.

- David & Saf- as requested, the documents are available to view at https://www.ribblevalley.gov.uk/meetings/meeting/1041/special_planning_and_development
- Colin and Saf- We are currently looking at a meeting on Wednesday 3rd May at 2pm at the RVBC Council Offices. Are you both available at this time on this date?
An alternative would be Thursday 4th May at 4pm. Please could you let me know of your availability.

Colin Hirst is currently on leave however I will confirm the date and time with everyone as soon as possible.

Kind regards

Diane

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

Diane Neville

From: Diane Neville
Sent: 19 April 2017 15:33
To: 'McCorquodale, Duncan'
Subject: RE: Meeting 3rd May

Hi Duncan

Thank you- Colin beat me to the phone pick up!

Thanks for letting me know

Diane.

From: McCorquodale, Duncan [<mailto:duncan.mccorquodale@urbanvision.org.uk>]
Sent: 19 April 2017 15:23
To: Diane Neville
Subject: RE: Meeting 3rd May

Hi Diane

Just spoken with Colin and confirmed I can make the meeting on 3rd May.

Kind regards

Duncan

From: Diane Neville [<mailto:Diane.Neville@ribblevalley.gov.uk>]
Sent: 19 April 2017 15:09
To: McCorquodale, Duncan
Cc: Joanne Macholc; Colin Hirst
Subject: Meeting 3rd May

Hi Duncan,

Further to my voicemail, I am writing in relation to the Infrastructure Delivery Plan work you are undertaking for us.

We are meeting with Blackburn with Darwen Borough Council at 2pm at the Council Offices on Wednesday 3rd May to discuss our allocations document. Of particular interest to them, as was highlighted at the Duty to Co-operate meeting that you attended, is the housing allocation site at Wilpshire. They are particularly interested in discussing highway considerations and potential impacts. Would you be able to attend the meeting? If not, please would you be able to provide us with what information you have that would be relevant to aid the discussions?

Attending the meeting will be:

- David Proctor (BwDBC)
- Saf Alam (BwDBC)
- Colin Hirst (RVBC)
- Joanne Macholc (RVBC)

If you could let me know (and copy in Joanne Macholc), that would be great.

Many thanks

Diane.

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)

Happiest residents in the UK – Ribble Valley has a ‘happiness rating’ of 8.2 compared to a UK average of 7.5 (Halifax Rural Quality of Life Survey 2016)

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all this
- relates to BwD follow up meeting after 15/3/17 D to C
meeting - follow up held on 3/5 + this material shows
BwDs response to it + action RVC Feat (23/6/17 email).

Diane Neville

From: Diane Neville
Sent: 11 May 2017 13:07
To: duncan.mccorquodale@urbanvision.org.uk
Cc: Philip Dagnall; Joanne Macholc
Subject: Ribble Valley HED DPD - response from Blackburn with Darwen Council
Attachments: BwDBC.pdf

Hi Duncan,

Further to the meeting at the Council Offices on 3rd May, please find attached a response to our HED DPD publication stage consultation from Blackburn with Darwen Borough Council. In response to this, it will be necessary to include an amendment to the IDP to address their issue.

Many thanks

Diane.

Diane Neville
Senior Planning Officer
Bsc (Hons), MA, MA, MRTPI
Forward Planning, Regeneration & Housing, Ribble Valley Borough Council
Council Offices, Church Walk, Clitheroe, BB7 2RA
Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk



BLACKBURN
with
DARWEN
BOROUGH COUNCIL

HED DPD Reg 19 Publication Consultation
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Date: 8th May 2017
Direct Dial: 01254 585960
My Ref:
Your Ref:
Please ask for: Planning
e-mail: planning@blackburn.gov.uk

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

Dear Sir / Madam,

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,



David Proctor
Head of Service

For official use	Ref. No.
	Ack'd

Ribble Valley Housing and
Economic Development -
Development Plan Document
(HED DPD)



Regulation 19
(Publication) comments
response Form

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: -

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

Part A

Q1 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

DAVID PROCTOR

Name of Organisation (if you are responding on behalf of an organisation)

BLACKBURN WITH DARWEN BC

Database Reference number (if you have one)

Address

TOWN HALL, BLACKBURN

Post Code

BB1 7DY

Email Address

planning@blackburn.gov.uk

Phone number

01254 585960

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 Inspectorate.

Part B

Please use a separate form for each individual comment.

Q2

Name / Name of Organisation (if you are responding on behalf of an organisation)

BLACKBURN WITH DARWEN SC

Q3

To which part of the HED DPD does this comment relate?

Part of document e.g. Housing allocations, open space policy etc...

HOUSING ALLOCATIONS, IDP.

Paragraph No.

HAL 2 LAND @ WILKSHIRE

Q4

As a consequence do you consider the HED DPD is:

i) Legally compliant

Yes

No

ii) Sound *

* The considerations in relation to the HED DPD being sound are explained in the Guidance Notes

Q5

If you consider the HED DPD is unsound, is this because it is not... (please tick the appropriate box)

Justified

Consistent with national policy

Effective

Positively prepared

Q6

Please give details of why you consider that the HED DPD is not legally compliant or sound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the HED DPD, please also use this box to set out your comments. Please continue on a separate sheet if required.

SEE COVER LETTER.

Q7 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 COVER LETTER

Please note: your comment should cover succinctly all the information, evidence, and supporting information necessary to support/justify the comment and the suggested change, as there will not normally be another opportunity to make further comments based on the original comment made at the publication stage.

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination in the forthcoming Examination in Public. Please note also that the Inspector is not obliged to consider any previous comments that have been made in respect of the HED DPD. You are urged, therefore, to re-submit on this form any previously submitted comments that, in your view, remain valid and that you wish the Inspector to consider.

Q8 If your representation is seeking change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I do wish to participate at the oral examination

Q9 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary. *(Please note that the Inspector will determine who participates.) Please continue on a separate sheet if required.*

Q10 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 informed 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

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

Q11 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.*

Q12 Date of completion: 08/05/2017

Q13 Signature



Thank you very much for taking the time to complete this comments form, your comments are very much appreciated.
If after reading the Guidance Notes you should have any queries in completing this form please telephone 01200 425111

Diane Neville

From: Diane Neville
Sent: 23 June 2017 12:10
To: 'duncan.mccorquodale@urbanvision.org.uk'
Cc: Joanne Macholc; Colin Hirst; Philip Dagnall
Subject: IDS changes for Submission

Hi Duncan,

We took the HED DPD to our planning committee last night where it was agreed that, with the identified changes we have identified following the Reg 19 consultation, we can progress to submission stage providing no issues crop up at Full Council on 11th July.

Therefore, there is a small amendment needed to the Infrastructure Delivery Schedule needed which is as follows:

The following statement to be added in 'Infrastructure Issues' box under para 4.3 (page 23) of the IDP for allocation site HAL2 – Land at Wilpshire.

“Any transport assessments considering the development of Allocation HAL2 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. Blackburn with Darwen Borough Council, as Highway Authority, should be consulted at scoping stage in relation to any Transport Assessment concerning Allocation HAL2”.

At the moment this is the only change necessary. It is likely that there will be need to be some minor typographical changes too to reflect the new Regulation 22 Submission stage that we are now progressing to. If there are any other changes necessary however we will let you know as soon as possible.

Many thanks

Diane.

Diane Neville
Senior Planning Officer
Bsc (Hons), MA, MA, MRTPI
Forward Planning, Regeneration & Housing, Ribble Valley Borough Council
Council Offices, Church Walk, Clitheroe, BB7 2RA
Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

Diane Neville

From: Diane Neville
Sent: 15 March 2017 14:50
To: Philip Dagnall
Subject: Sport England

Phil

Please can you amend the LDF database accordingly - Thanks

From: Fiona Pudge [mailto:Fiona.Pudge@sportengland.org]
Sent: 09 March 2017 15:39
To: Diane Neville
Cc: Philip Dagnall; Joanne Macholc
Subject: RE: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Hello Diane

Unfortunately I do not cover Ribble Valley anymore and I have forwarded your email to my colleague Bob Sharples for a response.

Kind Regards

Fiona Pudge Planning Manager **T:** 07747 763534 **M:** 07747 763534

From: Diane Neville [mailto:Diane.Neville@ribblevalley.gov.uk]
Sent: 09 March 2017 11:42
To: Fiona Pudge <Fiona.Pudge@sportengland.org>
Cc: Philip Dagnall <Philip.Dagnall@ribblevalley.gov.uk>; Joanne Macholc <Joanne.Macholc@ribblevalley.gov.uk>
Subject: FW: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Dear Fiona

In confidence: this information is not in the public domain

Further to my email below, I am just following up to see if you are able attend the duty to co-operate meeting at Ribble Valley Council Offices next Wednesday (see email below for full details).

As promised, attached are maps showing the allocations we are currently considering, which will be set out within the Reg 19 Publication Housing and Economic Development Plan. These sites are as follows:

Housing sites: site at Wilpshire
Site at Mellor
Employment: Sykes Holt Mellor (now has planning permission for brewery/heritage centre/offices ref: 3/2016/0962)
Time Technology Park, Simonstone
Higher College Farm, Longridge

I must stress that there is no formal decision about these sites yet.

If you are able to attend the meeting, please can you let me know as soon as possible if you have any special dietary requirements or allergies as lunch will be provided following the meeting.

Please can you 'reply to all' to this email as I work part time and so my job share partner/ other colleagues will be able to pick up replies in my absence. Many thanks.

Kind regards,

Diane.

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

From: Diane Neville

Sent: 16 February 2017 09:34

To: Diane Neville

Subject: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Dear all,

Further to the adoption of the Core Strategy in December 2014, Ribble Valley Borough Council will soon be publishing the Publication Version of the Housing & Economic Development DPD for consultation (HED DPD). This document includes a series of housing and employment land allocations, in addition to a number of policies for related matters, as well as the Draft Proposals Map.

As part of the Duty to Co-operate process, we are writing to invite you to attend a meeting to be held at the **Ribble Valley Borough Council Offices (Council Chamber)**. The meeting will be held on **Wednesday 15th March 10:30am – Noon**, where it will be possible to discuss the draft plan and any cross- boundary issues or planning matters of interest.

Please could you respond using the voting buttons attached to this email to indicate your availability to attend the meeting.

I will circulate the plan documents and a brief agenda in advance of the meeting. Lunch will be provided following the meeting.

Many thanks,

Kind regards

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

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In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)

Happiest residents in the UK – Ribble Valley has a 'happiness rating' of 8.2 compared to a UK average of 7.5 (Halifax Rural Quality of Life Survey 2016)

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Diane Neville

From: Diane Neville
Sent: 15 March 2017 16:14
To: 'McClymont, Neil'
Cc: Joanne Macholc; Philip Dagnall
Subject: RE: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Hi Neil

Many thanks for your detailed response – the information you have provided is much appreciated.

Kind regards

Diane

From: McClymont, Neil [mailto:Neil.McClymont@enwl.co.uk]
Sent: 15 March 2017 13:50
To: Diane Neville
Cc: Povey, Ian
Subject: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Diane,

We have reviewed the proposed development areas and have the following comments:

The high level analysis we have undertaken has looked at potential spare capacity in the vicinity of the proposed developments at the time of writing, this could change as connection enquiries are received, connection offers accepted or existing consumers increase their usage of the network etc.

With each of the proposed developments we have not been able to obtain any detailed power requirements – details such as size of housing, heating type (gas / electric) any embedded generation or storage (domestic PV or batteries etc) therefore it is impossible to estimate the individual power requirements of the development areas which has driven our high level approach.

As with all development areas we would assess the ability to connect to our network when a formal connection application is received and further details of what each development's individual power requirements are specified, however we have reviewed each development area and provided a high level view as to the current availability to connect to their local electricity network:

- **Clitheroe Market Redevelopment**
 - Nearest Primary Substation – Peel St & Ribblesdale T13
 - Maximum Demand at Primary substation (15/16) - 12.4MVA
 - Potential spare capacity – 3.6MVA

- **Wilpshire Housing**
 - Nearest Primary Substation – Clarendon Road
 - Maximum Demand at Primary substation (15/16) - 12.1MVA
 - Potential spare capacity – 10.8MVA

- **Time Technology Park**
 - Nearest Primary Substation – Padiham
 - Maximum Demand at Primary substation (15/16) - 18.8MVA
 - Potential spare capacity – 9.9MVA

- **Higher College Farm**

Nearest Primary Substation – Longridge
Maximum Demand at Primary substation (15/16) – 12.2MVA
Potential spare capacity – 10.7MVA

▪ **Sykes Holt & Mellor Field**

Nearest Primary Substation – Griffin
Maximum Demand at Primary substation (15/16) - 15.2MVA
Potential spare capacity – 7.7MVA

Both sites are located on the edge of the Griffin (6.6kV) network and a large connection in this area may require network reinforcement which would incur additional costs. BAe Samlesbury have a private primary substation to supply their site which is significantly closer but is not available for general access. It should be noted that a new primary substation is proposed for the potential development at Samlesbury Enterprise Zone and should this progress to construction the potential to derive electricity connections from this substation may be an option.

In summary there are reasonable amounts of spare capacity available in the local area however further consideration should be given to the electricity supply requirements for the Sykes Holt & Mellor Field developments.

Further information on historic loadings on our primary substations and the location of our assets can be found via our "Long Term Development" section of the Electricity North West Limited website (registration is required):
<http://www.enwl.co.uk/about-us/long-term-development-statement>

Regards,

Neil McClymont
BEng MSc CEng MIET
Strategic Planning Team Leader
Engineering & Technical

Electricity North West Limited
Frederick Road
Salford
M6 6QH

From: Diane Neville [<mailto:Diane.Neville@ribblevalley.gov.uk>]
Sent: 09 March 2017 10:58
To: Povey, Ian
Cc: Joanne Macholc; Philip Dagnall
Subject: FW: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Hi Ian

Apologies, I inadvertently missed off my colleagues email addresses for replies. They should now be visible.

Kind regards

Diane

From: Diane Neville
Sent: 09 March 2017 10:49
To: 'Ian.Povey@enwl.co.uk'
Subject: FW: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Dear Ian,

In confidence: this information is not in the public domain

Further to my email below, I am just following up to see if you are able attend the duty to co-operate meeting at Ribble Valley Council Offices next Wednesday (see email below for full details).

As promised, attached are maps showing the allocations we are currently considering, which will be set out within the Reg 19 Publication Housing and Economic Development Plan. These sites are as follows:

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Site at Mellor

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Time Technology Park, Simonstone
Higher College Farm, Longridge

I must stress that there is no formal decision about these sites yet.

If you are able to attend the meeting, please can you let me know as soon as possible if you have any special dietary requirements or allergies as lunch will be provided following the meeting.

Please can you 'reply to all' to this email as I work part time and so my job share partner/ other colleagues will be able to pick up replies in my absence. Many thanks.

Kind regards,

Diane.

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

From: Diane Neville

Sent: 16 February 2017 09:34

To: Diane Neville

Subject: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Dear all,

Further to the adoption of the Core Strategy in December 2014, Ribble Valley Borough Council will soon be publishing the Publication Version of the Housing & Economic Development DPD for consultation (HED DPD). This document includes a series of housing and employment land allocations, in addition to a number of policies for related matters, as well as the Draft Proposals Map.

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Please could you respond using the voting buttons attached to this email to indicate your availability to attend the meeting.

I will circulate the plan documents and a brief agenda in advance of the meeting. Lunch will be provided following the meeting.

Many thanks,

Kind regards

Diane Neville
Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI
Forward Planning, Regeneration & Housing, Ribble Valley Borough Council
Council Offices, Church Walk, Clitheroe, BB7 2RA
Direct Dial: 01200 413200

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In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

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THINK BEFORE YOU

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Diane Neville

From: Diane Neville
Sent: 15 March 2017 17:06
To: Helm, Davina (Davina.Helm@lancashire.pnn.police.uk)
Cc: Stephen Kilmartin
Subject: Contact details

Hi Davina

Thanks again for coming along to our Duty to Co-operate meeting this morning, I hope you found it useful.

Further to our discussions over lunch regarding the Strategic site at Standen in Clitheroe, Stephen Kilmartin is the case officer dealing with the relevant applications and his contact details are as follows:

Stephen.Kilmartin@ribblevalley.gov.uk

01200 414555

Kind regards

Diane.

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

Diane Neville

From: Helm, Davina <Davina.Helm@lancashire.pnn.police.uk>
Sent: 15 March 2017 17:28
To: Diane Neville
Subject: RE: Contact details

Hi Diane

Thank you for the invitation (and Stephen's details) – it's always good to make links to develop relationships and put names to faces too.

If you need any advice or assistance in relation to designing out crime then please do not hesitate to contact me or my colleague Rachel Hines.

Regards
Davina

Davina Helm
Designing Out Crime Officer – Lancashire Constabulary Headquarters
☎: 01772 413892 Mob: 07971061340
Lancashire Police HQ, Hutton, Lancashire, PR4 5SB.

From: Diane Neville [mailto:Diane.Neville@ribblevalley.gcsx.gov.uk]
Sent: 15 March 2017 17:06
To: Helm, Davina
Cc: Stephen Kilmartin
Subject: Contact details

Hi Davina

Thanks again for coming along to our Duty to Co-operate meeting this morning, I hope you found it useful.

Further to our discussions over lunch regarding the Strategic site at Standen in Clitheroe, Stephen Kilmartin is the base officer dealing with the relevant applications and his contact details are as follows:

Stephen.Kilmartin@ribblevalley.gov.uk
01200 414555

Kind regards

Diane.

Diane Neville
Senior Planning Officer
Bsc (Hons), MA, MA, MRTPI
Forward Planning, Regeneration & Housing, Ribble Valley Borough Council
Council Offices, Church Walk, Clitheroe, BB7 2RA
Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

Diane Neville

From: Joanne Macholc
Sent: 29 March 2017 12:35
To: NWNorthPlanning (CLPlanning@environment-agency.gov.uk)
Cc: Colin Hirst; Diane Neville
Subject: FW: Housing and Economic Development DPD: Duty to Co-operate

Dear Colleagues

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

You were unable to attend the meeting but have kindly provided information in relation to sites which the Council is proposing for allocation. I am now writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate. If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues and formal consultation will follow in due course.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: all day Monday and Tuesday; and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk
For information on the adopted Core Strategy click [here](#)



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Diane Neville

From: Diane Neville
Sent: 15 March 2017 15:14
To: Philip Dagnall
Cc: Joanne Macholc
Subject: FW: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD
Attachments: EA SFRA Guidance.pdf

Phil- FYI in terms of FRA info.

From: NWNorthPlanning [mailto:CLPlanning@environment-agency.gov.uk]
Sent: 14 March 2017 15:07
To: Joanne Macholc
Cc: Diane Neville
Subject: RE: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Hello Joanne,

We would have no comments to make in relation to the potential sites you have forwarded to us for review as are no constraints within our remit. This excludes the Sykes Holt employment site, however we have already commented in response to a planning consultation for this development. Within the application boundary the site is located on top of a historic landfill.

As you have mentioned, all of these sites are in Flood Zone 1 and are therefore sequentially acceptable. A Level 2 SFRA would need to be carried out to justify the allocation of any sites in Flood Zone 2/3. I have attached our SFRA guidance for information.

Given the above, we will not be attending the meeting tomorrow.

Best regards,

Alex

Alexander Hazel
Planning Advisor, Sustainable Places
Environment Agency - Cumbria & Lancashire Area

Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston PR5 8BX
020 302 51215
CLPlanning@environment-agency.gov.uk

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Visit the website - <https://www.gov.uk/environment-agency>
Visit our blog - <https://environmentagency.blog.gov.uk/>

DO YOU KNOW WHAT TO DO?

FLOODS
DESTROY
BE PREPARED

From: Joanne Macholc [<mailto:Joanne.Macholc@ribblevalley.gov.uk>]
Sent: 01 March 2017 12:02
To: NWNorthPlanning <CLPlanning@environment-agency.gov.uk>
Cc: Diane Neville <Diane.Neville@ribblevalley.gov.uk>
Subject: RE: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Dear Alex

In confidence: this information is not in the public domain

We are currently considering the allocation of sites as follows (plans attached – sorry for the variable quality but I hope they will enable site identification):

Housing sites: site at Wilpshire (I corresponded recently with you about this site)
Site at Mellor
Employment: Sykes Holt Mellor (now has planning permission for brewery/heritage centre/offices ref: 3/2016/0962)
Time Technology Park, Simonstone
Higher College Farm, Longridge

I must stress that there is no formal decision about these sites yet but it would be really helpful to have your input at an early stage regarding matters within the remit of your authority.

In addition I have begun to consider the sites from a flood risk point of view. Sequentially, all of them lie in flood zone one so my initial conclusion is that we do not need to undertake detailed work in respect of exceptions test etc that might be a normal requirement of SFRA level 2. Please can you let me know if you have any specific comments on this matter?

In addition there is a site in Clitheroe Town Centre shown on the Proposals Map for redevelopment of the Market on which your comments would also be appreciated.

Hope this helps

From: NWNorthPlanning [<mailto:CLPlanning@environment-agency.gov.uk>]
Sent: 01 March 2017 11:27
To: Joanne Macholc
Subject: FW: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Hello Joanne,

Are you able to assist given that Diane is currently out of the office?

Thanks very much,

Alex

Alexander Hazel
Planning Advisor, Sustainable Places
Environment Agency - Cumbria & Lancashire Area

Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston PR5 8BX
020 302 51215
CLPlanning@environment-agency.gov.uk

Working in partnership to enable sustainable growth and create better places for people and wildlife

Follow us on Twitter @EnvAgencyNW
Visit the website - <https://www.gov.uk/environment-agency>
Visit our blog - <https://environmentagency.blog.gov.uk/>

DO YOU KNOW WHAT TO DO?



From: NWNorthPlanning
Sent: 01 March 2017 11:21
To: 'Diane Neville' <Diane.Neville@ribblevalley.gov.uk>
Subject: RE: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Hello Diane,

Is it possible to provide us with the documents? We are very busy at the moment, so it would be useful to get an idea of where the sites are so we can determine whether there are any issues within our remit.

Thanks very much,

Alex

Alexander Hazel
Planning Advisor, Sustainable Places
Environment Agency - Cumbria & Lancashire Area

Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston PR5 8BX
020 302 51215
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Visit our blog - <https://environmentagency.blog.gov.uk/>

DO YOU KNOW WHAT TO DO?



From: Diane Neville [<mailto:Diane.Neville@ribblevalley.gov.uk>]
Sent: 16 February 2017 09:34
To: Diane Neville <Diane.Neville@ribblevalley.gov.uk>
Subject: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Dear all,

Further to the adoption of the Core Strategy in December 2014, Ribble Valley Borough Council will soon be publishing the Publication Version of the Housing & Economic Development DPD for consultation (HED DPD). This document includes a series of housing and employment land allocations, in addition to a number of policies for related matters, as well as the Draft Proposals Map.

As part of the Duty to Co-operate process, we are writing to invite you to attend a meeting to be held at the **Ribble Valley Borough Council Offices (Council Chamber)**. The meeting will be held on **Wednesday 15th March 10:30am – Noon**, where it will be possible to discuss the draft plan and any cross- boundary issues or planning matters of interest.

Please could you respond using the voting buttons attached to this email to indicate your availability to attend the meeting.

I will circulate the plan documents and a brief agenda in advance of the meeting. Lunch will be provided following the meeting.

Many thanks,

Kind regards

Diane Neville
Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI
Forward Planning, Regeneration & Housing, Ribble Valley Borough Council
Council Offices, Church Walk, Clitheroe, BB7 2RA
Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

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Diane Neville

From: NWNorthPlanning <CLPlanning@environment-agency.gov.uk>
Sent: 29 March 2017 15:23
To: Joanne Macholc; NWNorthPlanning
Cc: Colin Hirst; Diane Neville
Subject: RE: Housing and Economic Development DPD: Duty to Co-operate

Good afternoon Joanne,

As the potential sites you have indicated to us for allocation have no issues within our remit, we consider that a further meeting would not be required, and we are satisfied that the requirements of the Duty to Co-operate have been met.

If you have any further queries or you would like us to review any draft documents, please get in touch.

Best regards,

Alex

Alexander Hazel
Planning Advisor, Sustainable Places
Environment Agency - Cumbria & Lancashire Area

Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston PR5 8BX
020 302 51215
CLPlanning@environment-agency.gov.uk

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DO YOU KNOW WHAT TO DO?



From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: 29 March 2017 12:35
To: NWNorthPlanning <CLPlanning@environment-agency.gov.uk>
Cc: Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>; Diane Neville <Diane.Neville@ribblevalley.gov.uk>
Subject: FW: Housing and Economic Development DPD: Duty to Co-operate

Dear Colleagues

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

You were unable to attend the meeting but have kindly provided information in relation to sites which the Council is proposing for allocation. I am now writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate. If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues and formal consultation will follow in due course.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: all day Monday and Tuesday, and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk
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Diane Neville

From: Joanne Macholc
Sent: 29 March 2017 12:09
To: 'Warren.hilton@highwaysengland.co.uk'
Cc: Colin Hirst; Diane Neville
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Warren

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner. I thank you for the information you have already provided in relation to the proposed additional housing and employment sites and your views about their impact on the strategic road network. If you consider it appropriate, I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any relevant issues.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

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Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



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Diane Neville

From: Diane Neville
Sent: 16 March 2017 11:49
To: 'Hilton, Warren'
Cc: Joanne Macholc
Subject: RE: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Hi Warren

Many thanks for the information- it is much appreciated.

Kind regards

Diane.

From: Hilton, Warren [mailto:Warren.Hilton@highwaysengland.co.uk]
Sent: 09 March 2017 15:30
To: Diane Neville
Cc: Joanne Macholc; Philip Dagnall; Wild, David
Subject: RE: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Hi Diane,

Thank you for coming back to me with the locations plans for the proposed additional housing and employment sites.

Looking at these both individually and as a whole, the additional traffic that they would be likely to generate on the SRN would be very low, and so they wouldn't be expected to generate an impact on the SRN that would specifically warrant mitigation measures as part of the Council's Infrastructure development plan.

In terms of cross-boundary issues, the sites at Simonstone and Wilpshire are worthy of a mention from our perspective. The Simonstone site lies very close to the A6068 / A678 Blackburn Road (Shuttleworth Mead) junction near Padiham, which experiences congestion at peak times. Congestion on the northbound A6068 approach to the junction can stretch as far south as M65 Junction 8 at Huncoat.

As part of analysis done by Lancashire County Council and Highways England as part of the development of the Burnley Local Plan, a series of mitigating interventions affecting our network are being promoted by LCC and are to be included within Burnley Council's IDP. These include improvements to the Shuttleworth Mead junction and also to M65 Junction 8 (full signalisation and layout alterations). LCC have committed LEP funding via the Growth Deal / Pendle & Burnley Growth Corridor to deliver both improvements before 2019/20. However, modelling of LCC's proposed signalisation scheme at M65 Junction 8 has revealed that it does not perform well towards the end of the emerging Burnley Local Plan period, and so an enhanced scheme is currently at the conceptual stage. We are currently liaising with LCC to define a delivery approach for the M65 Junction 8 with a view to Highways England funding the additional costs involved in delivering an 'enhanced' scheme for delivery before 2019/20. In this respect, it may be worth contacting Martin Porter at LCC (martinporter@lancashire.gov.uk / 01772 534630) to discuss the plans for both junctions. That said, we would necessarily expect the site at Simonstone to require a step-change in the approach being taken, particularly at M65 Junction 8.

For the Wilpshire housing site (which would typically accommodate less than 100 dwellings), the geographical relationship is more with Blackburn; with the closest road links being via the A6119 to M65 Junction 6 at Whitebirk. The existing signal-controlled roundabout at M65 Junction 6 is managed by LCC, and so we would recommend that LCC be involved in any discussions as they are responsible for controlling the junction. We would however say that the addition of the Wilpshire site is unlikely to generate a severe impact upon the operation of the M65 in isolation, such as queuing back to the motorway mainline. However, transport sustainability is also important to take into consideration; this site benefitting from close access to a railway station and links into Blackburn itself.

For all these additional sites, we would recommend that the Council liaises with LCC to develop an understanding of the traffic impacts of these sites upon the local road network.

With the above comments in mind, there isn't likely to be anything further that we could add at the meeting next week, other than to say that we would expect that measures aimed at promoting sustainable transport choices be incorporated as much as possible into the individual site briefs should they be taken forward. If you feel that our attendance at the meeting on the 15th March would still be useful, please do let me know..

Kind regards,

Warren.

Warren Hilton, Assistant Asset Manager

Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD

Tel: +44 (0) 300 4705226

Web: <http://www.highways.gov.uk>

GTN: 0300 470 5226

From: Diane Neville [<mailto:Diane.Neville@ribblevalley.gov.uk>]

Sent: 09 March 2017 11:07

To: Hilton, Warren

Cc: Joanne Macholc; Philip Dagnall

Subject: FW: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Hi Warren

In confidence: this information is not in the public domain

Further to my email below, I am just following up to see if you are able attend the duty to co-operate meeting at Ribble Valley Council Offices next Wednesday (see email below for full details).

Apologies for the delay in getting these to you but as promised, attached are maps showing the allocations we are currently considering, which will be set out within the Reg 19 Publication Housing and Economic Development Plan. These sites are as follows:

Housing sites: site at Wilpshire
Site at Mellor

Employment: Sykes Holt Mellor (now has planning permission for brewery/heritage centre/offices ref: 3/2016/0962)

Time Technology Park, Simonstone
Higher College Farm, Longridge

I must stress that there is no formal decision about these sites yet.

If you are able to attend the meeting, please can you let me know as soon as possible if you have any special dietary requirements or allergies as lunch will be provided following the meeting.

Please can you 'reply to all' to this email as I work part time and so my job share partner/ other colleagues will be able to pick up replies in my absence. Many thanks.

Kind regards,

Diane.

From: Hilton, Warren [<mailto:Warren.Hilton@highwaysengland.co.uk>]
Sent: 16 February 2017 10:22
To: Diane Neville
Subject: RE: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Dear Diane,

Many thanks indeed for inviting us to discuss the Publication Version Housing & Economic Development DPD.

For us, the key point of impact on our network from development in Ribble Valley is at M6 Junction 31, and so our decision to come to the meeting will be based on whether we think the scale and scope of the allocations are likely to result in there being a step-change in how the junction operates. To assist us in deciding whether our input will be needed at the meeting on 15th March, we were wondering if you would be able to send us a draft of the DPD; in particular details of the allocations and draft Proposals Map?

Please do feel free to contact me though if you need to discuss anything about this first.

Kind regards,

Warren Hilton, Assistant Asset Manager
Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD
tel: +44 (0) 300 470 5226
Web: <http://www.highways.gov.uk>

From: Diane Neville [<mailto:Diane.Neville@ribblevalley.gov.uk>]
Sent: 16 February 2017 09:34
To: Diane Neville
Subject: Ribble Valley Duty to Co-operate meeting Allocations plan HED DPD

Dear all,

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Many thanks,

Kind regards

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

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In my absence please contact my job share partner Joanne.Macholic@ribblevalley.gov.uk

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Diane Neville

From: Hilton, Warren <Warren.Hilton@highwaysengland.co.uk>
Sent: 29 March 2017 15:56
To: Joanne Macholc
Cc: Colin Hirst; Diane Neville; Wild, David
Subject: RE: Housing and Economic Development DPD: Duty to Co-operate

Dear Joanne,

Thank you for your email concerning the 'duty to co-operate' in relation to the progression of the Housing and Economic Development DPD for Ribble Valley.

Based upon the proposed site allocations contained within Diane Neville's email to me of 9th March 2017, the comments in my reply of the same date set out the main cross-boundary issues as we see them.

However, our view is that the traffic impacts of these sites upon the strategic road network (SRN) are likely to be very low and not likely to result in a severe traffic impact upon the network and junctions concerned, either individually and cumulatively. We therefore do not feel that there is likely to be any need for improvements to the SRN to accommodate these sites as part of the Council's Infrastructure Development Plan, or for Highways England to pursue highways evidence as a result. We would of course be happy to consider any subsequent highways evidence produced on behalf of Ribble Valley Council insofar as the relevant SRN junctions are concerned.

Whilst we would wish to be consulted at the DPD progresses our position, in response to the information provided by the Council for the DPD and its site allocations, is that we are satisfied in this instance that Ribble Valley Council has fulfilled its duty to co-operate with Highways England in this instance.

If you would like to discuss anything about this email, please contact either myself or David Wild (copied-in).

Kind regards,

Warren Hilton, Assistant Asset Manager
Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD
Tel: +44 (0) 300 470 5226
Web: <http://www.highways.gov.uk>

From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: 29 March 2017 12:09
To: Hilton, Warren
Cc: Colin Hirst; Diane Neville
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Warren

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner. I thank you for the information you have already provided in relation to the proposed additional housing and employment sites and your views about their impact on the strategic road network. If you consider it appropriate, I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any relevant issues.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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Diane Neville

From: Joanne Macholc
Sent: 29 March 2017 12:41
To: Richard Sharples (Richard.Sharples@lancashire.gov.uk)
Cc: Colin Hirst; Diane Neville
Subject: FW: Housing and Economic Development DPD: Duty to Co-operate

Dear Richard

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters. I am not aware that you raised any such matters from a LCC minerals and waste perspective.

Please could you confirm whether my understanding is correct? I should also be grateful if you would confirm whether you are satisfied that our respective organisations have met each other's duty to co-operate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues and will undertake formal consultation in due course.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

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Email: joanne.macholc@ribblevalley.gov.uk

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Diane Neville

From: Sharples, Richard <Richard.Sharples@lancashire.gov.uk>
Sent: 31 March 2017 14:45
To: Joanne Macholc
Cc: Colin Hirst; Diane Neville
Subject: RE: Housing and Economic Development DPD: Duty to Co-operate

Joanne,

I don't think there are any duty to cooperate issues relating to minerals and waste in the housing and economic development DPD, particularly given the limited number of allocations proposed at this stage. I would just reiterate my previous advice that mineral safeguarding areas are included in the site appraisal process, and any decisions made regarding sites that are in mineral safeguarding areas are set out in the published material.

Regards,
Richard

Richard Sharples
Planning Officer
Planning and Environment
Lancashire County Council
01772 534294
Richard.sharples@lancashire.gov.uk
www.lancashire.gov.uk

From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: 29 March 2017 12:41
To: Sharples, Richard <Richard.Sharples@lancashire.gov.uk>
Cc: Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>; Diane Neville <Diane.Neville@ribblevalley.gov.uk>
Subject: FW: Housing and Economic Development DPD: Duty to Co-operate

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Many thanks

Joanne Macholc

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Diane Neville

From: Joanne Macholc
Sent: 29 March 2017 12:15
To: 'carl.bunnage@northyorks.gov.uk'
Cc: Colin Hirst; Diane Neville
Subject: FW: Housing and Economic Development DPD: Duty to Co-operate

Dear Carl

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate, whilst noting the comments in your email of 9th March that the sites currently under consideration are unlikely to raise significant cross boundary strategic issues. If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues and formal consultation will follow in due course.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: all day Monday and Tuesday; and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk
For information on the adopted Core Strategy click: [here](#)



Ribble Valley
Borough Council

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Diane Neville

From: Carl Bunnage <Carl.Bunnage@northyorks.gov.uk>
Sent: 31 March 2017 15:27
To: Joanne Macholc
Cc: Colin Hirst; Diane Neville
Subject: RE: Housing and Economic Development DPD: Duty to Co-operate

Dear Joanne,

Very many thanks for your e-mail. I am happy to confirm that, on behalf of the County Council, I am fully satisfied that you have fulfilled the requirements of the Duty to Cooperate in respect of the opportunities for consultation and engagement that you have provided. You have consulted us at key stages in the plan making process, and extended invitations to meet to discuss any cross-boundary issues of mutual or strategic significance. To date, the nature of any such issues has been such that we haven't felt a specific Duty to Cooperate meeting to be necessary, and this is reflected in our representations to consultation.

However, thank you once again for the further opportunity to meet. Whilst I'd doubtless enjoy the opportunity to come across and meet with you and your colleagues (so please don't take personally our declining of your offers!), there wouldn't appear to be any other issues to warrant it being necessary. However, I'll liaise with colleagues and if it is felt that it would be beneficial for us to meet up then I'll let you know. Similarly, if you feel that it would be helpful to meet with us then I'm very happy to facilitate it.

I very much hope that you'll find this response helpful and positive. I hope that it provides sufficient evidence that North Yorkshire County Council is satisfied that you have fulfilled the requirements of the Duty to Cooperate to date, and that we have had full opportunity to engage with your plan-making.

I look forward to receiving your Regulation 19 Publication Version of the Housing and Economic Development DPD, and will respond with our views on it, in due course.

Kind regards

Carl

Carl Bunnage
Lead of Strategic Policy, Economic Growth and Heritage Services
Business and Environmental Services
(Growth, Planning and Trading Standards)
North Yorkshire County Council
Racecourse Lane
Northallerton
North Yorkshire
DL7 8AD

Tel: 01609 532523
E-Mail: carl.bunnage@northyorks.gov.uk

From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: 29 March 2017 12:15
To: Carl Bunnage
Cc: Colin Hirst; Diane Neville
Subject: FW: Housing and Economic Development DPD: Duty to Co-operate

Dear Carl

Duty to Co-operate

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Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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North Yorkshire County Council.

Diane Neville

From: Joanne Macholc
Sent: 29 March 2017 13:09
To: n.grid@amecfw.com
Cc: Colin Hirst; Diane Neville
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Sir/Madam

Duty to Co-operate: National Grid

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting on behalf of National Grid, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate. If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

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Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



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Diane Neville

From: Projectmail - National Grid <n.grid@amecfw.com>
Sent: 03 April 2017 08:40
To: Joanne Macholc; Projectmail - National Grid
Cc: Colin Hirst; Diane Neville
Subject: RE: Housing and Economic Development DPD: Duty to Co-operate

National Grid is satisfied that through consultation on emerging Local Plan documents, the DTC in respect of National Grid's interests has been met.

On behalf of National Grid.

Robert Deanwood
Principal Consultant
Planning, Transport & Design
Amec Foster Wheeler
Gables House
Kenilworth Road
Leamington Spa
CV32 6JX

T: 01926 439078
M: 07890 266951
robert.deanwood@amecfw.com

From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: 29 March 2017 13:09
To: Projectmail - National Grid <n.grid@amecfw.com>
Cc: Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>; Diane Neville <Diane.Neville@ribblevalley.gov.uk>
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Sir/Madam

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Joanne Macholc

From: The Coal Authority-Planning <TheCoalAuthority-Planning@coal.gov.uk>
Sent: 25 April 2017 13:56
To: Joanne Macholc
Cc: Diane Neville; Colin Hirst
Subject: RE: [External] Housing and Economic Development DPD: Duty to Co-operate

Dear Joanne

Thank you for your email below.

The Coal Authority thanks you for offering to meet with us during the preparation of the Housing and Economic Development DPD. As you will be aware from the coal mining information that we have provided, there are very few coal mining issues in Ribble Valley; accordingly I do not believe that a meeting between ourselves would be necessary. Please just use the coal mining legacy data that we have previously provided to inform your site allocations process. Whilst a site falling within the Development High Risk Area should not in itself be a reason not to allocate a site, there are likely to be abnormal costs associated with investigating and potentially remediating a site prior to development.

I can confirm that the Coal Authority is satisfied that we have met each other's duty to cooperate on the development of this DPD.

Regards
Mark



The Coal Authority

Mark Harrison BA(Hons), DipTP, LLM, MInstLM, MRTPI
Principal Manager – Planning & Local Authority Liaison
T : 01623 637 119
E : planningconsultation@coal.gov.uk
W : gov.uk/coalauthority

From: Joanne Macholc [<mailto:Joanne.Macholc@ribblevalley.gov.uk>]
Sent: 29 March 2017 11:30
To: The Coal Authority-Planning
Cc: Diane Neville; Colin Hirst
Subject: [External] Housing and Economic Development DPD: Duty to Co-operate

FAO: Deb Roberts

Dear Deb

Duty to Co-operate

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Many thanks

Joanne Macholc

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Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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Wyre and Ribble Valley - Duty to Cooperate Meeting

28th April 2017

Present:

Rea Psillidou (RP)

Melissa Kurihara (MK)

Colin Hirst (CH)

Diane Neville (DN)

Local Plan Updates

CH provided an update on the Ribble Valley Local Plan. He indicated that there are only 2 housing allocations in the emerging plan, and other sites with planning permission are shown on the policies map as commitments. There are 3 employment allocations. A six week consultation started today, submission is anticipated early autumn.

Discussion was had regarding Longridge and the issues around transport. It was agreed as understood that Neil Stevens at LCC has considered the impacts of Longridge as part of analysis of the A6 corridor.

ACTION: MK agreed to send a copy of the highways evidence to CH.

RP provided an update on the Wyre Local Plan. She confirmed the Council is moving straight from Issues and Options to Publication, due in September this year, with Submission to follow in December. Highways evidence is the main constraint which means the OAN cannot be met in full. The shortfall will be 1400 minimum. Some villages will grow disproportionately.

It was agreed that Longridge will only become an issue for Wyre if there are significant ambitions to grow it. CH confirmed there were no such ambitions.

Discussion was had regarding interaction with the LCC schools planning team.

ACTION: CH agreed to forward MK a copy of the School Places Provision Strategy

Wyre is undertaking additional work to consider the implications on the OAEN and OAHN figures from the latest economic forecasts from Experian and the 2014 population and housing projections. CH outlined that Ribble Valley could potentially assist in meeting some of the shortfall but that the two HMAs are not functionally linked albeit the two authorities have a common boundary. The Forest of Bowland AONB separates the two authorities and provides a functional barrier between the two areas. There is limited/poor highways connection between the two authorities.

Discussion was had regards the approach to gypsy and traveller provision in both plans. Ribble Valley is proposing a criteria based policy. Wyre are allocating a site for travelling show people and will likely adopt a criteria based policy for windfalls.

Discussion was had regarding the AONB as a cross boundary issue, both authorities will have a similar policy and there is very little development anticipated in the AONB area within the two authority areas.

The conclusions from the previous meeting in 2014 that there are no cross boundary issues between the two authorities are agreed as still relevant.

Diane Neville

From: Diane Neville
Sent: 04 May 2017 09:59
To: 'holly.shayler@edgeanalytics.co.uk'
Cc: Philip Dagnall; Joanne Macholc
Subject: FW: Local Development Plan information for United Utilities - Ribble Valley

Hi Holly,

I would direct you to the adopted Core Strategy and the Housing and Economic Development DPD (HED DPD) (the Reg 19 Publication version of which is currently out for consultation) which illustrates where housing and economic development land is proposed within the borough.

The Core Strategy, which is adopted policy, includes a Strategic site (at Standen Estates on the edge of Clitheroe (see chapter 9) for approx. 1040 dwellings). The HED DPD (which includes 2 proposed housing development land allocations and 3 proposed employment land allocations) is currently not yet adopted, but the consultation document represents what the Council intends to submit to the Secretary of State (subject to the consultation outcomes).

You can find the documents at the following links...

https://www.ribblevalley.gov.uk/downloads/file/10010/adopted_core_strategy

https://www.ribblevalley.gov.uk/downloads/download/7562/regulation_19_consultation_documents

I hope this information is useful to you

Kind regards

Diane Neville

Senior Planning Officer

(Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

From: Sharon Craig

Sent: 04 May 2017 09:36

To: Philip Dagnall; Diane Neville

Subject: FW: Local Development Plan information for United Utilities - Ribble Valley

Hi guys

Would this be for you?

Sharon Craig

Planning Receptionist
Direct Dial 01200 414552

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Hours of work: Wednesday pm only, all day Thursdays and Fridays

From: Holly Shayler [<mailto:holly.shayler@edgeanalytics.co.uk>]
Sent: 04 May 2017 08:56
To: planning
Subject: Local Development Plan information for United Utilities - Ribble Valley

Dear Sir/Madam,

Edge Analytics has been commissioned by United Utilities to review and verify the Local Development Plan data for housing from the Council to support United Utilities' water resource planning and business investment planning.

This data is particularly important for water resource planning as new guidelines from the Environment Agency stipulate a much closer alignment between Council Development Plan evidence and the demographic information used in the drafting of Water Resource Management Plans.

We have undertaken a thorough search of your published Local Plan information and confirm that we have derived your intended housing growth intentions from the following documents:

1. 2016 Housing Land Availability survey
2. AMR 2015/16

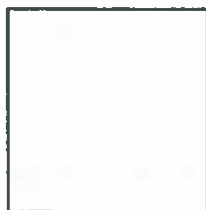
We would be very grateful if you could confirm that we are using the most up-to-date evidence. If you have more recent evidence that we should be aware of, then links to this information would be very helpful.

If you have any queries regarding the data request, please contact me by email (holly.shayler@edgeanalytics.co.uk) or phone (0113 384 6087).

United Utilities and Edge Analytics greatly appreciate your cooperation in providing this data.

Best wishes,

Holly Shayler
Demographic Analyst



Edge Analytics Ltd.
Leeds Innovation Centre | 103 Clarendon Road | Leeds | LS2 9DF
0113 384 6087 | www.edgeanalytics.co.uk

Diane Neville

From: Anne Storah <AnneStorah@rossendalebc.gov.uk>
Sent: 11 May 2017 10:44
To: Diane Neville
Subject: RE: Rossendale Local Plan - Duty to Co-operate

Hi Diane,
Thanks for getting back to me, look forward to seeing you on Thursday 15th June at 10am.
Best wishes,
Anne

From: Diane Neville [mailto:Diane.Neville@ribblevalley.gov.uk]
Sent: 11 May 2017 09:48
To: Anne Storah
Subject: RE: Rossendale Local Plan - Duty to Co-operate

Hi Anne

I'll be attending this meeting on behalf of RVBC.

Kind regards

Diane.

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council
Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

From: Anne Storah [mailto:AnneStorah@rossendalebc.gov.uk]

Sent: 10 May 2017 13:31

To: kingram@burnley.gov.uk; 'Elizabeth Murphy-Burnley'; neil.watson@pendle.gov.uk; simon.prideaux@hyndburn.gov.uk; 'Prescott Gavin'; colin.hirst@ribblevalley.gov.uk; 'Cochrane Steven'; david.proctor@blackburn.gov.uk; 'Cc: john halton'; darren.tweed@hyndburnbc.gov.uk; Diane Neville; Joanne Macholc (E-mail)

Subject: FW: Rossendale Local Plan - Duty to Co-operate

Dear all,

Apologies, this meeting on 15th June is for Pennine Lancashire authorities – we intend at this moment to hold a separate meeting with Rochdale and Bury.

Best wishes,

Anne

From: Anne Storah

Sent: 10 May 2017 13:24

To: 'Kate Ingram'; 'Elizabeth Murphy-Burnley'; neil.watson@pendle.gov.uk; simon.prideaux@hyndburn.gov.uk;

Prescott Gavin (gavin.prescott@blackburn.gov.uk); 'colin.hirst@ribblevalley.gov.uk'; Cochrane Steven (steven.cochrane@regeneratepl.co.uk); 'david.proctor@blackburn.gov.uk'
 Cc: john halton (john.halton@pendle.gov.uk); darren.tweed@hyndburnbc.gov.uk; 'Diane.Neville@ribblevalley.gov.uk' (Diane.Neville@ribblevalley.gov.uk); Joanne Macholc (E-mail)
 Subject: FW: Rossendale Local Plan - Duty to Co-operate

Dear all,

As you'll be aware Rossendale is embarking on preparing a new Local Plan, which will replace the adopted Core Strategy (2011), allocate sites for development and set out Development Management policies over the plan period 2019 to 2034. The Local Plan Part 2 (the Site Allocations and Development Management Policies DPD) has been withdrawn.

We have updated the Evidence Base and will be publishing this on Monday 12th June, and then intend to undertake a Regulation 18 consultation on a Draft Local Plan, starting in July.

Our Evidence Base includes:

Study	Consultancy
Strategic Housing Market Area Assessment (SHMAA), including FOAN	Lichfields
Employment Land Study	Lichfields
Green Belt Study	Land Use Consultants
Environmental Corridors Study	The Environmental Partnership (TEP)
Town Centre, Retail, Leisure and Tourism Study	White Young Green
Viability Study for Affordable Housing	Keppie Massie
Strategic Housing Land Availability Assessment (SHLAA)	In-house with peer review by Arups

As you'll appreciate it is important that we speak with yourselves under the Duty to Co-operate and so we will be hosting a couple of Duty to Co-operate meeting with officers from adjoining authorities. We would like to invite officers from Bury MBC, Rochdale MBC and the Greater Manchester Combined Authority (GMCA) to a meeting on Thursday 15th June at 10am in [our offices in Bacup](#).

The purpose of this will be to update you of the key findings of the Evidence Base, set out our intended methodology and hopefully you will be able to provide an update of your position and timetables for preparing Local Plans. If you have any other items you wish to discuss please e-mail me, and I'll add it to the agenda. Officers attending from Rossendale will include myself and Adrian Smith from the Forward Planning team and the Planning Manager, Nicola Hopkins.

I would be grateful if you could please confirm if this time/date is acceptable and who will be attending from your authority. If this date is not convenient can you please suggest alternatives?

Kind regards,

Anne

Anne Storah
 Principal Planner (Forward Planning)
 Rossendale Borough Council

Direct dial: 01706 252418

Rossendale Borough Council
 Room 120
 The Business Centre
 Futures Park,
 Bacup,

OL13 0BB.

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Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)

Happiest residents in the UK – Ribble Valley has a 'happiness rating' of 8.2 compared to a UK average of 7.5 (Halifax Rural Quality of Life Survey 2016)

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DUTY TO CO OPERATE COMPENDIUM

PART 2 – RVBC RESPONSES TO OTHER BODIES' PLANS

From: [Joanne Machoic](#)
To: ["planningpolicy@preston.gov.uk"](mailto:planningpolicy@preston.gov.uk)
Subject: Preston Local Plan Publication Version - submission of representations
Date: 18 November 2013 10:37:02
Attachments: [PLP Publication response HS1 Nov 2013.pdf](#)
[PLP Publication response ENV4 Nov 2013.pdf](#)

Dear Planning Policy

The representations of Ribble Valley BC in relation to polices HS1 and ENV4 are submitted as attached in response to your current consultation.
Please could you acknowledge receipt.

If you require a hard copy, please let me know.

Regards

Joanne Machoic

Senior Planning Officer
Ribble Valley Borough Council

Tel: 01200 413200

Email: joanne.machoic@ribblevalley.gov.uk

Please note my normal working pattern is: Monday, Tuesday and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk

For information on the examination of the Core Strategy click [here](#)

From: [Colin Hirst](#)
To: [Joanne Machole](#)
Subject: FW: Lancaster City Council Housing Requirements Study: Evidence Base Update. Duty to Co-operate
Date: 21 November 2013 17:42:00
Attachments: [Lancaster Housing Requirements Final Report v2a 251013.pdf](#)
[Duty to co-operate letter v3 051113.doc](#)
Importance: High

Joanne please can you have a fairly broad look at this, i am not sure about the approach taken to the "blackburn and hyndburn strategic housing market area" i think we need to advise that we consider ourselves a discrete area. not sure that there are direct issues for us but clearly the G&T agenda is an important aspect for lancaster. Any how can look at the report to see if you spot any issues and let me know what you think and we can back to them before the end of the month as they request,
colin

Colin Hirst
Head of Regeneration & Housing
Ribble Valley Borough Council
01200 414503

From: Porter, David [mailto:dporter@lancaster.gov.uk]
Sent: 05 November 2013 16:20
To: 'jane.saleh@blackpool.gov.uk'; 'andrew.foot@blackpool.gov.uk'; 'paulmcgrath@wyrebc.gov.uk'; 'd.hudson@southlakeland.gov.uk'; 'ldf@cravendc.gov.uk'; 'Martin Putsey'; Colin Hirst; 'marks@fylde.gov.uk'; 'mwhewell@burnley.gov.uk'; 'farooq.rafiq@hyndburnbc.gov.uk'; David Proctor (david.proctor@blackburn.gov.uk); 'john.halton@pendle.gov.uk'; 'ktaylorson@southribble.gov.uk'
Cc: Brophy, Maurice; Dodd, Kelly
Subject: Lancaster City Council Housing Requirements Study: Evidence Base Update. Duty to Co-operate
Importance: High

Dear all,

Lancaster City Council commissioned a new Independent Housing Requirements Study to provide robust and credible evidence of the housing requirements in the district over the period 2011-2031. The report was undertaken by Turley Associates between May and October 2013.

A copy of the report is attached to this email, along with a formal letter of invitation to your council to comment on the study under duty to co-operate. Any comments received may result in changes to the final version of the report. The City Council proposes that the evidence contained in the report will be used to inform its new Local Plan for the district, particularly the Land Allocations Development Plan Document (DPD).

As you will be aware, we are required to investigate housing requirements over housing market areas, and for this reason we are consulting with some authorities beyond our direct neighbours. For clarity our direct neighbours are South Lakeland, Wyre, Ribble Valley and Craven. The Strategic Housing Market Areas which adjoin Lancaster are Kendal, Preston and Blackpool (which includes Wyre, Fylde and South Ribble), Blackburn and Burnley (which I believe includes some or all of Hyndburn and Ribble Valley - the DCLG map is a little unclear!) and Bradford (which includes Craven). The Local Market Areas adjoining Lancaster are Kendal, Blackpool, Preston, Accrington, Nelson and Skipton. So, whilst there may be little in common between places such as Ulverston, Darwen, Leyland and Colne to the housing requirements in Lancaster, the combination of the housing market areas and the duty to co-operate seems to indicate that the planning authorities responsible for these places are informed of the implications of our work.

I hope you will consider our evidence and let me have any comments on the study before the end of the month. Please pass the report on to your colleagues as appropriate, and contact me if you wish

to meet up and/or discuss any aspect of the report.

Regards

David Porter
Senior Planner
Regeneration and Planning Service
Lancaster City Council
Town Hall
Morecambe
LA4 5AF
Telephone: 01524 582335

UK businesses use up 2 million tonnes of paper each year. Think before you print this email - do you really need to? Thank you.

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DISCLAIMER:

From: [Joanne Macholc](mailto:Joanne.Macholc@blackburn.gov.uk)
To: forwardplanning@blackburn.gov.uk
Subject: Blackburn with Darwen local Plan Part 2: Publication Stage
Date: 10 March 2014 15:19:34
Attachments: [comments on Blackburn Publication Plan.pdf](#)

Please find attached comments in response to the above consultation.

I should be grateful if you could acknowledge receipt.

Joanne Macholc

Senior Planning Officer
Ribble Valley Borough Council

Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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From: [Joanne Macholc](#)
To: [Joanne Macholc](#)
Subject: FW: Blackburn Local Plan Consultation
Date: 11 March 2014 09:32:38

Discussed further with CH on Mon 10th Mar to ensure he has visited all of the site. Notes of a meeting with Rea (BwD) in DtC file in July of last year refer to the site in separate parcels. Colin referred to the Rugby Club site but would need to do a site visit in relation to the parcel between Whinney Lane and Lammack Road (parcel 20/4). He confirmed that he had subsequently visited the site and did not consider that it undermined strategic green belt objectives.

From: Joanne Macholc
Sent: 05 March 2014 13:08
To: Joanne Macholc
Subject: FW: Blackburn Local Plan Consultation

Note: Discussed further with Colin. He thinks the site is not highly visible, has driven past and discussed with Rea previously. Does not undermine extent of GB in RV. He doesn't think there is anything to object to. Parish council is able to put forward its own objections. Resolved that we would write to note the allocation and endorse provision of a defensible GB boundary as part of the development. Broadly agreed it is a matter for authorities to plan within their own boundaries.
JCM

From: Colin Hirst
Sent: 05 March 2014 11:56
To: Joanne Macholc
Subject: RE: Blackburn Local Plan Consultation

i looked at this some time ago with rea and raised the issue of changing boundaries and questioned release of green belt when other land was available but advised it was unlikely to be an issue for us given the actual impact on the purpose of the green belt in relation to the site involved, i did say that local members may take a different view although we had said (or at least i think the leader had) that we would work with them to help improve their housing offer by improving the availability of sites; there was stuff in the paper probably last summer when they published their consultants report. There is a set of notes from the meeting with blackburn in the stuff we gave to the inspector. Diane went to one of the green belt review workshops i think

Colin Hirst
Head of Regeneration & Housing
Ribble Valley Borough Council
01200 414503

From: Joanne Macholc
Sent: 05 March 2014 11:48
To: Diane Neville; Colin Hirst
Subject: Blackburn Local Plan Consultation

Hi

I have finally got round to looking at this plan, the deadline for consultation is **noon on Monday 10th March.**

It is mainly detailed policies and allocations to deliver their adopted Core Strategy.

One issue I notice is the release of a site north of Ramsgreave Drive, Blackburn (site 16/2 page 41) which abuts our Green Belt (the brook is the borough boundary). It is currently Green Belt in the Blackburn LP with the main road (Ramsgreave Drive) currently serving as the Green Belt Boundary.

The issue is whether this will leave a defensible green belt boundary or will there then be pressure for further incursion into the Green Belt in RV (the plan does refer to "the provision of a rural transition zone between the wider rural landscape to the north , including the establishment of a robust boundary for the green belt through landscaping and planting.")

Is this something we would want to raise with them? Or do we just note and endorse the need for a defensible Green Belt boundary as part of the development? To what extent have we been involved in the Green Belt review?

I have just noted that there is a further site, 16/1 (p.43) at Parsonage Road also abutting our boundary but this is safeguarded land and only abuts a small length of RV Green Belt.

Plan on my desk if you need it.

Please can you advise as I need to respond by Monday noon.

Thanks

Joanne Macholc

Senior Planning Officer
Ribble Valley Borough Council

Tel: 01200 413200

Email: joanne.macholc@ribblevalley.gov.uk

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For information on the examination of the Core Strategy click [here](#)

From: Tony Blackburn
To: [undisclosed-recipients](#)
Subject: Preston Local Plan
Date: 26 August 2014 16:12:07
Attachments: [PQ letter to Preston CC Representors 260814.doc](#)

This communication is being sent to all, or their appointed agents, who submitted representations at the Publication stage of the local plan.

Please see the attached letter which sets out a provisional timetable for the Examination and other preliminary information.

Tony

Tony Blackburn
Programme Officer
01254 260286

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From: Tony Blackburn
To: [Joanne Machok](#)
Subject: Preston Local Plan representor number 72
Date: 10 September 2014 13:52:12

I have been instructed by the Inspector to write to a number of representors who have sought the allocation of sites for housing or community use and/or exclusion from the Area of Separation or Major Open Space (Ingol), or who have made representations on similar matters.

It appears that several of these issues have been subject to decisions since the representations were made, in some cases either by the Council granting permission or appeals having been allowed. It may well be, therefore, that you no longer feel a need to pursue your representation, but as you initially indicated a desire to participate in the hearings I am obliged to seek an update regarding your intentions.

The Inspector is satisfied that the Council's related responses in document PCCSD004 – available via the webpage <http://www.preston.gov.uk/yourservices/planning/planning-policy/preston-local-plan/submission-local-plan/> - adequately deals with the original representations and on the basis of information presently before him does not consider it necessary to hold hearings for these. However, the following paragraph details your further options and, if necessary, hearings will be scheduled, most likely on 29 or 30 October.

You are invited to respond in writing/email to the Inspector, via myself, concerning the Council's response in PCCSD004 and whether you still feel a need to appear in person at the hearings. The Inspector is keen to stress that equal weight will be given to submissions in writing as to those which may be given at a hearing. Any reply should be a maximum of 3000 words, including any appendices and should be received by me no later than 1 October. If your response extends beyond 4 sheets of A4 paper I would also appreciate 4 complete sets being sent to me by post. The Council will be given the opportunity to respond further to any submissions, subject to a deadline of 17 October.

Alternatively, if you feel that your original representation is now satisfied, a simple email response will suffice.

Please feel welcome to contact me if I need to provide any further information.

Thank you.

Tony

Tony Blackburn
Programme Officer
01254 260286

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From: Tony Blackburn
To: [undisclosed-recipients](#)
Subject: Preston Local Plan Proposed Changes
Date: 12 September 2014 14:04:43
Attachments: [Preston Local Plan Proposed Changes contact list 0914.docx](#)

This email is being sent to a group of representors as covered on the attached document.

In response to representations made at the Publication stage of the plan, the Council proposed a number of changes, and these are covered in their document PCCSD016. Those changes on the list attached are presently considered by the Inspector to be potential Main Modifications to the plan and he now invites your comments at this stage to assist the smooth running of the Examination.

You will be able to readily identify which items are relevant to yourself from the information on the attached list. The underlying PCCSD016 document can be accessed via the Council's Submission page <http://www.preston.gov.uk/yourservices/planning/planning-policy/preston-local-plan/submission-local-plan/>

For **each** proposed change as listed in column two of the attached document against your representation details, please could I ask you to respond as follows:

1. Proposed change (insert number)
2. Do you consider that the Council's proposed change made in response to your representation on the publication plan would, if made, make the plan sound? YES/NO.
3. If 'NO' please briefly outline your reasons and, if appropriate, provide an alternative wording which you consider would make the plan sound.

I would appreciate your responses as soon as is practical but would ask you to note a deadline date of 10 October. This is intended to be the same as responses to the Inspector's Matters Issues and Questions which are likely to reach you by separate email at a similar time to this communication.

Thank you.

Tony

Tony Blackburn
Programme Officer
01254 260286

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From: Tony Blackburn
To: [undisclosed-recipients](#)
Subject: Preston Local Plan letter 120914 to representors
Date: 12 September 2014 14:11:13
Attachments: [GUIDANCE NOTES FOR PARTICIPANTS \(final\).docx](#)
[Index of representors and agents.pdf](#)
[PO letter to Preston CC Representors 120914.doc](#)
[Preston Local Plan list of main matters issues and questions.docx](#)

This communication is being sent to all Publication stage representors, or agents, of the Preston Local Plan and contains important information regarding the Examination timetable and content.

Thank you.

Tony

Tony Blackburn
Programme Officer
01254 260286

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From: Tony Blackburn
To: [undisclosed-recipients](#)
Subject: FW: Preston Local Plan Proposed Changes
Date: 12 September 2014 15:22:43
Attachments: [Preston Local Plan Proposed Changes contact list 0914.docx](#)

Representors

Following my earlier email below it has been suggested that a further Submission webpage document – PCCSD010 – will be of additional assistance in reviewing the Proposed Changes. This further document provides a full schedule of the Proposed Changes together with an updated Policies Map towards the end.

Thank you.

Tony

Tony Blackburn
Programme Officer
01254 260286

From: Tony Blackburn
Sent: Friday, September 12, 2014 2:01 PM
Subject: Preston Local Plan Proposed Changes

This email is being sent to a group of representors as covered on the attached document.

In response to representations made at the Publication stage of the plan, the Council proposed a number of changes, and these are covered in their document PCCSD016. Those changes on the list attached are presently considered by the Inspector to be potential Main Modifications to the plan and he now invites your comments at this stage to assist the smooth running of the Examination.

You will be able to readily identify which items are relevant to yourself from the information on the attached list. The underlying PCCSD016 document can be accessed via the Council's Submission page <http://www.preston.gov.uk/yourservices/planning/planning-policy/preston-local-plan/submission-local-plan/>

For **each** proposed change as listed in column two of the attached document against your representation details, please could I ask you to respond as follows:

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I would appreciate your responses as soon as is practical but would ask you to note a deadline date of 10 October. This is intended to be the same as responses to the Inspector's Matters Issues and

Questions which are likely to reach you by separate email at a similar time to this communication.

Thank you.

Tony

Tony Blackburn
Programme Officer
01254 260286

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From: Mike Molyneux
To: [Joanne Macholc](#)
Subject: RE: Changes to Preston Local Plan
Date: 23 September 2014 11:49:52

Joanne

The site shown hatched green now has outline planning permission for up to 190 dwellings (application number 06/2014/0248).

The total number of dwellings covered by planning permissions on the Preston side of the LA boundary adjacent to Longridge are:

Remainder of HS1.14:

Permission 06/2013/0785: Outline permission for up to 220 on the southern part of the Whittingham Road/ Halfpenny Lane/Inglewhite Road triangle (this is an increase of 20 on the previous application approved at appeal). In addition there are 55 apartments in use class C2 residential accommodation with care for people aged over 60 on land south of Whittingham Road.

Permission 06/2012/0544: Full permission for up to 78 dwellings on land south of Whittingham Road.

In addition there is a full permission for four dwellings on land south of the old poplar factory Inglewhite Road (06/2013/0694) and for 10 dwellings, allowed on appeal (06/2012/0291) at the former D J Ryan factory Inglewhite Road.

This gives a total of up to 502 dwellings plus 55 C2 units that the Practice Guidance now says we can count against our housing requirement.

Regards

Mike

Mike Molyneux
Planning Policy Manager
+441772906703
Preston City Council

From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: Tuesday, September 23, 2014 10:15 AM
To: Mike Molyneux
Subject: Changes to Preston Local Plan

Dear Mike

Further to our conversation yesterday, I seek your confirmation that the site hatched green on the attached plan now has the benefit of planning permission for residential development.

My understanding is that if it has, then in addition to housing site HS1.14 (as shown on PC3), the roughly triangular area of land bound by Whittingham Lane, Halfpenny Lane, Inglewhite Road and the borough boundary, would have planning permission for housing for the major part.

I also understand that this would increase the amount of housing specified at revised para. 5.35 (as per PC51) by 190 dwellings to up to 468 dwellings.

Please can you confirm my understanding is correct?

Thank you

Joanne Machole

Senior Planning Officer
Ribble Valley Borough Council

Tel: 01200 413200

Email: joanne.machole@ribblevalley.gov.uk

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From: Tony Blackburn
To: [Joanne Macholc](#)
Cc: [Mike Molyneux](#)
Subject: RE: Preston Local Plan Proposed Changes
Date: 24 September 2014 13:03:26

Joanne

Thanks for your emails below – I'll anticipate your further contact in due course.

Tony

Tony Blackburn
Programme Officer
01254 260286

From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: Monday, September 22, 2014 4:43 PM
To: Tony Blackburn
Cc: Mike Molyneux
Subject: FW: Preston Local Plan Proposed Changes

Further to my email below, I have spoken to Mr Mike Molyneux in the Planning policy team who has provided me with the requested information. Once this is confirmed, I will respond to your requests in due course and before your deadline.

Yours sincerely

Joanne Macholc

Senior Planning Officer
Ribble Valley Borough Council

Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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From: Joanne Macholc
Sent: 22 September 2014 15:44
To: 'Tony Blackburn'
Subject: RE: Preston Local Plan Proposed Changes

Dear Mr Blackburn

Thank you for the recent emails which have sent in relation to the Proposed changes and this authority's comments.

Before we can respond, I need some further clarification. I note PC03 in relation to increasing the site allocated under policy HS1 (site HS1.14) which is shown on the Appendix to document PCCSD010. However I am unclear from the plan if there is any change to the Area of Separation which applies to the land north of Whittingham Lane i.e. does the Area of Separation (EN4) still apply to the land bound by Whittingham

Lane/Halfpenny Lane and the Borough boundary that is not allocated for housing?
I look forward to receiving clarification in order to respond to your recent requests.
Yours sincerely

Joanne Macholc

Senior Planning Officer
Ribble Valley Borough Council

Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the examination of the Core Strategy click [here](#)

From: Tony Blackburn [<mailto:To.Blackburn@preston.gov.uk>]
Sent: 12 September 2014 14:01
To: undisclosed-recipients
Subject: Preston Local Plan Proposed Changes

This email is being sent to a group of representors as covered on the attached document.

In response to representations made at the Publication stage of the plan, the Council proposed a number of changes, and these are covered in their document PCCSD016. Those changes on the list attached are presently considered by the Inspector to be potential Main Modifications to the plan and he now invites your comments at this stage to assist the smooth running of the Examination.

You will be able to readily identify which items are relevant to yourself from the information on the attached list. The underlying PCCSD016 document can be accessed via the Council's Submission page <http://www.preston.gov.uk/yourservices/planning/planning-policy/preston-local-plan/submission-local-plan/>

For **each** proposed change as listed in column two of the attached document against your representation details, please could I ask you to respond as follows:

1. Proposed change (insert number)
2. Do you consider that the Council's proposed change made in response to your representation on the publication plan would, if made, make the plan sound? YES/NO.
3. If 'NO' please briefly outline your reasons and, if appropriate, provide an alternative wording which you consider would make the plan sound.

I would appreciate your responses as soon as is practical but

would ask you to note a deadline date of 10 October. This is intended to be the same as responses to the Inspector's Matters Issues and Questions which are likely to reach you by separate email at a similar time to this communication.

Thank you.

Tony

Tony Blackburn
Programme Officer
01254 260286

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From: [John Macholc](#)
To: [Joanne Macholc](#)
Subject: RE: Preston Local Plan Proposed Changes etc Sept 2014
Date: 01 October 2014 13:55:40

Joanne,

Sorry for the delay. I would tend to agree and fully support your response

John

From: Joanne Macholc
Sent: 01 October 2014 12:55
To: Colin Hirst; John Macholc
Subject: FW: Preston Local Plan Proposed Changes etc Sept 2014

Dear both

A polite reminder for a response as I need to send a response next week (Weds is my deadline)

Joanne

From: Joanne Macholc
Sent: 23 September 2014 11:45
To: Colin Hirst; John Macholc
Subject: Preston Local Plan Proposed Changes etc Sept 2014

Colin and John

Please find attached a briefing note in relation to the above. I would appreciate a quick response to the matters I raise in bold on the second page as we have to respond by **10th October** to the PLP Inspector.

I have all the details if you require further information.

Thanks

Joanne

From: Tony Blackburn
To: [undisclosed-recipients](#)
Subject: Preston Local Plan hearings participants and timetable
Date: 03 October 2014 01:42:00
Attachments: [Preston Local Plan list of main matters issues and questions.docx](#)
[Preston Local Plan Reopresentor List.docx](#)

This email is addressed to all representors but seeks responses particularly from those listed on the Inspector's recent Matters and Issues paper ('MIQs') which has been previously circulated but is attached again to this note for ease of reference. Additionally I am also attaching a previously circulated note detailing representor numbers for further reference.

I hope to progress a review of the hearings timetable with the Inspector next week and as part of that exercise it would help me greatly to have an updated indication of whether or not certain representors wish to participate in the hearing sessions, or whether they are now content to have their representations considered via their written submissions. **Please could I ask those representors listed against the various Matters in the MIQs document to update me accordingly.** I would also appreciate a note of your representor number and Matter you wish to attend in your response. An early reply would be welcome but please could I suggest a deadline of **10 October** as I appreciate some of you may still be seeking final instructions from clients.

Those of you who have been in touch with me over recent days on the above theme do not need to respond further and as soon as is practical I will send out an updated list of participants to those who are expected to attend the hearings.

Responses from representors not listed on the MIQs paper need not respond to this email/letter unless they feel that their participation would assist the Inspector. If so, a brief reason for that would assist, together with a note of which of the Inspector's Matters is relevant to their original representation.

The anticipated timetable presently remains as shown in the MIQs document, in addition to which I will shortly be discussing with the Inspector whether he wishes to have 'Site Specific' hearings on either or both of 29-30 October. As before, we also have a 'reserve' day of Tuesday 28 October for any overrunning items from the previous week.

As before, the Examination webpage will continue to be updated with new information but feel welcome to contact me directly if I can assist.

Thank you.

Tony

Tony Blackburn
Programme Officer
01254 260286

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From: Blackburn Tony
To: [undisclosed-recipients](#)
Subject: Blackburn with Darwen Borough Council Local Plan
Date: 06 October 2014 17:27:26
Attachments: [PO letter to Representors 061014.doc](#)
[BwD Guidance Note 061014.doc](#)
[BwD Issues and Questions 061014.doc](#)
[BwD List of Representors.docx](#)

This communication is being sent to all Publication stage representors or their agents and contains important information concerning the Examination and forthcoming hearings.

Tony

Tony Blackburn
Programme Officer
01254 260286

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From: Tony Blackburn
To: [undisclosed-recipients](#)
Subject: Preston Local Plan update
Date: 09 October 2014 11:59:51
Attachments: [Preston City Council Background Paper 1 Objectively Assessed Housing Needs.pdf.pdf](#)

Representors

With the approaching deadline of tomorrow for further statements I thought it may be helpful to briefly mention one or two topics.

I've noticed that there is currently an accessibility problem re a number of documents in the Examination webpage library and I believe this is receiving some urgent attention. If the difficulty persists and you need access to any particular document feel welcome to contact me directly and I will endeavour to email the underlying document. However, I'm hoping that the issue is only temporary.

There is one recent addition to the library which is in the course of uploading to the webpage and as this may be of current interest to you I am taking the opportunity to also include this with this email.

On the wider subject of further statements and additions to the webpage, I have had a request from my liaison point at the Council regarding the submission of any PDF documents. For those of you familiar with the process of 'bookmarking' please could I ask you – where possible and appropriate – to adopt this tool when submitting documents. However, I would encourage you to remain aware of tomorrow's deadline and not delay items as a result and, if necessary, simply submit the documents in the usual manner.

Finally, I expect to update you during today with a timetable for certain 'Site Specific' hearings.

Thank you.

Tony

Tony Blackburn
Programme Officer
01254 260286

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From: Tony Blackburn
To: [undisclosed-recipients](#)
Subject: Preston Local Plan additional hearings timetable
Date: 09 October 2014 14:12:17
Attachments: [Preston Local Plan supplementary hearings timetable 091014.docx](#)

This communication is being sent to all Publication stage representors or agents and attaches the timetable for the 'Site Specific' hearings mentioned in my earlier contact with you. Additionally, the Inspector has agreed to allocate some time towards the policy relating to Agricultural Workers Dwellings and this also appears on the timetable.

In respect of the Site Specific sessions I have appended details of representors who have presently been invited to attend those sessions. As before, if any other representor feels that they should also participate, I would welcome a brief note detailing the connection with their original representation. In this respect, I should also add that these 'Site Specific' sessions are not intended to focus upon any related Policy issues which may already be covered in Main Matters 1-5 during the previous week.

Thank you.

Tony

Tony Blackburn
Programme Officer
01254 260286

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From: Tony Blackburn
To: [Joanne Macholc](mailto:Joanne.Macholc@ribblevalley.gov.uk)
Subject: RE: Preston Local Plan Proposed Changes response Oct 2014
Date: 10 October 2014 11:35:47

Joanne

Thank you – I will bring to the Inspector’s attention and also add to the Examination webpage.

Tony

Tony Blackburn
Programme Officer
01254 260286

From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: Wednesday, October 08, 2014 3:09 PM
To: Tony Blackburn
Cc: John Macholc
Subject: Preston Local Plan Proposed Changes response Oct 2014

Dear Mr Blackburn

Please find attached my comments in response to your email of 12th September as requested.

Yours sincerely

Joanne Macholc

Senior Planning Officer
Ribble Valley Borough Council

Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is Monday, Tuesday and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk

For information on the examination of the Core Strategy click [here](#)

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From: Tony Blackburn
To: [undisclosed-recipients](#)
Subject: Preston Local Plan hearings provisional list of participants and timetable change
Date: 13 October 2014 20:11:30
Attachments: [Hearings Programme for the Examination of the Preston Local Plan.131014.docx](#)

I am sending this note to representors detailing an update to the previously advised timetable together with a list of anticipated participants for the various sessions.

The timetable is as advised to you recently with the exception of the programme timing for Wednesday 29 October where a later start than first envisaged will now be the case.

The attachment also gives intended participants an opportunity to check their listing and to let me know of any potential omissions or decisions not now to attend.

For those of you who have recently emailed responses to the Inspector's Matters Issues and Questions please may I add a reminder for four sets of paper copies, including appendices, to be sent speedily to me at the address below. These - together with the Council's responses and other new items - are presently in the process of being uploaded to the Examination webpage and will appear shortly.

Thank you.

Tony

Tony Blackburn
Programme Officer
01254 260286

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From: [John Macholc](#)
To: [Joanne Macholc](#)
Subject: RE: Preston Local Plan
Date: 15 October 2014 14:06:28

Good response.Thanks
John

From: Joanne Macholc
Sent: 15 October 2014 14:03
To: inghamanthony@yahoo.co.uk
Subject: FW: Preston Local Plan

Dear Mr Ingham

Thank you for your email regarding the Preston LP(PLP) EiP, of which we have been kept informed. You will be aware from attendance at our own Core Strategy Hearings that the two councils have continued a dialogue during emergence of their respective plans concerning cross boundary matters.

This Council did not raise issues to the PLP at Publication stage in relation to the Area of Separation between Longridge and Grimsargh. It did raise objections in relation to housing allocation policy and Area of Separation specifically in relation to a parcel of land bound by Whittingham Road/Halfpenny Lane/Inglewhite Road and the borough boundary. However, proposed modifications to the plan and the granting of permissions/appeals since Publication have effectively dealt with or superseded the matters raised. The Council has not requested to attend the EiP nor has it been requested by Preston CC or the Inspector conducting the examination to attend.

Whilst the emerging Core Strategy does not have a specific Area of Separation policy, land between Longridge and the borough boundary is protected as "Open Countryside" in the saved policies of the District Wide Local Plan, and policies of the emerging Core Strategy continue to seek to prevent inappropriate development in the Open Countryside. The emerging Core Strategy also recognises that the settlement boundaries need to be reviewed and this as well as allocations and designation of Open Countryside, will be done as part of the Housing and Economic Development DPD (HED DPD) which will be progressed once the Core Strategy is adopted.

Developments at Spout Farm and Grimbaldeston Farm were considered on their own merits taking account of all circumstances at the time and there remains a significant area of "Open Countryside" to the south/south west of Longridge towards Grimsargh. Until the plans are in place the Council has a duty to determine any applications in the meantime.

I hope this is helpful,

Joanne Macholc

Senior Planning Officer
Ribble Valley Borough Council

Tel: 01200 413200

Email: joanne.machotc@ribblevalley.gov.uk

Please note my normal working pattern is: Monday, Tuesday and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk

For information on the examination of the Core Strategy click [here](#)

From: Anthony Ingham [<mailto:inghamanthony@yahoo.co.uk>]
Sent: 14 October 2014 10:55
To: planning
Subject: Preston Local Plan

Dear Sir/Madam,

The Preston Local Plan EIP begins on 21st October. One of the issues for discussion has particular relevance to Ribble Valley and that is the policy for Areas of Separation around vulnerable settlements. Grimsargh has a proposed Area of Separation around it and, even in its draft form, it has twice been successfully defended on appeal against a 200+ housing application on land between the village and the Preston urban boundary. The Area of Separation also applies on the other side of the village up to the boundary with Ribble Valley. It seems to me that Ribble Valley Council have no intention of protecting the gap on their side of the boundary, judging by the housing permissions on both sides of the B6243 which string the boundary of Longridge out along this radial route into Preston a la 1930s discredited linear development. In my opinion a particularly poor decision was the Spout Farm permission. Any further permissions along the B6243 would compound the previous errors and thwart Preston's aim of maintaining the break between Grimsargh and Longridge. I believe it is incumbent on you to have an observer at the Preston LP EIP when the issue is debated on 24th October.

It is interesting that in this same week you are recommending approval of application 3/2014/0517 which goes before your Committee on Thursday. Although that proposal is, on the face of it, premature in advance of the next stage of the Core Strategy, it certainly makes better sense in terms of the "rounding" of Longridge than any further incursions into the gap towards Grimsargh. I say that even though the Dilworth application would affect me far more given where I live in Longridge.

I would be grateful if you could respond to this email prior to the Preston EIP discussion on the 24th October in which I will be taking part.

Yours faithfully,
A.H.Ingham,
40 Chaigley Road,
Longridge.

From: <Turner> "Jane (OCE)" <jane.turner@lancashire.gov.uk>
Date: Tuesday, 17 March 2015 09:26
To: John Barrett <jbarrett@jingschambers.com>
Subject: FW: Broughton by-pass PoE - final - Mike Molyneux

Hi

Mike from Preston City Council has sent his final proof with lots of appendices. He seems to be worrying about whether they can all be put into public domain.

Are you happy with final proof and all the appendices?

Regards

jane

Jane Turner
Senior Solicitor
Environment and Resources
County Secretary and Solicitors Group
Lancashire County Council

T: 01772 532813
W: www.lancashire.gov.uk

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From: Mike Molyneux (<mailto:M.Molyneux@preston.gov.uk>)
Sent: 16 March 2015 15:45
To: Galloway, Martin; Turner, Jane (OCE)
Subject: Broughton by-pass PoE

Martin, Jane

I have attached a copy of my proof of evidence with the amendments made by Mr Barratt and have also attached as appendix 13 the information from Ribble Valley as a Unicode document, with the attachments. Joanne Macholic at Ribble Valley is just checking whether there is anything in the emails or attachments that is confidential but she thinks it is all in the public domain. Nevertheless if possible could we hang fire on publishing until she has confirmed the position.

Thanks

Mike

Mike Molyneux
Acting Divisions Manager

 Telephone: [+441772906703](tel:+441772906703)
 Planning - Planning Policy
Town Hall, Lancaster Road, Preston, PR1 2RL



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Philip Dagnall

From: Philip Dagnall
Sent: 21 January 2015 15:16
To: 'andrew.hewitson@lancashire.gov.uk'
Cc: John Macholc
Subject: Ribble valley Borough Council response to Consultation on Fylde Coast Transport Masterplan

Dear Andrew,

Following our phone conversation relating to our inability to open the consultation comments form on the Lancashire County Council website thanks for accepting this as our response.

Having considered the Fylde Coast Masterplan the Council has no comment to make. Thank you for consulting us on this matter and we look forward to continued liaison over transport related and other planning matters.

Yours sincerely, Phil Dagnall, Forward Planning

From: Mike Molyneux
To: [Joanne Macholc](#)
Subject: RE: Update on housing sites in Longridge as at 16 March 2015
Date: 23 March 2015 10:57:10

Thanks Joanne. I have just included the table rather than your emails in the PoE, which is all information in the public domain.

Mike Molyneux
Acting Divisional Manager
+441772906703
Preston City Council

From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: Monday, March 23, 2015 10:55 AM
To: Mike Molyneux
Subject: FW: Update on housing sites in Longridge as at 16 March 2015

Dear Mike

The attached information attached relates to applications in the Ribble Valley part of Longridge. It is compiled from details of applications and the housing land availability report (all can be viewed on the Council's website).

It provides details of the current status of the applications at this point in time. In the case of applications/submissions/appeals not yet determined it does not imply that permission will necessarily be forthcoming.

On this basis you may include the information attached in your inquiry documents.

Please note there is a minor amendment to application 3/2014/0438 (Land East of Chipping Road); it is amended to refer to 105 dwellings, not 106.

If you need an update nearer the inquiry, please let me know.

Joanne Macholc

Joanne Macholc BSc(hons), Dip TP, MRTPI
Senior Planning Officer
Ribble Valley Borough Council

Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: Monday, Tuesday and Weds morning.
For information on the adapted Core Strategy click [here](#)

From: Joanne Macholc
Sent: 17 March 2015 09:55
To: Mike Molyneux (m.molyneux@preston.gov.uk)
Subject: Update on housing sites in Longridge as at 16 March 2015

Dear Mike

Please find attached an update on housing sites in the Ribble Valley part of Longridge to inform the public inquiry.

I hope this is helpful.

I am happy to provide further updates nearer the time to inform the proceedings.

Yours sincerely

Joanne Macholc

Joanne Macholc BSc(hons), Dip TP, MRTPI
Senior Planning Officer
Ribble Valley Borough Council

Tel: 01200 413200

Email: joanne.macholc@ribblevalley.gov.uk

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From: Porter, David
To: ["helen.holland@blackburn.gov.uk"](mailto:helen.holland@blackburn.gov.uk); [Jane Saleh \(jane.saleh@blackpool.gov.uk\)](mailto:Jane.Saleh@blackpool.gov.uk); ["emurphy@burnley.gov.uk"](mailto:emurphy@burnley.gov.uk); ["Stephen Brown"](mailto:Stephen.Brown); [Julie Glaister \(julieg@wyke.gov.uk\)](mailto:Julie.Glaister@wyke.gov.uk); ["darren.tweed@hyndburnbc.gov.uk"](mailto:darren.tweed@hyndburnbc.gov.uk); [John Halton \(john.halton@pendle.gov.uk\)](mailto:John.Halton@pendle.gov.uk); [Mike Molynaux \(m.molynaux@preston.gov.uk\)](mailto:Mike.Molynaux@preston.gov.uk); [Joanne Machok](mailto:Joanne.Machok); [Hudson Daniel](mailto:Hudson.Daniel); [Helen Hockenhull \(hhockenhull@southribble.gov.uk\)](mailto:Helen.Hockenhull@southribble.gov.uk); rea.psillidou@wyre.gov.uk; [Shamples Richard](mailto:Shamples.Richard)
Cc: [Brophy Maurice](mailto:Brophy.Maurice); [Dodd Kelly](mailto:Dodd.Kelly)
Subject: Duty to Co-operate request: Lancaster's Housing Land Requirements Study
Date: 20 March 2015 16:04:16
Attachments: [SHMA dtc methodology letter 200315.doc](#)
[Lancaster Housing Needs Assessment Update Fee Proposal v2 121114.docx](#)

Dear all,

Lancaster City Council has commissioned Turleys to undertake a review of its housing requirements study. I am writing to ask you to consider whether the methodology for this work has any implications on our duty to co-operate with neighbouring local authorities or neighbouring housing market areas.

A copy of the scope of work that Turleys will be undertaking is attached for your information, along with a formal letter inviting your comments before 1st May 2015. I hope you will review the approach that the City Council is taking on this matter, and let me have any comments so that we can consider whether we need to make adjustments to the scope of methodology for the assignment. Please pass this email and attachment on to your colleagues as appropriate, and contact me if you wish to discuss any aspect of this work.

I will contact you again to invite you to comment on the draft report before it is finalised.

Regards

David Porter BA MA MRTPI | Senior Planner
Regeneration and Planning Service | Lancaster City Council
Postal Address: PO Box 4 | Town Hall | Dalton Square | Lancaster | LA1 1QR
Office Address: Morecambe Town Hall | Marine Road East | Morecambe | LA4 5AF
E: dporter@lancaster.gov.uk | **T:** 01524 582335

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Philip Dagnall

From: Philip Dagnall
Sent: 19 June 2015 13:16
To: 'Idf@pendle.gov.uk'
Cc: Colin Hirst
Subject: Ribble Valley Borough Council response to Pendle Borough Council Consultation on Main Modifications to Core Strategy

Dear Pendle Borough Council,

The Council wishes to thank Pendle Borough Council for the opportunity to comment on the Main Modifications to the Core Strategy. Having examined the document the Council has no comments to make. We look forward to further liaison regarding future planning policy documents.

Yours sincerely,

Phil Dagnall, Assistant Planning Policy Officer
Forward Planning,
Ribble Valley Borough Council

Diane Neville

From: Diane Neville
Sent: 15 July 2016 14:51
To: 'Matthew Collins'
Subject: RE: Duty to Cooperate - Craven/Ribble Valley

Dear Matthew,

I refer to your email subject: Duty to Cooperate - Craven/Ribble Valley, dated 13 July 2016.

Please accept this email as evidence that we are satisfied that Craven District Council has involved and consulted us on those matters relevant to Ribble Valley during the preparation of the draft Craven Local Plan.

We do not consider there to be any specific cross-boundary issues of significance other than landscape issues associated with the Forest of Bowland AONB, which you set out.

Given the above and in response to your email, we are satisfied that we have both complied with the requirements of Duty to Co-operate in preparing the draft Craven Local Plan.

Kind regards

Diane

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribblevalley.gov.uk

From: Matthew Collins [<mailto:MCollins@cravencdc.gov.uk>]
Sent: 13 July 2016 16:56
To: Colin Hirst; Diane Neville
Cc: matthew.collins3 e-mail (matthew.collins3@virgin.net); Henry Cumbers; Sian Watson
Subject: Duty to Cooperate - Craven/Ribble Valley

Dear Colin and Diane,

Firstly, thank you for feeding back to the Council on the last consultation draft Craven local plan. As you may be aware, we are now working towards publication, which we expect to take place later this year.

As part of progressing the local plan, we have been taking things forward with regard to the Duty to Cooperate, and consideration of cross boundary issues and effects. I have had a look through our background files and in the case of Craven and Ribble Valley, we are not aware of any particular issues that have cross boundary significance other than landscape issues associated with the Forest of Bowland AONB. These are dealt with separately and more appropriately by the funders group. Please could you confirm whether this is your understanding, or if there are and other particular issues we should be aware of.

I am particularly keen to demonstrate that Craven has met the provisions of the duty to cooperate and, given the lack of cross boundary issues between Ribble Valley and Craven, I would welcome confirmation that this is your

understanding also. This is so that we can provide the necessary evidence to an Inspector as part of a duty to cooperate statement in due course.

I hope that you are able to oblige. If you have any queries or would like to discuss, please don't hesitate to get in touch. I look forward to hearing from you.

Kind regards

Matthew

Matthew Collins
Planning Support Officer

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Craven District Council

1 Belle Vue Square, Broughton Road, Skipton, BD23 1FJ
www.cravenc.gov.uk

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From: [Colin Hirst](#)
To: [Joanne Macholc](#)
Subject: RE: Rishton Canalside SPD consultation
Date: 07 September 2015 15:29:14

I agree

From: Joanne Macholc
Sent: 25 August 2015 15:59
To: Colin Hirst
Subject: FW: Rishton Canalside SPD consultation

We have been consulted by Hyndburn BC on the SPD below for the canal side area of Rishton. I have had a quick look. The area does not abut Ribble Valley nor in my view does it raise any matters which would cause us concern; it is really guide to setting out appropriate uses and design guidance for several derelict sites or redevelopment opportunities along the canal side, that adds further detail to some overarching policies in the Hyndburn Core Strategy.

My view is that there is nothing for us to comment on.

If you agree, I am happy to reply to HBC on that basis.

The deadline for comment is **Friday 11th September**.

Joanne

From: Darren Tweed [<mailto:Darren.Tweed@hyndburnbc.gov.uk>]
Sent: 13 August 2015 15:33
To: Joanne Macholc
Subject: Rishton Canalside SPD consultation

Dear Joanne Macholc,

Re: draft Rishton Canalside Supplementary Planning Document (SPD)

Hyndburn Council is currently in the process of preparing an important new planning document, the Rishton Canalside Supplementary Planning Document (SPD). The SPD will establish development guidelines for any future planning applications on five key sites in Rishton and the surrounding canalside area.

A draft version of the SPD has now been produced, and the Council are inviting comments over a 4-week consultation period on the draft report. SPDs are intended to build upon, and add, an extra layer of detail on specific planning policies in the Local Plan for Hyndburn.

This is the final opportunity to become involved with and comment on the draft SPD before the Council formally adopts it. Once adopted, the SPD will become an important material consideration in any future planning applications in the area.

The statutory consultation period commences on Friday 14th August. The document can be viewed online at www.hyndburnbc.gov.uk/rishtonspd alongside a Consultation Statement (setting out details of the consultation that has been undertaken to date) and a Comments Form. All consultation material can also be viewed in person at Rishton Library and at the Council offices at Scaitcliffe House during normal working hours.

Please note that comments should be submitted no later than **5pm on Friday 11th September**, details of how to do so can be found on the Comments Form online.

Yours sincerely,

Darren Tweed (BA, MSc, MRTPI)
Principal Planning Officer
Plans and Environment

Hyndburn Borough Council
Scaitcliffe House, Ormerod Street
Accrington
BB5 0PF

Tel: 01254 380174

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From: [Joanne Macholc](#)
To: ["Darren Tweed"](#)
Subject: RE: Rishton Canalside SPD consultation
Date: 07 September 2015 15:33:26

Dear Darren

Thank you for consulting Ribble Valley Council on the draft Rishton Canalside SPD. I confirm that we do not wish to make any comments.

Yours sincerely

Joanne Macholc

Joanne Macholc BSc(hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: Monday, Tuesday and Weds morning. In my absence please contact my colleague Philip.dagnall@ribblevalley.gov.uk
For information on the adopted Core Strategy click [here](#)

From: Darren Tweed [<mailto:Darren.Tweed@hyndburnbc.gov.uk>]
Sent: 13 August 2015 15:33
To: Joanne Macholc
Subject: Rishton Canalside SPD consultation

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Re: draft Rishton Canalside Supplementary Planning Document (SPD)

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Yours sincerely,

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Principal Planning Officer
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Tel: 01254 380174

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From: [Joanne Macholc](#)
To: doorter@lancaster.gov.uk
Subject: DiC request: Housing Land requirements
Date: 09 September 2015 11:21:23
Attachments: [final letter to LCC Housing requirements Sept 2015.pdf](#)

David

Please find attached my response to your recent consultation.

Regards

Joanne Macholc

Joanne Macholc BSc(hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: Monday, Tuesday and Weds morning. In my absence please contact my colleague Phillip.dagnall@ribblevalley.gov.uk

For information on the adopted Core Strategy click [here](#)

From: Porter, David
To: [Joanne Macholc](#)
Subject: RE: DtC request: Housing Land requirements
Date: 10 September 2015 09:31:08

Joanne,

Thanks for your response. The point about the accelerated growth in Lancaster district is well made and is one of the key tests that is being applied to Turley's draft work before it is finalised. If we do end up confirming the Turley figures as the OAN we will then have to calculate the district's housing requirements, which could be lower if there are insurmountable constraints in the district. Our officer view is that we do not have insurmountable constraints and our recommendation will be that the City Council sets the OAN figure as our housing requirement for the next 15 years, and that the whole of that requirement will be capable of being met within the district.

Regards,

David

David Porter BA MA MRTPI | Senior Planner
Regeneration and Planning Service | Lancaster City Council
Postal Address: PO Box 4 | Town Hall | Dalton Square | Lancaster | LA1 1QR
Office Address: Morecambe Town Hall | Marine Road East | Morecambe | LA4 5AF
E: dporter@lancaster.gov.uk | **T:** 01524 582335

From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: 09 September 2015 11:21
To: Porter, David
Subject: DtC request: Housing Land requirements

David

Please find attached my response to your recent consultation.

Regards

Joanne Macholc

Joanne Macholc BSc(hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)

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From: Hatch, Paul
To: [Diane Neville](mailto:Diane.Neville@ribblevalley.gov.uk)
Subject: RE: North Lancashire Green Belt Review Methodology
Date: 09 September 2016 10:01:05

Many thanks for the response Diane.

Best Wishes

Paul

Paul Hatch (BA) Hons Ad. Dip. MRPTI | Senior Planning Officer (Planning Policy)
Planning and Housing Policy Team | Regeneration and Planning Service | Lancaster City Council
PO Box 4 | Lancaster Town Hall | Dalton Square | Lancaster | LA1 1QR
✉ phatch@lancaster.gov.uk | ☎ 01524 582329
www.lancaster.gov.uk/planning/planningpolicy



From: Diane Neville [mailto:Diane.Neville@ribblevalley.gov.uk]
Sent: 09 September 2016 09:58
To: Hatch, Paul <phatch@lancaster.gov.uk>
Subject: FW: North Lancashire Green Belt Review Methodology

Hi Paul,

Thank you for sending through a copy of the Green Belt review methodology. We have noted the content and whilst we have no specific comments or queries, we appreciate the opportunity to view the document.

Kind regards

Diane

Diane Neville
Senior Planning Officer
Bsc (Hons), MA, MA, MRTPI
Forward Planning, Regeneration & Housing, Ribble Valley Borough Council
Council Offices, Church Walk, Clitheroe, BB7 2RA
Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner joanne.Macholk@ribblevalley.gov.uk

From: Hatch, Paul [<mailto:phatch@lancaster.gov.uk>]
Sent: 31 August 2016 13:13
To: Dan Hudson (d.hudson@southlakes.gov.uk); Psillidou, Rea; 'mcollins@cravendc.gov.uk'; Colin Hirst
Subject: North Lancashire Green Belt Review Methodology

Dear all,

As you will be aware Lancaster City Council are currently in the process of preparing a new Local Development Plan. As part of this preparation process the Council are undertaking a Review of the North Lancashire Green Belt to update our understanding of the following issues:

- a. To Review whether the boundaries and land contained within the Green Belt remain fit for purpose 25 years after its original designation; and
- b. To understand whether opportunities existing within the Green Belt to meet objectively assessed development needs.

Work on the methodology has been ongoing for some time, with public consultation taking place in late 2015 and ARUP appointed in early summer to provide independent verification of the proposed methodology. This work has now been completed and, for your reference, I attach a copy of the final version. If you have any queries on the Green Belt work being undertaken or anything specifically about the attached methodology, please let me know.

Regards

Paul

Paul Hatch (BA) Hons Ad. Dip. MRPTI | Senior Planning Officer (Planning Policy)
Planning and Housing Policy Team | Regeneration and Planning Service | Lancaster City Council
PO Box 4 | Lancaster Town Hall | Dalton Square | Lancaster | LA1 1QR
📧 phatch@lancaster.gov.uk | ☎️ 01524 582329
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DISCLAIMER:

Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to

From: [Joanne Macholc](#)
To: [Darren Tweed](#)
Cc: [Diane Neville](#); [Chris Donald](#); [Colin Hunt](#)
Subject: RE: Hyndburn Development Management DPD Consultation - Publication (pre-submission) version
Date: 26 October 2016 15:38:06
Attachments: [image001.png](#)

Dear Darren

Hyndburn Development Management DPD – Publication (pre-submission version)

Thank you for consulting Ribble Valley BC on the above document. I have looked at the document and have the following comments, made at officer level under delegated powers. I will contact you again should members wish to discuss the matter further.

1. The land either side of the boundary between our respective boroughs is Green Belt and thus I consider this constitutes a cross boundary matter. The respective areas of Green Belt align with one another and therefore no issues are raised in this respect.
2. Policy DM18 refers to ecological networks (grasslands and woodlands) shown on the Proposals Map. Some of these areas about the boundary between the boroughs and are likely to extend into the Ribble Valley. I am aware that the information is derived from work undertaken by LCC/LERN and whilst there is no objection in principle to the policy, the notations on the Proposals Map is schematic (maybe based on grid squares?) and bear no relation to features or boundaries on the Ordnance Survey base. As such it is difficult to interpret the policy in relation to specific sites.
3. There are areas of Flood Risk (flood zones 2 and 3) which straddle the boundary between the boroughs. I note that policy DM20 of the written plan refers to these and that they are not shown on the Proposals Map because the information is updated regularly by the Environment Agency. The Flood Risk Zones are shown on the draft Proposals Map which accompanies the Ribble Valley Housing and Economic Development DPD (Reg 18) so the two plans will not align in this respect.
4. I note the removal from the Proposals Map of an area of Ancient Woodland adjacent to the Ribble Valley to the N/NW of Great Harwood as referred to in my response of 23rd March 2016 to the Reg 18 Consultation draft. I also note the addition of a Local Geodiversity site at Turn Hill.

I trust that these comments are helpful.

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: all day Monday and Tuesday and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk

For information on the adopted Core Strategy click [here](#)



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

From: Darren Tweed [mailto:Darren.Tweed@hyndburnbc.gov.uk]
Sent: 29 September 2016 08:10
To: Joanne Macholc
Subject: Hyndburn Development Management DPD Consultation - Publication (pre-submission) version

Dear Joanne Macholc (Ribble Valley Borough Council)

I am writing to inform you that the Council has produced the pre-submission 'Publication' version of its Development Management Development Plan Document (DM DPD). The DM DPD forms an important part of the new Local Plan for Hyndburn, and this is the final opportunity to comment on the content of the DPD.

The DM DPD sets out the detailed planning policies to be used by decision makers in determining planning applications for the Borough. Once complete, the DM DPD will sit alongside the Core Strategy and Accrington Area Action Plan (parts of the Local Plan already adopted by the Council in 2012), as part of the statutory development plan for the Borough. The DM DPD will replace the majority of Local Plan (1996) policies that remain saved and extant.

The DM DPD is now open for comment for a period of 6 weeks from Thursday 29th September through to Thursday 10th November 2016. All relevant documentation (including official Representation Forms) can be viewed on the Council's website at www.hyndburnbc.gov.uk/dmddp. Hard copies of the DM DPD (including Representation Forms) will also be made available for reference at all Council libraries and in the reception of the Council Offices at Scaitcliffe House during normal working hours.

Please submit any comments using the official Representation Forms provided as it is important at this stage of the plan-making

process that comments are submitted in the appropriate way. A Planning Inspector will be appointed to examine the DM DPD in 2017 and he/she will only be able to fully consider representations made in accordance with legal compliance issues or issues of 'soundness'. The Council has produced notes to accompany the DM DPD Representation Form to help facilitate this.

Representations may be sent via email (by preference) to planning@hyndburnbc.gov.uk, or by post to 'DM DPD Consultation,' using the address below. Please note that all comments should be received no later than 5pm on Thursday 10th November 2016 and will be made available for public inspection, and therefore cannot be treated as confidential.

You are being advised of this consultation exercise due to previous involvement in planning policy consultations in Hyndburn, or due to a specific request having been made for your details to be added to our database (Your Contact ID is 306). If you no longer wish to receive notifications of planning policy related work then please let me know.

Regards

Darren Tweed | Principal Planning Officer (Policy)
BA(hons) MSc MRTPI

Planning Policy
Hyndburn Borough Council | Scaitcliffe House | Ormerod Street |
Accrington | Lancashire | BB5 0PF |
☎ 01254 380174
✉ darren.tweed@hyndburnbc.gov.uk



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From: Poppy Hilton
To: Philip Dagnall; Joanne Machok
Subject: Burnley SHMA
Date: 03 December 2015 11:10:00
Attachments: [image001.png](#)
[image002.png](#)

Dear Philip and Joanne,

I am from Nathaniel Lichfield and Partners, the planning consultancy undertaking Burnley Borough Council's [BBC] Strategic Housing Market Assessment [SHMA]. The SHMA will serve a key part of the Borough's evidence base in the preparation of their its emerging Local Plan, providing advice on the future requirements for housing land in the District Borough over the period to 2032. The original SHMA (which was prepared alongside an ELDS) was published at the beginning of 2014. Given the publication of updated population projections, BBC have decided to update both reports studies to incorporate the latest labour demand and supply data into both their future housing and employment land requirements over the course of the plan period.

As part of the SHMA, we will consult neighbouring authorities to discuss the effect that development would have upon adjoining borough districts. Over the course of a short telephone conversation I'd like to briefly discuss:

- What your latest housing requirement figure is;
- The relationship between Ribble Valley and the Burnley Pendle Housing Market Area;
- Whether your authority see Burnley as having a possible role in meeting the housing need of Ribble Valley or vice versa; and
- Any key issues which you feel might be relevant in preparing the Burnley SHMA

If it easier, please send me an email back with the information on then that is fine, otherwise let me know a time that suits you for me to call.

Kind regards,

Poppy

Poppy Hilton
Planner

Nathaniel Lichfield & Partners, 3rd Floor, One St James's Square, Manchester M2 6DN
T 0161 837 6130 / E philton@nlplanning.com

nlplanning.com  



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From: [Joanne Macholc](#)
To: "Poppy Hilton"
Cc: [Colin Hirst](#); [Philip Dagnall](#)
Subject: RE: Burnley SHMA
Date: 07 December 2015 16:57:20
Attachments: [image001.png](#)
[image002.png](#)

Dear Poppy,

Thank you for your email.

Ribble Valley's latest housing requirement figure is set out in the Core Strategy, adopted in December 2014. The requirement is for 5600 dwellings over the plan period (2008-2018) which equates to 280 per annum.

Whilst the Ribble Valley HMA abuts the Burnley/Pendle HMA for a small part of the Borough's south east boundary (between Simonstone and Padiham), we take the view that the two HMA's are largely discrete and overall, display quite different characteristics.

In adopting the Core Strategy, no provision is made for any part of Ribble Valley's housing requirement to be met by neighbouring districts or vice versa.

The Council's SHMA and Housing Requirements Update, both produced in 2013 to inform the examination of the Core Strategy are available at these links:

https://www.ribblevalley.gov.uk/downloads/file/9133/housing_requirement_review_august_2013

https://www.ribblevalley.gov.uk/downloads/file/9139/strategic_housing_market_assessment_shma_august_2013

Yours sincerely

Joanne Macholc

Joanne Macholc BSc(hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is. Monday, Tuesday and Weds morning. In my absence please contact my colleague Philip.dagnall@ribblevalley.gov.uk

For information on the adopted Core Strategy click [here](#)

From: Poppy Hilton [mailto:philton@nlplanning.com]
Sent: 03 December 2015 11:11
To: Philip Dagnall; Joanne Macholc
Subject: Burnley SHMA

Dear Philip and Joanne,

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- Whether your authority see Burnley as having a possible role in meeting the housing need of Ribble Valley or vice versa; and
- Any key issues which you feel might be relevant in preparing the Burnley SHMA

If it easier, please send me an email back with the information on then that is fine, otherwise let me know a time that suits you for me to call.

Kind regards,

Poppy

Poppy Hilton
Planner

Nathaniel Lichfield & Partners, 3rd Floor, One St James's Square, Manchester M2 6DN
T 0161 837 6130 / E philton@nlplanning.com

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From: [Colin Hirst](#)
To: [Joanne Machok](#)
Subject: FW: Burnley Green Belt Review
Date: 14 December 2015 10:32:24
Attachments: [3d072074-509d-4a4e-93ad-e5bfa3fae2b.png](#)
[Burnley Borough Council Green Belt Review Summary of Method and Approach for neighbouring councils.pdf](#)

Please could you have a look at this and respond to LUC accordingly,
colin

From: Susanne Underwood [mailto:Susanne.Underwood@landuse.co.uk]
Sent: 14 December 2015 10:21
To: Colin Hirst; darren.tweed@hyndburnbc.gov.uk; jonathan.dicken@pendle.gov.uk
Subject: Burnley Green Belt Review

Hello,

LUC is carrying out a review of the Burnley Green Belt. As a neighbouring district which adjoins the Burnley Green Belt, please find attached a short summary note of the methodology for the review process for your information. You are invited to provide any comments on this approach.

Our contact within Burnley Borough Council for this work is Pete Milward, Principal Planner.

Kind regards,

Susanne Underwood

Susanne Underwood | Principal Environmental Planner
28 Stafford Street, Edinburgh, EH3 7BD | D +44 (0)131 202 1616 | T +44 (0)131 202 1616
Susanne.underwood@landuse.co.uk

Monday to Wednesday 9.00 - 16.50



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Registered Office: 43 Chilton Street London NW1 1JD

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From: [Joanne Macholc](#)
To: "[Susanne.underwood@landuse.co.uk](#)"; [Pete Milward \(PMilward@burnley.gov.uk\)](#)
Cc: [Collin Hirst](#)
Subject: Burnley Green Belt Review
Date: 14 December 2015 15:10:20

Dear Pete and Susanne

The email of 14th December in connection with the above has been forwarded to me for a response. At this stage I can only offer general comments on the summary of the methodology and review.

For information, the Ribble Valley Core Strategy was adopted on 16th December 2014. The Core Strategy does not envisage that there will be any changes to the Ribble Valley Green Belt to accommodate the development requirements over the Plan Period (with the exception of minor changes to rationalise existing boundaries). Therefore in seeking to protect the integrity of the Green Belt, where it straddles a boundary with a neighbouring authority, the impact of any changes on the whole of the Green Belt, including beyond the borough boundary should be considered.

There is an area of Ribble Valley designated as Green Belt to the south of Read and Simonstone which is contiguous with the Burnley Green Belt (I think that historically, it is the part of Ribble Valley which was previously in Burnley prior to local government boundary changes in the 1980's). As such it is a cross boundary matter and we wish to be kept informed of the study as it progresses, especially when individual sites are identified.

Yours sincerely

Joanne Macholc

Joanne Macholc BSc(hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: Monday, Tuesday and Weds morning. In my absence please contact my colleague Philip.dagnall@ribblevalley.gov.uk
For information on the adopted Core Strategy click [here](#)

From: Susanne Underwood
To: [Joanne Macholc](mailto:Joanne.Macholc@ribblevalley.gov.uk)
Subject: RE: Burnley Green Belt Review
Date: 15 December 2015 16:01:50
Attachments: [80ba88c8-69cc-4e8b-ac0b-16f3254f375d.png](#)

Hi Joanne,

Many thanks for your comments.

Kind regards,

Susanne Underwood

From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: 14 December 2015 15:10
To: Susanne Underwood; Pete Milward (PMilward@burnley.gov.uk)
Cc: Colin Hirst
Subject: Burnley Green Belt Review

Dear Pete and Susanne

The email of 14th December in connection with the above has been forwarded to me for a response. At this stage I can only offer general comments on the summary of the methodology and review.

For information, the Ribble Valley Core Strategy was adopted on 16th December 2014. The Core Strategy does not envisage that there will be any changes to the Ribble Valley Green Belt to accommodate the development requirements over the Plan Period (with the exception of minor changes to rationalise existing boundaries). Therefore in seeking to protect the integrity of the Green Belt, where it straddles a boundary with a neighbouring authority, the impact of any changes on the whole of the Green Belt, including beyond the borough boundary should be considered.

There is an area of Ribble Valley designated as Green Belt to the south of Read and Simonstone which is contiguous with the Burnley Green Belt (I think that historically, it is the part of Ribble Valley which was previously in Burnley prior to local government boundary changes in the 1980's). As such it is a cross boundary matter and we wish to be kept informed of the study as it progresses, especially when individual sites are identified.

Yours sincerely

Joanne Macholc

Joanne Macholc BSc(hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: Monday, Tuesday and Weds morning. In my absence please contact my colleague Philip.dagnall@ribblevalley.gov.uk
For information on the adopted Core Strategy click [here](#)

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Joanne Macholc

From: Joanne Macholc
Sent: 14 December 2015 15:10
To: 'Susanne.underwood@landuse.co.uk'; Pete Milward (PMilward@burnley.gov.uk)
Cc: Colin Hirst
Subject: Burnley Green Belt Review

Dear Pete and Susanne

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Joanne Macholc

Joanne Macholc BSc(hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: Monday, Tuesday and Weds morning. In my absence please contact my colleague Philip.dagnall@ribblevalley.gov.uk
For information on the adopted Core Strategy click [here](#)

Joanne Macholc

From: Colin Hirst
Sent: 14 December 2015 10:32
To: Joanne Macholc
Subject: FW: Burnley Green Belt Review
Attachments: Burnley Borough Council Green Belt Review Summary of Method and Approach for neighbouring councils.pdf

Please could you have a look at this and respond to LUC accordingly,
colin

From: Susanne Underwood [<mailto:Susanne.Underwood@landuse.co.uk>]
Sent: 14 December 2015 10:21
To: Colin Hirst; darren.tweed@hyndburnbc.gov.uk; jonathan.dicken@pendle.gov.uk
Subject: Burnley Green Belt Review

Hello,

LUC is carrying out a review of the Burnley Green Belt. As a neighbouring district which adjoins the Burnley Green Belt, please find attached a short summary note of the methodology for the review process for your information. You are invited to provide any comments on this approach.

Our contact within Burnley Borough Council for this work is Pete Milward, Principal Planner.

Kind regards,

Susanne Underwood

Susanne Underwood | Principal Environmental Planner
28 Stafford Street, Edinburgh, EH3 7BD | D +44 (0)131 202 1616 | T +44 (0)131 202 1616
Susanne.underwood@landuse.co.uk

Monday to Wednesday 9.00 – 16.30



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Registered Office: 43 Chalton Street London NW1 1JD

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From: [John Halton](#)
To: [Joanne Micholic](#); [Dinah Russell](#)
Subject: FW: Notice of Adoption - Pendle Local Plan Part1: Core Strategy
Date: 05 January 2016 10:14:13
Attachments: [image003.png](#)
[image001.png](#)
[image002.png](#)

FYI

From: HaltonJohn [mailto:john.halton@pendle.gov.uk]
Sent: 04 January 2016 16:52
To: # LDF
Subject: Notice of Adoption - Pendle Local Plan Part1: Core Strategy

Dear Sir/Madam,

Notice is given that Pendle Borough Council, at its meeting on Thursday 17th December 2015, resolved to adopt the Pendle Local Plan Part 1: Core Strategy Development Plan Document and policies map ("the Plan"), in accordance with the requirements set-out in the following legislation:

- The Planning & Compulsory Purchase Act 2004
- The Town and Country Planning (Local Planning) Regulations 2012 (Regs. 26 & 35)
- The Environmental Assessment of Plans and Programmes Regulations 2004 (Reg. 16)

Pursuant of section 23 (3) of the Planning and Compulsory Purchase Act 2004, the adopted Plan includes the modifications recommended by the Inspector who carried out the independent examination of the Plan, together with any minor changes associated with typographical errors etc.

The Plan provides an overarching planning policy framework to deliver sustainable development and growth in Pendle up to 2030. It includes policies that will address the borough's housing and employment needs and other spatial issues. It also allocates two strategic sites for housing (Trough Laithe) and employment (Lorneshaye). The Plan replaces some of the saved policies from the Replacement Pendle Local Plan 2001-2016, whilst others will continue to be saved until the adoption of Pendle Local Plan Part 2: Site Allocations and Development Policies (see Appendix C of the Plan for full details).

Reference copies of the Plan, the Sustainability Appraisal Report and the Adoption Statement will be available at local libraries and council shops throughout Pendle, during their normal opening hours, and can be viewed or downloaded from the Council's website at:

- www.pendle.gov.uk/corestrategy


Any person who is aggrieved by the adoption of the Pendle Local Plan Part 1: Core Strategy may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the document is not within the powers conferred by Part 2 of the Act and/or a procedural requirement of the Act or its associated Regulations has not been complied with. Any such application must be made promptly and in any event not later than six (6) weeks after the date on which the Local Plan was adopted – i.e. on or before **Thursday 28th January 2016**.


Please contact me, using the details below, should you require any additional information, or email the Planning Policy team at:

- ldf@pendle.gov.uk

Yours sincerely,

John Halton BSc (Hons), Dip TTP, MRTP
Principal Planning Officer (Policy)
Pendle Borough Council, Planning, Building Control & Licensing,
Town Hall, Market Street, Nelson, Lancashire BB9 7LG
Tel: 01282 661330 Email john.halton@pendle.gov.uk

 **RTPI**
Chartered Town Planner

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For information on flood support, click on the image below or go to www.pendle.gov.uk/floodsupport



The banner features a collage of images: a flooded town, a flooded road, and a flooded field. A red triangular warning sign with the word 'Flood' is overlaid on the images. The text 'Flood support' is written in a stylized font across the bottom right of the banner.

Saving 20% of the energy you use not only reduces your bills, it will also help in combating climate change. Click the link to see what YOU can do to help.

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Pendle Borough Council
<http://www.pendle.gov.uk>

Philip Dagnall

From: Philip Dagnall
Sent: 13 January 2016 15:07
To: 'mwjointplan@northyorks.gov.uk'
Subject: RE: Minerals and Waste Joint Plan - Preferred Options Consultation - response by Ribble Valley Borough Council

Importance: High

Dear North Yorkshire County Council Minerals and Waste Planning,

Thank you for consulting us on the various documents in this Preferred Options Consultation. Having considered them we have no comment to make.

We would appreciate an acknowledgement of your receipt of this response.

Yours sincerely,

Phil Dagnall, Assistant Planning Officer, Forward Plans

From: planning
Sent: 16 November 2015 09:51
To: Philip Dagnall
Subject: FW: Minerals and Waste Joint Plan - Preferred Options Consultation

From: mwjointplan [<mailto:mwjointplan@northyorks.gov.uk>]
Sent: 13 November 2015 16:17
To: mwjointplan
Subject: Minerals and Waste Joint Plan - Preferred Options Consultation

Dear Sir/Madam,

Minerals and Waste Joint Plan – Preferred Options Consultation

North Yorkshire County Council, City of York Council and the North York Moors National Park Authority are working together to produce a Minerals and Waste Joint Plan covering all three planning authority areas. When finalised the new Plan will help the three authorities take decisions on planning applications for minerals and waste development over the next 15 years. We are writing to you because you have either responded to previous consultations on minerals and waste policy matters, or the authorities believe you may have an interest in these matters.

Please see attached to this email:

- Formal Consultation Letter,
- Preferred Options Summary Leaflet,
- Sustainability Appraisal Summary Leaflet and,
- Response Form

The Preferred Options Consultation and a range of supporting documents are available to download from: www.northyorks.gov.uk/mwconsult

Formal consultation will commence on **Monday 16th November 2015** and the closing date for comments is **Friday 15th January 2016**, all responses must be received by **5pm** on that day.

If you do not wish to receive future emails relating to preparation of the Joint Plan please email:
mwjointplan@northyorks.gov.uk

For further information about the Minerals and Waste Joint Plan please visit our website:
www.northyorks.gov.uk/mwconsult

Yours faithfully

Rob Smith
Plans and Technical Services Team Leader

On behalf of:

North Yorkshire County Council, City of York Council and North York Moors National Park Authority

This email has been sent on behalf of North Yorkshire County Council (NYCC), City of York Council (CYC) and North York Moors National Park Authority (NYMNP).

WARNING

Any opinions or statements expressed in this e-mail are those of the individual and not necessarily those of NYCC, CYC or NYMNP.

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North Yorkshire County Council

City of York Council

North York Moors National Park Authority

From: Darren Tweed
To: [Joanne Macholic](#)
Subject: Hyndburn Shop Front Design - drop-in consultation event
Date: 22 March 2016 12:34:12

Dear Joanne Macholic
Ribbles Valley Borough Council (Contact ID: 306)

Further to previous correspondence, please note that the consultation period on the Hyndburn Development Management DPD will be closing this Thursday 24th March. If you wish to submit any comments either in support or objection to any of the draft policies and haven't already done so, then please remember to get them to us by the end of this Thursday. Further details and Comments Forms are available at www.hyndburnbc.gov.uk/dmddpd. As a reminder if you do wish to submit comments as part of this consultation they will be made available for public inspection, and therefore cannot be treated as confidential.

Following specific interest around aspects of Shop Front Design and Security Shutters covered in the Development Management DPD, the Council has organised a **drop-in consultation event at Accrington Town Hall this Thursday 24th March between 5.30pm and 7pm**. Officers from the Council will be available to talk to about these aspects of the emerging Local Plan (shop fronts, security shutters and their design). If you would like to comment or air your views, or just discuss the proposed draft policy and guidance note in more detail then please drop by.

You are being advised of this consultation exercise due to previous involvement in planning policy consultations in Hyndburn, or a specific request has been made for your details to be added to our database. If you no longer wish to receive notifications of planning policy related work then please let me know.

Regards

Darren Tweed (BA, MSc, MRTPI)
Principal Planning Officer (Policy)

Hyndburn Borough Council
Scatcliffe House, Ormerod Street, Accrington, BB5 0PF

Tel: 01254 380174



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From: [Joanne Macholic](#)
To: [Darren Tweed](#)
Cc: [Colin Hirst](#); [David Howell](#)
Subject: Hyndburn DM DPD & Hyndburn Shop Front Design
Date: 23 March 2016 12:07:25
Attachments: [mcholic001.png](#)
[proposals map submit event proposal.docx](#)

Dear Darren

Hyndburn Development Management DPD Consultation Draft (Reg 18)

Thank you for inviting the comments of Ribble Valley BC in relation to the above consultation.

I have looked at the plan have no general observations to make: the land either side of the shared boundary is designated as Green Belt.

I would make the following specific comments

1. There is a large area of Ancient woodland shown on the interactive Proposals Map that abuts the boundary of Ribble Valley, to the N/NW of Great Harwood (roughly in the vicinity of the Scout Camp at Bowley) implying it extends into Ribble Valley. Its boundaries are amorphous and bear no resemblance to any features on the OS base map. I have checked the DEFRA Magic Map system and it doesn't show an Ancient woodland such as this (although there are other ones in the vicinity with specific boundaries as on the Proposals Map). Unfortunately our Countryside officer is on leave this week so I am unable to check the matter with him. (I've attached a captured screen shot with some designations removed for clarity – it's the roughly circular site)
2. There are several areas shown on the Proposals Map as woodland/ grassland ecological networks under policy DM18. Again these abut the common boundary in several places and are likely to extend into this borough. I know these are derived from work undertaken by LCC on ecological networks and whilst the policy can be supported in principle, the specific boundaries on the Proposals Map are schematic and bear no relation to features on the OS base. As such it would be difficult to make sense of the policy on the ground in relation to specific sites.

I hope these comments are helpful. Please note they are provided at officer level only and do not represent a formal response/resolution of the Council.

I also confirm that we will not be attending the Shop Front design Drop In Session.

Yours sincerely

Joanne Macholic

Joanne Macholic BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200-413200
Email: joanne.macholic@ribblevalley.gov.uk

Please note my normal working pattern is Monday, Tuesday and Wednesday morning. In my absence please contact my colleagues Philip.Stephens@ribblevalley.gov.uk.
For information on the adopted Core Strategy, click [here](#).



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

From: Darren Tweed (<mailto:Darren.Tweed@hyndburnbc.gov.uk>)
Sent: 22 March 2016 10:34
To: Joanne Macholic
Subject: Hyndburn Shop Front Design - drop-in consultation event

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Regards

Darren Tweed (BA, MSc, MRTPI)
Principal Planning Officer (Policy)

Hyndburn Borough Council
Scarcliffe House, Ormerod Street, Accrington, BB5 0FF

Tel: 01254 390174



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From: Darren Tweed
To: [Joanne Macholic](mailto:Joanne.Macholic@ribblevalley.gov.uk)
Subject: RE: Hyndburn DM DPD & Hyndburn Shop Front Design
Date: 23 March 2016 12:42:32
Attachments: [image001.png](#)

Thanks Joanne I can confirm receipt of your comments.

Regards

Darren Tweed
Principal Planning Officer (Policy)
Hyndburn Borough Council

01254 380174

From: Joanne Macholic [<mailto:Joanne.Macholic@ribblevalley.gov.uk>]
Sent: 23 March 2016 12:07
To: Darren Tweed
Cc: Colin Hirst; David Hewitt
Subject: Hyndburn DM DPD & Hyndburn Shop Front Design

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Joanne Macholic

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Tel: 01200 413200
Email: joanne.macholic@ribblevalley.gov.uk

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**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

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Sent: 22 March 2016 10:34
To: Joanne Macholic
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Regards

Darren Tweed (BA, MSc, MRTPI)
Principal Planning Officer (Policy)

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Scatcliffe House, Ormerod Street, Accrington, BB5 0PF

Tel: 01254 380174



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Tops for customer satisfaction – 85% of residents are very or fairly satisfied with Ribble Valley as a place to live (Perception Survey 2013)

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From: [Joanne Macholc](#)
To: [Colin Hirst](#)
Subject: FW: Extra Sites Consultation: Arnside & Silverdale AONB DPD
Date: 29 March 2016 15:56:42

This has come straight to me, I am not sure if you have received it too? I am not aware of any previous consultation in relation to this plan.

It is consultation on extra sites (a further stage of Reg 18) but from a quick look, none of them are near the boundary with RV nor would have an impact on this borough. The A&S AONB does not abut the boundary with RV.

I guess we have been consulted because we are on Lancaster's list of neighbouring authorities and the A&S AONB is partly in Lancaster.

I don't think any response is required.

Joanne

From: Development Plans [mailto:Development.Plans@southlakeland.gov.uk]
Sent: 29 March 2016 14:54
To: Joanne Macholc
Subject: Extra Sites Consultation: Arnside & Silverdale AONB DPD

HELP US SHAPE FUTURE HOUSING AND EMPLOYMENT DEVELOPMENT IN THE ARNSIDE & SILVERDALE AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

South Lakeland District Council and Lancaster City Council are working together to prepare a dedicated Development Plan Document (DPD) for the whole of the Arnside & Silverdale Area of Outstanding Natural Beauty (AONB). The DPD will form part of both authorities' Local Plans. It will identify sites for new housing and employment to meet local needs and will set out planning policies to ensure that development reflects the AONB designation.

We have now published for consultation maps of additional site suggestions submitted to us in response to the Issues and Options consultation in December 2015.

Maps of the sites can be viewed on either Council's websites at www.southlakeland.gov.uk or www.lancaster.gov.uk, on the Arnside & Silverdale AONB website www.arnsidesilverdaleaonb.org.uk and at the following locations, during normal opening hours:

- Arnside & Silverdale AONB Offices, The Old Station Building Arnside, LA5 0HG
- South Lakeland House, Lowther Street, Kendal, LA9 4DL
- Customer Service Centre, Town Hall, Marine Road East, Morecambe LA4 5AF
- Libraries in Arnside, Carnforth, Kendal, Milnthorpe, Silverdale.

Comments and suggestions are invited **between Tuesday 29 March 2016 and 5pm Tuesday 3 May 2016**. These can be made by using the online consultation response facility <http://applications.southlakeland.gov.uk/ldfconsultation/> or by completing a response form (available online; from any of the locations listed above; or on request) and returning it to us by email or post.

For further information, visit the websites above or contact us:

South Lakeland:

developmentplans@southlakeland.gov.uk Tel 01539 793388

Development Plans Team, South Lakeland House, Lowther Street, Kendal LA9 4DQ

Lancaster:

planningpolicy@lancaster.gov.uk Tel 01524 582383

Local Plans Team, Town Hall, Marine Road East, Morecambe LA4 5AF

PLEASE NOTE: ANY FURTHER SITE SUGGESTIONS MADE MAY NOT BE TAKEN INTO ACCOUNT IN PREPARING THE DPD

Yours sincerely,

Alastair McNeill

Alastair McNeill | Development Plans Manager
South Lakeland District Council, South Lakeland House, Lowther Street, Kendal, Cumbria LA9 4DQ

Tel: 01539 733333 | Direct Tel: 01539 793388

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From: [Colin Hirst](#)
To: [Joanne Macholc](#); [Diane Neville](#)
Subject: RE: Housing and Economic Development DPD: Duty to Co-operate
Date: 03 April 2017 13:58:54
Attachments: [Image001.png](#)

This meeting is being scheduled for Friday 28th. They are sending an invite through.

colin

From: Julie Glaister [mailto:julie.glaister@fylde.gov.uk]
Sent: 03 April 2017 12:20
To: Joanne Macholc
Cc: Colin Hirst; Diane Neville; Eddie Graves; Mark Evans; Stephen Smith
Subject: RE: Housing and Economic Development DPD: Duty to Co-operate
Hi Everybody I've discussed this with Mark Evans this morning

Mark would like to meet to discuss the relationships between the two parts of the Lancashire Enterprise Zone at Warton and Sablesbury.

Mark and I are on leave next week so the week after would be better. I've checked both our diaries and we are available on Friday 21st March, in the morning.

Let us know if this is convenient?

Thanks Julie

Julie Glaister
Planning Policy Manager
Fylde Borough Council

DDI: 01253 658687

Main: 01253 658658

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From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: 28 March 2017 17:01
To: Julie Glaister <julie.glaister@fylde.gov.uk>
Cc: Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>; Diane Neville <Diane.Neville@ribblevalley.gov.uk>
Subject: Housing and Economic Development DPD: Duty to Co-operate

Dear Julie

Duty to Co-operate

At the recent Duty to Co-operate meeting held at Ribble Valley Borough Council Offices on Wednesday 15th March 2017, the Council outlined progress on the Housing and Economic Development DPD. This included a discussion between respective parties about matters of cross boundary significance and Duty to Co-operate matters.

As you were unable to attend the meeting, because of your forthcoming Local Plan Examination, I am writing to ensure that co-operation between our organisations continues in a positive manner and I would like to offer further opportunity to meet with you or a member of your team at a time of your convenience to discuss any issues which you feel may be appropriate. Building upon the adopted Core Strategy, Ribble Valley is currently preparing its Regulation 19 Publication Version of the Housing and Economic Development DPD, which will set out allocations for housing and employment land amongst other key issues.

If you do not consider that a meeting is necessary, please could I request that you reply to this email setting out your position and confirm that you are satisfied that we have met each other's duty to co-operate.

Please can you "reply to all" to ensure your response is dealt with promptly because officers are taking leave at various points over the next two weeks.

I hope the Examination of your plan goes well in the meantime.

Many thanks

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council

Tel: 01200 413200

Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: all day Monday and Tuesday and Weds morning. In my absence please contact my job share partner

diane.neville@ribblevalley.gov.uk

For information on the adopted Core Strategy click [here](#)



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Philip Dagnall

From: Pete Milward <PMilward@burnley.gov.uk>
Sent: 12 April 2016 11:39
To: Philip Dagnall
Subject: RE: Burnley Draft Green Belt Review - response by Ribble Valley Borough Council

Hiya Phillip,

Many thanks for your response.

Kind Regards,

Pete

From: Philip Dagnall [<mailto:Philip.Dagnall@ribblevalley.gov.uk>]
Sent: 07 April 2016 11:52
To: Pete Milward
Cc: Colin Hirst
Subject: Burnley Draft Green Belt Review - response by Ribble Valley Borough Council

Dear Pete,

many thanks in consulting us on the draft report. I apologise for not being able to return comments to you before your 1st April deadline due to lack of staff resources.

We note the suggestion of incorporating Parcel 57a within the Green Belt in Section 6.5 and also note that this parcel abuts your boundary with us and that, should you wish to take forward this suggestion, then you intend to consult Ribble Valley.

Apart from noting this reference we have no other comments to make on the Report.

I would appreciate an acknowledgement of your receipt of this response and apologies again for the delay.

Yours sincerely

Tops for customer satisfaction – 95% of residents are very or fairly satisfied with Ribble Valley as a place to live (Perception Survey 2013)

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From: Porter, David
To: ["m.molyneaux@oreston.gov.uk"](mailto:m.molyneaux@oreston.gov.uk); ["darren.tweed@hyndburnbc.gov.uk"](mailto:darren.tweed@hyndburnbc.gov.uk); ["helen.holland@blackburn.gov.uk"](mailto:helen.holland@blackburn.gov.uk); ["jane.saleh@blackpool.gov.uk"](mailto:jane.saleh@blackpool.gov.uk); Joanne Machok; ["john.halton@pendle.gov.uk"](mailto:john.halton@pendle.gov.uk); "Julie Glaister"; "Pete Millward"; rea.osillidou@wvra.gov.uk; "Richard Shaples"; Steven Brown (sbrown@southribble.gov.uk); "Matthew Collins"; McNeill, Alistair; ssolsby@barrowbc.gov.uk
Cc: [Hatch, Paul](#); [Cumbers, Henry](#); [Brophy, Maurice](#)
Subject: Housing Needs in Lancaster: Duty to Co-operate request
Date: 13 October 2016 13:18:37
Attachments: [Duty to co-operate letter draft plan greenbelt 131016.doc](#)

Dear all,

I am attaching a formal duty to co-operate request in connection with the preparation of Lancaster City Council's Local Plan. It concerns the review of and potential release of Green Belt land in the district, and invites Local Authorities in neighbouring Housing Market Areas to respond to indicate their ability or willingness to accommodate some of Lancaster's Objectively Assessed housing needs. I'd be grateful for an initial response during the next two weeks, and will be pleased to arrange to meet up and discuss matters in more detail if required.

Regards,

David Porter BA MA MRTPI | Senior Planning Officer
Regeneration and Planning Service | Lancaster City Council
Morecambe Town Hall | Marine Road East | Morecambe | LA4 5AF
E: dporter@lancaster.gov.uk | T: 01524 582335

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From: Porter, David
To: [Joanne Macholc](mailto:Joanne.Macholc@ribblevalley.gov.uk)
Subject: RE: Housing Needs in Lancaster: Duty to Co-operate request
Date: 27 October 2016 09:20:23
Attachments: [image001.png](#)

Joanne,

Many thanks for your response, which is as I anticipated. To be clear, Lancaster is minded to meet its OAN needs within the district, but we were concerned to read about a late challenge to Bradford's Local Plan, the basis of which was that the council had reviewed its green belt (and released land for development) but had not properly enquired whether neighbouring councils could accommodate some of its needs. We are in the midst of a green belt review, and thought it timely to make enquiries of our neighbours so that we have a record of formal co-operation on this matter, before we take decisions on any adjustment of our green belt boundaries.

Regards,

**David Porter BA MA MRTPI | Senior Planning Officer
Regeneration and Planning Service | Lancaster City Council
Morecambe Town Hall | Marine Road East | Morecambe | LA4 5AF
E: dporter@lancaster.gov.uk | T: 01524 582335**

From: Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]
Sent: 26 October 2016 15:45
To: Porter, David <dporter@lancaster.gov.uk>
Cc: Diane Neville <Diane.Neville@ribblevalley.gov.uk>; Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>
Subject: RE: Housing Needs in Lancaster: Duty to Co-operate request

Dear David

Response to Duty to Co-operate request: Housing Needs

I write in response to your letter of 13th October 2016 and in particular your formal question regarding whether Ribble Valley could meet a proportion of Lancaster's housing needs over the next 15 years. My view is that Ribble Valley is not able to meet such a need for the following reasons:

1. Ribble Valley's own Objectively Assessed Need (OAN) of 5600 dwellings was derived as part of the preparation of the Core Strategy and subsequently incorporated in the adopted plan (date of adoption: December 2014). Whilst the Council is seeking to meet the OAN fully within the plan period (2008-2028), to date there has been a shortfall in provision. Since the Council is not fully meeting its own needs at present, it would not be in a position to meet any further need from neighbouring districts.
2. I am of the view that the Housing Market Areas of the two authorities are distinct and function separately. The Bowland Hills, the AONB and lack of transport connections across them further emphasise the functional separateness of the two districts. Therefore I consider that the needs of a Lancaster HMA would not be adequately met by locating any part of them in Ribble Valley.

Please note that these views are made at officer level under delegated powers to respond. I will

contact you again should members wish to discuss the issues further.

I trust that this information is helpful.

Kind regards

Joanne Macholc

Joanne Macholc BSc(Hons) Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



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From: Porter, David [<mailto:dporter@lancaster.gov.uk>]
Sent: 13 October 2016 13:18
To: 'm.molyneaux@preston.gov.uk'; 'darren.tweed@hyndburnbc.gov.uk'; 'helen.holland@blackburn.gov.uk'; 'jane.saleh@blackpool.gov.uk'; Joanne Macholc; 'john.halton@pendle.gov.uk'; 'Julie Glaister'; 'Pete Milward'; rea.psillidou@wyre.gov.uk; 'Richard Sharples'; Steven Brown (sbrown@southribble.gov.uk); 'Matthew Collins'; McNeill, Alistair; ssolsby@barrowbc.gov.uk
Cc: Hatch, Paul; Cumbers, Henry; Brophy, Maurice
Subject: Housing Needs in Lancaster: Duty to Co-operate request

Dear all,

I am attaching a formal duty to co-operate request in connection with the preparation of Lancaster City Council's Local Plan. It concerns the review of and potential release of Green Belt land in the district, and invites Local Authorities in neighbouring Housing Market Areas to respond to indicate their ability or willingness to accommodate some of Lancaster's Objectively Assessed housing needs. I'd be grateful for an initial response during the next two weeks, and will be pleased to arrange to meet up and discuss matters in more detail if required.

Regards,

David Porter BA MA MRTPI | Senior Planning Officer
Regeneration and Planning Service | Lancaster City Council
Morecambe Town Hall | Marine Road East | Morecambe | LA4 5AF
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From: Darren Tweed
To: [Joanne Macholic](mailto:Joanne.Macholic)
Cc: [Colin Hirst](mailto:Colin.Hirst); [Diane Neville](mailto:Diane.Neville)
Subject: RE: Ribble Valley cross boundary unmet housing need
Date: 28 October 2016 16:05:36
Attachments: [mha001.doc](#)

Hi Joanne

Many thanks for the prompt and very clear response, yes it is most helpful!

Darren Tweed
Principal Planning Officer (Policy)
Planning Policy, Hyndburn Borough Council
☎ 01254 380174

From: Joanne Macholic [<mailto:Joanne.Macholic@ribblevalley.gov.uk>]
Sent: 25 October 2016 14:28
To: Darren Tweed
Cc: Colin Hirst; Diane Neville
Subject: RE: Ribble Valley cross boundary unmet housing need

Dear Darren

Duty to co-operate and cross boundary unmet housing need

Thank you for your letter of 10th October 2016 in connection with the above. The Objectively Assessed Need (OAN) for housing in Ribble Valley for the period 2008-2028 was considered as part of the preparation of the Core Strategy which was adopted in December 2014. The adopted plan seeks to meet that need in full during the plan period. Whilst current monitoring of completions and delivery shows that there is a shortfall against this requirement to date, the approach of the Council to monitoring is that this shortfall will be made up in the plan period within the Borough.

The view of this Council is that its housing market area is that the Ribble Valley housing market area (HMA) is relatively self-contained and distinct from Hyndburn and Blackburn HMA.

At present, I do not consider that there is any unmet housing need in Ribble Valley which would influence a new housing requirement for Hyndburn.

Ribble Valley is committed to reviewing the overall housing requirement set out in the adopted Core Strategy within five years from the adoption of the Core Strategy (i.e. by December 2019) and the current position may change but outcomes cannot be pre-empted at this stage.

These views are made at officer level under delegated powers. I will contact you again should members wish to discuss the matter further.

I hope this information is helpful

Yours sincerely,

Joanne Macholic

Joanne Macholic BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholic@ribblevalley.gov.uk

Please note my normal working pattern is all day Monday and Tuesday, and Weds morning. In my absence please contact my job share partner diane.neville@ribblevalley.gov.uk
For information on the adopted Core Strategy, click [here](#)



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From: Darren Tweed [<mailto:Darren.Tweed@hyndburnbc.gov.uk>]
Sent: 10 October 2016 17:13
To: Planning Policy
Subject: Ribble Valley cross boundary unmet housing need

Please find attached a letter in relation to Duty to Cooperate housing matters. I would be grateful for confirmation of receipt please.

Kind Regards

Darren Tweed | Principal Planning Officer (Policy)
BA(hons) MSc MRTPI

Planning Policy
Hyndburn Borough Council | Scarcliffe House | Ormerod Street |
Accrington | Lancashire | BB5 0PF |
☎ 01254 380174
✉ darren.tweed@hyndburnbc.gov.uk



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From: Darren Tweed
To: [Joanne Machok](mailto:Joanne.Machok)
Subject: RE: Hyndburn Development Management DPD Consultation - Publication (pre-submission) version
Date: 28 October 2016 15:10:11
Attachments: [image001.png](#)

Hi Joanne

I can confirm receipt of your comments in relation to our DM DPD as well. Many thanks for these.

All the best

Darren

From: Joanne Machok (<mailto:Joanne.Machok@ribblevalley.gov.uk>)
Sent: 26 October 2016 15:38
To: Darren Tweed
Cc: Diane Neville; Philip Dagnall; Colin Hirst
Subject: RE: Hyndburn Development Management DPD Consultation - Publication (pre-submission) version

Dear Darren

Hyndburn Development Management DPD – Publication (pre-submission version)

Thank you for consulting Ribble Valley BC on the above document. I have looked at the document and have the following comments, made at officer level under delegated powers. I will contact you again should members wish to discuss the matter further.

1. The land either side of the boundary between our respective boroughs is Green Belt and thus I consider this constitutes a cross boundary matter. The respective areas of Green Belt align with one another and therefore no issues are raised in this respect.
2. Policy DM18 refers to ecological networks (grasslands and woodlands) shown on the Proposals Map. Some of these areas abut the boundary between the boroughs and are likely to extend into the Ribble Valley. I am aware that the information is derived from work undertaken by LCC/LERN and whilst there is no objection in principle to the policy, the notations on the Proposals Map is schematic (maybe based on grid squares?) and bear no relation to features or boundaries on the Ordnance Survey base. As such it is difficult to interpret the policy in relation to specific sites.
3. There are areas of Flood Risk (Flood zones 2 and 3) which straddle the boundary between the boroughs. I note that policy DM20 of the written plan refers to these and that they are not shown on the Proposals Map because the information is updated regularly by the Environment Agency. The Flood Risk Zones are shown on the draft Proposals Map which accompanies the Ribble Valley Housing and Economic Development DPD (Reg 18) so the two plans will not align in this respect.
4. I note the removal from the Proposals Map of an area of Ancient Woodland adjacent to the Ribble Valley to the N/NW of Great Harwood as referred to in my response of 23rd March 2016 to the Reg 18 Consultation draft. I also note the addition of a Local Geodiversity site at Turn Hill.

I trust that these comments are helpful.

Joanne Machok

Joanne Machok BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 410200
Email: joanne.machok@ribblevalley.gov.uk

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For information on the adopted Core Strategy click [here](#)



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From: Darren Tweed (<mailto:Darren.Tweed@hyndburnbc.gov.uk>)
Sent: 29 September 2016 08:10
To: Joanne Machok
Subject: Hyndburn Development Management DPD Consultation - Publication (pre-submission) version

Dear Joanne Machok (Ribble Valley Borough Council)

I am writing to inform you that the Council has produced the pre-submission 'Publication' version of its Development Management Development Plan Document (DM DPD). The DM DPD forms an important part of the new Local Plan for Hyndburn, and this is the final opportunity to comment on the content of the DPD.

The DM DPD sets out the detailed planning policies to be used by decision makers in determining planning applications for the Borough. Once complete the DM DPD will sit alongside the Core Strategy and Accrington Area Action Plan (parts of the Local Plan already adopted by the Council in 2012) as part of the statutory development plan for the Borough. The DM DPD will replace the majority of Local Plan (1996) policies that remain saved and extant.

The DM DPD is now open for comment for a period of 6 weeks from Thursday 29th September through to Thursday 10th November 2016. All relevant documentation (including official Representation Forms) can be viewed on the Council's website at www.hyndburnbc.gov.uk/dmddp. Hard copies of the DM DPD (including Representation Forms) will also be made available for reference at all Council libraries and in the reception of the Council Offices at Scatcliffe House during normal working hours.

Please submit any comments using the official Representation Forms provided as it is important at this stage of the plan-making process that comments

are submitted in the appropriate way. A Planning Inspector will be appointed to examine the DM DPD in 2017 and he/she will only be able to fully consider representations made in accordance with legal compliance issues or issues of 'soundness'. The Council has produced notes to accompany the DM DPD Representation Form to help facilitate this.

Representations may be sent via email (by preference) to planning@hyndburnbc.gov.uk, or by post to 'DM DPD Consultation', using the address below. Please note that **all comments should be received no later than 5pm on Thursday 10th November 2016** and will be made available for public inspection, and therefore cannot be treated as confidential.

You are being advised of this consultation exercise due to previous involvement in planning policy consultations in Hyndburn, or due to a specific request having been made for your details to be added to our database (Your Contact ID is 306). If you no longer wish to receive notifications of planning policy related work then please let me know.

Regards

Darren Tweed | Principal Planning Officer (Policy)
BA(hons) MSc MRTPI

Planning Policy

Hyndburn Borough Council | Scaitcliffe House {Ormerod Street }

Accrington | Lancashire | BB5 0PF |

☎ 01254 380174

✉ darren.tweed@hyndburnbc.gov.uk



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From: Darren Tweed
To: [Joanne Meech](#)
Subject: Hyndburn Development Management DPD - consideration of representations
Date: 03 January 2017 10:34:44

Dear Joanne

Further to your representation to the Hyndburn Development Management DPD Publication version, I am notifying you of the Council's forthcoming Cabinet and Full Council meetings to be held on Wednesday 4th January and Thursday 5th January respectively. Full details of the committee agendas are available on the Council's [website](#).

In summary the Cabinet and Council reports:

- summarise the main issues raised during the Publication (pre-submission) consultation exercise held between 29th September and 10th November 2016;
- seek approval for a proposed 'Council Response' to each issue raised; and
- seek approval for submission of the DM DPD and proposed 'Council Response' to the Secretary of State to commence the formal Examination process.

Direct links to relevant reports are available below. The Council has identified each separate issue raised in your representation and assigned a specific ID (a 'Rep_ID') to it. Your representation relates to the following **Rep_ID(s): 273-276**

- [Cabinet Report](#)
- [Proposed 'Council Response' to all representations](#)
- [Council Report](#)
- [List of additional Council proposed changes](#) (unrelated to representations)

It is currently anticipated that the Council will formally submit the DM DPD by the end of January 2017 with an Examination in Public / Hearings to be held in May 2017. We will confirm submission with you in due course.

Regards

Darren Tweed | Principal Planning Officer (Policy)
BA(hons) MSc MRTPI

Planning Policy
Hyndburn Borough Council | Scatcliffe House | Ormerod Street |
Accrington | Lancashire | BB5 0PF |
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Philip Dagnall

From: Philip Dagnall
Sent: 24 March 2017 11:48
To: 'planningpolicy@lancaster.gov.uk'
Cc: Colin Hirst
Subject: Formal response by Ribble Valley Borough Council to Consulation by Lancaster City Council regarding Strategic Policies and Land Allocation DPD and review of draft Development Management Policies, Policies Map and Area Maps

Importance: High

Dear Lancaster City Council Planning Policy,

Having reviewed the documents we have no comment to make.

We would appreciate an acknowledgement of your receipt of this response.

Yours sincerely, Phil Dagnall, Forward Plans, Ribble Valley Borough Council

From: [Joanne Macholic](#)
To: [Programme Officer](#)
Subject: RE: Hyndburns Development Management DPD
Date: 28 March 2017 15:21:42
Attachments: [mase011.png](#)

Dear Stuart

Thank you for your email of 6th March regarding the examination.

I note that the Inspector does not raise any issues regarding policy DM18 which my comments referred (in part) to, particularly regarding the woodland and grassland ecological networks shown on the Proposals Map.

I note in the Council's response report to the public consultation, there is agreement that the networks are schematic, indicative and not expected to directly reflect features on the ground, although this is not reflected in the text of the submitted plan. I also note that a minor modification was agreed. However I cannot find any related amendment/modification. If I have missed it, please let me know.

Regards

Joanne Macholic

Joanne Macholic BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholic@ribblevalley.gov.uk

Please note my normal working pattern is all day Monday and Tuesday and Weds morning. In my absence please contact my job share partner

joanne.paulic@ribblevalley.gov.uk

For information on the adopted Core Strategy click [here](#).



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www.ribblevalley.gov.uk

From: Programme Officer [mailto:ProgrammeOfficer@hyndburnbc.gov.uk]
Sent: 06 March 2017 14:18
To: Programme Officer
Subject: Hyndburns Development Management DPD

Dear Representor

Re: Hyndburn's Development Management DPD

In your representation to the Council you indicated you did not want to participate at the public hearings, instead you wanted your views to be dealt with using your written response. Both methods (written and orally) will carry the same weight and the Inspector shall have equal regard to views put at a hearing or in writing.

Just for your information I am writing to inform you the hearing sessions will start on **Wednesday 17 May 2017** and will last for two days. They will be held at **Scatcliffe House, Ormerod Street, Accrington, BB5 0PF**. Only those seeking changes to the plan have a right to participate in the hearing sessions. Whilst sessions are open for anyone to observe attendance at a hearing session will only be useful and helpful to the Inspector if you wish to participate in the discussion.

We have updated the Examination webpage (<http://www.hyndburnbc.gov.uk/dmddpd>) on the Council's website. The webpage now includes the Inspectors Examination Guidance Note, the Inspectors Matters, Issues and Questions (MIQs) and a draft Hearing Timetable. *These documents have been attached to this email.*

Any comments on the scope of the Inspectors matters, issues and questions should be sent to myself (Programme Officer) by **12 noon on 31 March 2017**.

If you have any questions please don't hesitate to contact me using the below contact details

Best wishes,

Stuart Sambrook
Programme Officer
Hyndburn's Development Management DPD
(01254) 380695
<http://www.hyndburnbc.gov.uk/dmddpd>



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From: [Colin Hirst](#)
To: [Joanne Machok](#); [Diane Neville](#); [Phillip Daonall](#); [Craig Matthews](#)
Subject: FW: Publication of the Local Plan Evidence Base
Date: 13 June 2017 10:56:30
Attachments: [image001.png](#)

FYI

From: Forward Planning [mailto:forwardplanning@rossendalebc.gov.uk]

Sent: 13 June 2017 10:50

Subject: Publication of the Local Plan Evidence Base

Dear Sir / Madam,

Thank you for your interest in Rossendale's Development Plan. As you have asked to be kept informed about Rossendale's Local Plan I am updating you about how we are progressing with this document.

Publication of the Local Plan Evidence Base

The Council has commissioned a number of evidence base documents to inform the preparation of the Local Plan. These documents are being published to provide transparency about the factual basis on which the Local Plan will be prepared. The evidence base is listed below:

- Town Centre, Retail, Tourism and Leisure Study
- Review of Employment Land and Sites
- Strategic Housing Market Area Assessment (SHMA)
- Strategic Housing Land Area Assessment (SHLAA)-Stages 1 and 2 plus Site Assessments
- Green Belt Review
- Strategic Flood Risk Assessment (SFRA)
- Gypsy and Traveller Study (GTAA)
- Environmental Network Study
- Viability Study
- Affordable Housing Viability Study
- Landscape Study (*previously published*)
- Playing Pitch Strategy (*previously published*)

The Evidence Base is also accompanied by a Sustainability Appraisal and Habitat Regulations Assessment.

All the documents will be made available on the Council's website

www.rossendale.gov.uk/localplan

Hard copies of each of the documents will be available to view at the Council's offices at the Business Centre, Futures Park, Bacup, OL13 8AP

An Open Day on the Evidence Base will be held on Tuesday 4th July from 1pm-6pm. This will be held in the Council Chamber at Futures Park and is intended to provide an opportunity for anyone interested to come along and ask questions about the documents.

Authority Monitoring Report (AMR) and Five Year Land Supply Report

The adopted Core Strategy contains a number of targets for measuring the performance of policies. The latest AMR is now being published and includes statistics about the achievement of targets over the last three year period (2014/15; 2015/16 and 2016/17). The AMR provides important evidence that will help inform the preparation of the Local Plan. The Council also prepares annual 5 year Housing Land Supply Reports. This looks at the delivery of new housing as well as the supply of sites. This enables the Council to identify how much land is currently available with permission as well as where a supply of new sites may derive from. Reports are now being published for 2015/16 and 2016/17.

These documents can be accessed on www.rossendale.gov.uk/localplan

Preparing the new Local Plan (2019-2034)

There are 3 elements to the new Local Plan:

- Review of the policies set out in the adopted Core Strategy (2011), where appropriate, such as the development requirements
- Identifying sufficient land to meet these development needs (eg for housing, employment land etc)
- Draft Development Management policies to guide development.

It is anticipated that a consultation exercise on a full Draft Plan, informed by the Evidence Base, will commence in late July and run for an extended period. You will be notified when this occurs and asked to take part. This will also be advertised on the Council's website at www.rossendale.gov.uk/localplan.

Consultation database

If you no longer wish to be contacted about the Local Plan please email forwardplanning@rossendalebc.gov.uk and asked to be removed from the database.

Core Strategy

The existing Adopted Core Strategy (2011) remains the Development Plan for Rossendale until it is superseded by the new Local Plan. The Core Strategy can be viewed at www.rossendale.gov.uk/corestrategy

I hope you find this helpful but if you have any specific queries please e-mail forwardplanning@rossendalebc.gov.uk.

Yours faithfully,

Nicola Hopkins

Planning Manager

Rossendale Borough Council

Room 120

The Business Centre

Futures Park,

Bacup,

OL13 0BB.

Web: www.rossendale.gov.uk

Twitter: [@RossendaleBC](https://twitter.com/RossendaleBC)

Facebook: [Rossendale Borough Council](https://www.facebook.com/RossendaleBoroughCouncil)

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Rossendale
BOROUGH COUNCIL NEWS

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From: Anne Storah
To: [Diane Neville](mailto:Diane.Neville@ribblevalley.gov.uk)
Cc: [Adrian Smith](mailto:Adrian.Smith@rossendalebc.gov.uk)
Subject: RE: Duty to co-operate meeting re Rossendale Local Plan
Date: 14 June 2017 15:11:51
Attachments: [image001.png](#)

Hi Diane,
Thanks for letting me know. Good luck with everything.
Best wishes,
Anne

From: Diane Neville [mailto:Diane.Neville@ribblevalley.gov.uk]
Sent: 14 June 2017 15:10
To: Anne Storah
Subject: RE: Duty to co-operate meeting re Rossendale Local Plan
Hi Anne,

Sorry to be so late with this but I am going to have to send my apologies for your meeting tomorrow. I had hoped to attend, however further to an internal working group meeting on Monday of this week, we are now going to be submitting our allocations DPD in very near future so we need to focus our time on getting information to our planning committee next week. If there is anything specific that you would like RV to look at then send it over and I can of course write a duty to co-operate letter if that would be of use.

Apologies again

Kind regards

Diane.

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner [Joanne Macholc@ribblevalley.gov.uk](mailto:Joanne.Macholc@ribblevalley.gov.uk)

From: Adrian Smith [mailto:AdrianSmith@rossendalebc.gov.uk]

Sent: 13 June 2017 17:14

To: 'Kingram@burnley.gov.uk'; 'Elizabeth Murphy-Burnley'; 'Richard Sharples'; Diane Neville; 'DickenJonathan (jonathan.dicken@pendle.gov.uk)'; 'darren.tweed@hyndburnbc.gov.uk'; 'simon.prideaux@hyndburnbc.gov.uk'; 'brian.bailey@blackburn.gov.uk'; 'Marcus.Hudson@lancashire.gov.uk'

Cc: Nicola Hopkins; Anne Storah; 'Phil Ratcliffe'; 'Gill.Ritchie@calderdale.gov.uk'

Subject: Duty to co-operate meeting re Rossendale Local Plan

Hi

Please find attached the agenda for the Duty to Co-operate meeting on Rossendale on Thursday morning.

If you have any questions regarding this please contact Anne Storah on (01706) 252418 as I will be on leave on Wednesday.

Cheers

Adrian

Adrian Smith

Principal Planner-Forward Planning

Rossendale Borough Council

Room 119

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Bacup
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OL13 0BB
01706 252419
adriansmith@rossendalebc.gov.uk
Web: www.rossendale.gov.uk
Twitter: [@RossendaleBC](https://twitter.com/RossendaleBC)
Facebook: [Rossendale Borough Council](https://www.facebook.com/RossendaleBoroughCouncil)
Visit Rossendale: <http://www.visitrossendale.com/>

Rossendale

BOROUGH COUNCIL NEWS

Click [here](#) to get all the latest Council and Community news for Rossendale

Rossendale has been ranked in the national top 20% of socially mobile places to grow up and live, coming 57th out of all 324 local authority areas.

Disclaimer

The information contained in this communication from adriansmith@rossendalebc.gov.uk sent on 2017-06-13 at 17:10:40 is confidential and may be legally privileged. It is intended solely for use by diane.neville@ribblevalley.gov.uk and others authorised to receive it. If you are not diane.neville@ribblevalley.gov.uk you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful.

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Twitter: [@RossendaleBC](https://twitter.com/RossendaleBC)
Facebook: Rossendale Borough Council
Telephone 01706 217777

Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)

From: [Joanne Macholc](#)
To: [Diane Neville](#)
Subject: FW: Duty to Co-operate
Date: 27 June 2017 11:31:24
Attachments: [Duty to Co-operate letter Ribble Valley 270617.doc](#)

[Diane](#)
[for info](#)
[Joanne](#)

From: Porter, David [mailto:dporter@lancaster.gov.uk]
Sent: 27 June 2017 09:51
To: Joanne Macholc
Subject: Duty to Co-operate

Joanne,

Following our duty to co-operate meeting in March, I am about to circulate a members' letter on the subject (see attached draft). Our portfolio holder, Janice Hanson, is keen to ensure that there is duty to co-operate engagement with fellow councillors, so that there is a proper political contact as well as through the executive. In practice, most of the liaison and discussion will continue to be through officers, and you will see that the letter links in to you for this reason. The main purpose of this email is to notify you of the letter, and to ask whether we are addressing the correct councillor, Mrs Brown? We will be posting and emailing the letter, so could you please also confirm the email address we should use as well as the recipient. Thank you.

Regards,

David

David Porter BA MA MRTPI | Senior Planning Officer
Regeneration and Planning Service | Lancaster City Council
Morecambe Town Hall | Marine Road East | Morecambe | LA4 5AF
E: dporter@lancaster.gov.uk | T: 01524 582335

UK businesses use up 2 million tonnes of paper each year. Think before you print this email - do you really need to? Thank you.

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[DISCLAIMER:](#)

From: Darren Tweed
To: [Joanne Macholc](#)
Subject: Hyndburn Local Plan Consultation & Update
Date: 14 July 2017 13:55:21

Dear Joanne Macholc (Ribble Valley Borough Council)

Hyndburn Local Plan Update & Consultation

I am writing to update you on progress with preparation of the new Local Plan for Hyndburn. The Local Plan (once complete) will set out the detailed planning policies used to determine planning applications in the Borough, and identify sites for future development and/or protection in the Borough to 2033.

The Council adopted the first two parts of its new Local Plan in 2012, the Core Strategy and the Accrington Area Action Plan. These can be viewed on the Council's [website](#). Updates on the remaining two documents that are required to complete the Local Plan are provided below.

Development Management Development Plan Document – Main Modifications Consultation

The Development Management Development Plan Document (DM DPD) sets out the detailed planning policies to be used by decision makers in determining planning applications for the Borough. After a number of public consultation exercises the Council submitted the DM DPD to the Secretary of State in January 2017 for independent examination.

Following examination by the Planning Inspector a number of Main Modifications are proposed to the DM DPD. These are now subject to a six week consultation period. Any comments received during this process will be forwarded to the Planning Inspector alongside a Council response to those comments. The Inspector will consider all responses that are received before issuing her final report. The Council intends to make any modifications proposed in the final Inspector's report, and then adopt the DM DPD for use in all future planning decisions.

Full details of the Main Modifications that are proposed, alongside relevant supporting documents (e.g. Sustainability Appraisal, Statement of Representations Procedure) are available to view online at <https://www.hyndburnbc.gov.uk/dmdpd/>. Hard copies of relevant documentation will also be made available for reference at all Council libraries and in the reception of the Council Offices at Scaitcliffe House during normal working hours.

Please note that if you wish to comment (make representation) on the proposed Main Modifications then these must be received by the Council **no later than 5pm on Friday 25 August 2017**. Representations may be sent via email to planning@hyndburnbc.gov.uk, or by post to 'DM DPD Main Modifications Consultation,' using the above address. Please note that all comments will be made available for public inspection, and therefore cannot be treated as confidential. Please state clearly the modification reference (off the Schedule of Main Modifications) to which your comments relate.

The Council is only able to accept representations at this stage in relation to the proposed Main Modifications to the DM DPD and not on any other parts of the plan. If you have previously made representations to earlier stages of the DM DPD then the Inspector has considered these during the examination process and there is no need to make these again.

Site Allocations Development Plan Document – Planned Consultation

The final part of Hyndburn's new Local Plan will consider the appropriate sites to allocate for development, or designate to protect from development, to best meet the needs of local communities for new housing, employment and service provision to 2033. The Council is planning to run an initial consultation exercise on this later in 2017 (or early in 2018), in conjunction with a partial review of elements of the adopted Core Strategy. You will be contacted separately at the appropriate time regarding this consultation.

Future Contact

We are contacting you due to your previous involvement in planning policy consultations in Hyndburn, or due to a specific request having been made for your details to be added to our database. If you no longer wish to receive notifications of planning policy related work then please let me know and I can remove your details.

Regards

Darren Tweed | Principal Planning Officer (Policy)
BA(hons) MSc MRTPI

Planning Policy

Hyndburn Borough Council | Scaitcliffe House | Ormerod Street |
Accrington | Lancashire | BB5 0PF |

' 01254 380174

✉ darren.tweed@hyndburnbc.gov.uk

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Philip Dagnall

From: Philip Dagnall
Sent: 31 July 2017 13:34
To: 'Matthew Collins'
Cc: Colin Hirst
Subject: RE: Craven Local Plan Consultation - Duty to Cooperate- response from Ribble valley Borough Council

Dear Matthew,

Thank you for consulting us on this matter. The Council has no further comment to add at this stage. Please confirm receipt of this email.

Yours sincerely, Phil Dagnall, Forward Planning

From: Matthew Collins [<mailto:MCollins@cravenc.gov.uk>]
Sent: 24 July 2017 12:47
To: Philip Dagnall
Subject: Craven Local Plan Consultation - Duty to Cooperate

Hello Philip,

I hope you are well. I don't know if you have seen, but we are currently consulting on a pre-publication draft local plan for Craven . Documents can be found here:

<http://www.cravenc.gov.uk/newlocalplan>

I would welcome the observations of Ribble Valley Council on the plan, if they have not been provided already. Primarily, this is from a Duty to Cooperate viewpoint and related cross-boundary planning issues. As previously identified, the main cross-boundary matter relates to the AONB, but I would welcome any observations you may have on the plan accordingly.

I look forward to hearing from you.

Kind regards

Matthew

From: [Joanne Macholc](#)
To: ["Darren Tweed"](#)
Subject: RE: Hyndburn Local Plan Consultation & Update
Date: 07 August 2017 15:01:27
Attachments: [image001.png](#)

Dear Darren

Thank you for notifying Ribble Valley BC about the Main Modifications to the Development Management DPD. I have considered them at an officer level and have no comments to make from this authority's point of view. I wish you well with the final stages of DPD preparation and note your timescale for initial consultation on partial review of the Core Strategy and site allocations.

Kind regards

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council

Tel: 01200 413200

Email: joanne.macholc@ribblevalley.gov.uk

Please note my normal working pattern is: all day Monday and Tuesday; and Weds morning. In my absence please

contact my job share partner diane.neville@ribblevalley.gov.uk

For information on the adopted Core Strategy click [here](#)



**Ribble Valley
Borough Council**

www.nbblevalley.gov.uk

From: Darren Tweed [<mailto:Darren.Tweed@hyndburnbc.gov.uk>]
Sent: 14 July 2017 13:54
To: Joanne Macholc
Subject: Hyndburn Local Plan Consultation & Update

Dear Joanne Macholc (Ribble Valley Borough Council)

Hyndburn Local Plan Update & Consultation

I am writing to update you on progress with preparation of the new Local Plan for Hyndburn. The Local Plan (once complete) will set out the detailed planning policies used to determine planning applications in the Borough, and identify sites for future development and/or protection in the Borough to 2033.

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The Council is only able to accept representations at this stage in relation to the proposed Main Modifications to the DM DPD and not on any other parts of the plan. If you have previously made representations to earlier stages of the DM DPD then the Inspector has considered these during the examination process and there is no need to make these again.

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We are contacting you due to your previous involvement in planning policy consultations in Hyndburn, or due to a specific request having been made for your details to be added to our database. If you no longer wish to receive notifications of planning policy related work then please let me know and I can remove your details.

Regards

Darren Tweed | Principal Planning Officer (Policy)
BA(hons) MSc MRTPI

Planning Policy

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Accrington | Lancashire | BB5 0PF |

☎ 01254 380174

✉ darren.tweed@hyndburnbc.gov.uk

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From: [Colin Hirst](#)
To: [Diane Neville](#)
Subject: FW: Hyndburn Council Green Belt Assessment
Date: 21 September 2017 11:54:25
Attachments: [Hyndburn GBA Method Report FINAL.pdf](#)

Please will you have as look at this, we share green belt with them so probably need to be involved as far as we can afford the time, but may also give some guidance to our future work
Colin.

From: Anna Ortega [mailto:Anna.Ortega@arup.com]
Sent: 20 September 2017 11:24
To: helen.holland@blackburn.gov.uk; emurphy@burnley.gov.uk; Colin Hirst; annestorah@rossendalebc.gov.uk; adriansmith@rossendalebc.gov.uk
Subject: Hyndburn Council Green Belt Assessment

Hi all,

Arup has been commissioned to prepare a Green Belt Assessment for Hyndburn Council. We are currently preparing the methodology for the assessment and invite you to make comments on the draft methodology prior to us progressing to the next stages of the assessments (the general area assessment and following on from this, the parcel assessment). I have attached our method report for your review and comments. Please can you email any comments back to me by COP on the **6th October 2017**.

Please do not hesitate to get in touch if you have any queries regarding the method or the assessment generally.

We look forward to receiving your comments.

Kind regards,

Anna

Anna Ortega

Senior Planner | Planning, Policy and Economics
LLB(Hons) MSc MRTPI

Arup

6th Floor 3 Piccadilly Place Manchester M1 3BN United Kingdom

t: +44 161 228 2331

dd: +44 161 602 9339

www.arup.com

Connect with me on [LinkedIn](#)

From: [Diane Neville](#)
To: ["Anna.Ortega@arup.com"](mailto:Anna.Ortega@arup.com)
Cc: [Joanne Macholc](#)
Subject: FW: Hyndburn Council Green Belt Assessment
Date: 22 September 2017 14:38:33
Attachments: [27110707 - APPENDIX 2.pdf](#)

Hi Anna

Thank you for consulting Ribble Valley Borough Council on Hyndburn's Green Belt Assessment. This is an area of work that we would like to be kept informed about due to the spatial relationship and Green Belt coverage between our two borough's.

On page 16 of the assessment it states that "There is no publically available Green Belt assessment for Ribble Valley Council and it is unclear whether they are undertaking, or plan to undertake, a Green Belt assessment in the near future".

For information and by way of an update, a Green Belt topic paper was produced by RVBC in 2007 (see attached- available on the RVBC website https://www.ribbonvalley.gov.uk/meetings/meeting/386/planning_and_development).

As part of both the adopted RV Core Strategy and the production of the Allocations document (the Housing & Economic Development DPD – now submitted to SoS and within the EIP process) there have been no changes to the Green Belt boundary.

Whilst at this stage it is unlikely that Green Belt boundaries within Ribble Valley will be amended, the Council is committed to a Local Plan review by 2019 (within 5 years of the adoption of the Core Strategy which took place in December 2014) The topic area of Green Belt is one that will be re-assessed as part of the evidence base review which will inform the Local Plan review (which is anticipated to begin in 2018).

At this stage RV have no specific comments to make on the proposed draft methodology for Hyndburn's Green Belt assessment, however we wish to be kept informed as the assessment progresses to the general area assessment and the parcel assessment.

Kind regards

Diane.

Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

In my absence please contact my job share partner Joanne.Macholc@ribbonvalley.gov.uk

From: Colin Hirst
Sent: 21 September 2017 11:54
To: Diane Neville
Subject: FW: Hyndburn Council Green Belt Assessment

From: Anna Ortega [<mailto:Anna.Ortega@arup.com>]
Sent: 20 September 2017 11:24
To: helen.holland@blackburn.gov.uk; emurphy@burnley.gov.uk; Colin Hirst; annestorah@rossendalebc.gov.uk; adriansmith@rossendalebc.gov.uk
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you email any comments back to me by COP on the **6th October 2017**.

Please do not hesitate to get in touch if you have any queries regarding the method or the assessment generally.

We look forward to receiving your comments.

Kind regards,

Anna

Anna Ortega

Senior Planner | Planning, Policy and Economics

LLB(Hons) MSc MRTPI

Arup

6th Floor 3 Piccadilly Place Manchester M1 3BN United Kingdom

t: +44 161 228 2331

dd: +44 161 602 9339

www.arup.com

Connect with me on [LinkedIn](#)

From: Anna Ortega
To: [Diane Neville](#)
Subject: RE: Hyndburn Council Green Belt Assessment
Date: 10 October 2017 16:26:45

Hi Diane,

Apologise as I don't think I replied to you. Many thanks for your response. I will incorporate the updated position for Ribble Valley into our report as this is very useful information.

Kind regards,

Anna

Anna Ortega

Senior Planner | Planning, Policy and Economics

LLB(Hons) MSc MRTPI

Arup

6th Floor 3 Piccadilly Place Manchester M1 3BN United Kingdom

t: +44 161 228 2331

dd: +44 161 602 9339

www.arup.com

Connect with me on [LinkedIn](#)

From: Diane Neville [mailto:Diane.Neville@ribblevalley.gov.uk]

Sent: 22 September 2017 14:38

To: Anna Ortega

Cc: Joanne Macholc

Subject: FW: Hyndburn Council Green Belt Assessment

Hi Anna

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Diane Neville

Senior Planning Officer

Bsc (Hons), MA, MA, MRTPI

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

Normal work pattern: Wednesday afternoon, Thursday & Friday

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From: Colin Hirst

Sent: 21 September 2017 11:54

To: Diane Neville

Subject: FW: Hyndburn Council Green Belt Assessment

From: Anna Ortega [<mailto:Anna.Ortega@arup.com>]

Sent: 20 September 2017 11:24

To: helen.holland@blackburn.gov.uk; emurphy@burnley.gov.uk; Colin Hirst; annestorah@rossendalebc.gov.uk; adriansmith@rossendalebc.gov.uk

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Please do not hesitate to get in touch if you have any queries regarding the method or the assessment generally.

We look forward to receiving your comments.

Kind regards,

Anna

Anna Ortega

Senior Planner | Planning, Policy and Economics

LLB(Hons) MSc MRTPI

Arup

6th Floor 3 Piccadilly Place Manchester M1 3BN United Kingdom

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dd: +44 161 602 9339

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Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)

Happiest residents in the UK – Ribble Valley has a 'happiness rating' of 8.2 compared to a UK average of 7.5 (Halifax Rural Quality of Life Survey 2016)

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