

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY 8th, DECEMBER, 2011
title: CORE STRATEGY- KEY STATEMENT AND DEVELOPMENT MANAGEMENT
POLICIES – PROPOSED REVISIONS
submitted by MARSHALL SCOTT, CHIEF EXECUTIVES DEPARTMENT
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1 PURPOSE

1.1 To inform the Council regarding the outcomes of the recent consultations on the Core Strategy, and how they are influencing the development of the document. The Core Strategy is a fundamental part of the Local Development Framework (LDF) which will ultimately become a part of the Borough's statutory plan and guide the location of future development.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The document that is the subject of this report, as part of the LDF Core Strategy, relates to Council ambitions of making people's lives safer and healthier and also helping to protect and enhance the local environment.
- Community Objectives – The matters covered in this report will contribute to the objectives of building safer communities, and ensuring that there is a suitable supply of sites for employment and appropriate housing
- Corporate Priorities – This paper will help improve the evidence base of the Local Development Framework thereby assisting performance and consistency.
- Other Considerations – None.

2 BACKGROUND

2.1 The Core Strategy is a central planning document within the Local Development Framework (LDF) that will ultimately replace the current District Wide Local Plan and become part of the statutory plan for the Borough into the future. It is produced following a prescribed series of consultations related to relevant regulations within government legislation. This document concerns relevant responses to the Regulation 25 consultation stage (also termed a the "Issues and Options" stage) that relate to both the Key Statements and the Development Management Policies sections of the Strategy and proposes a series of amendments to some of the Statements and Policies.

2.2 The Issues and Options version of Core Strategy contained a Vision for the area, a Series of Strategic Objectives, a set of "Key Statements" on a variety of themes such as sustainability, housing, the local economy and others, a set of Development Strategy Options and finally a series of Development Management (DM) policies that elaborate on the Key Statements. These Development Management policies will eventually replace

the current detailed policies in the District Wide Plan that are used at present by RVBC planning management staff. They will thus become the new guidelines in the local assessment of future planning applications once the Core Strategy is formally adopted.

- 2.3 The Regulation 25 stage has involved two major and wide ranging public consultations, the first in 2010, which was reported to members, and the second and earlier this year. Both consultations received a significant amount of responses from a wide variety of sources including local residents, statutory authorities and agencies; representatives of landowners and from the development industry. Following the 2010 consultation a Schedule of proposed amendments to the Key Statements and Development Management (DM) Policies resulting from relevant responses was drawn up and reported to members in June. These proposed amendments were then circulated for further consultation (as a document entitled Core Strategy – Proposed Revisions to Key Statements and Development Management Policies), together with other planning and housing related documents, earlier this year. All the responses from both consultations have been entered into our consultation database. The detailed Proposed Revisions document is available in hard copy in the Members’ Room together with the original August 2010 Core Strategy Consultation document to which the Revisions document relates.
- 2.4 The 2011 consultation has produced further responses to the Key Statements and Development Management Policies (as set out in the Proposed Revisions consultation Document) and some of these have resulted in further amendments.
- 2.5 In addition, and in parallel to the above public consultations, the consultancy firm Hyder has been engaged to produce a Sustainability Appraisal (SA) of the Core Strategy, again as a part of the legal process of plan formation. As a part of developing the SA they have considered the Key Statements and Development Management policies from a sustainability standpoint and have suggested amendments and clarifications.
- 2.6 This report deals solely with how the various responses from the consultations and Hyder have influenced the Key Statements and DM policies as originally laid out in the August 2010 Core Strategy consultation document.
- 2.7 In general terms most of the Key Statements have been amended to varying degrees with perhaps the most changes to the Sustainability, Landscape, Biodiversity, Heritage Assets and Business and Employment Statements. In addition there have been changes to many of the DM policies, some minor. There are significant changes to DMG1 General Considerations, DME1 Trees and Woodland, DME 4 Protecting Heritage Assets, DMH1 Affordable Housing and DME 5 Renewable Energy and a proposal for a completely new policy, DME6 Water Management.
- 2.8 The original consultation version of the Core Strategy, on which the 2010 comments were based, is available as a hard copy in the Members Room, together with a hard copy of the Revisions Schedule which outlined the changes that flowed from that consultation. In addition the original Core Strategy consultation document is available through a link on the council’s website at:

http://www.ribblevalley.gov.uk/info/200180/planning_policy/1358/local_development_framework/

2.9 As the various changes indicated above spring from several different sources it was felt that the most coherent way to illustrate them is to bring all the amendments into the Key Statements and Development Management Policies sections of the original August 2010 document as underlined text. This document is appended to this report as Appendix 1. It can be compared to the original document, which is available through the weblink above or via the hard copy in the Members' room.

3 RISK ASSESSMENT

3.1 The approval of this report may have the following implications:

- Resources – No immediate implications.
- Technical, Environmental and Legal – The Core Strategy is a statutory requirement of the planning process.
- Political – No direct political implications.
- Reputation – The Council would wish to be seen to take note of the consultation responses to this important planning document and amend the document in light of relevant comment as a part of its long term planning development.

4 RECOMMENDED THAT COMMITTEE

4.1 Agree the proposed changes and that the revised text be incorporated into the Core Strategy Preferred Option draft.

CHIEF EXECUTIVE

BACKGROUND PAPERS

1. Core Strategy Consultation – Regulation 25 Report, Draft for Consultation, August 2010
2. Core Strategy – Proposed Revisions to Key Statements and Development Management Policies, June 2011

for further information please ask for Phil Dagnall, extension 4570.

APPENDIX 1

REVISIONS TO CORE STRATEGY KEY STATEMENTS AND DEVELOPMENT MANAGEMENT POLICIES FOLLOWING 2010 AND 2011 ISSUES AND OPTIONS CONSULTATIONS AND HYDER CONSULTANCY COMMENTS

Note: All amendments are underlined

5. ENVIRONMENT

5.1 Strategic Spatial Policies

- 5.1.1 A number of designations exist that serve to protect the high quality environment enjoyed across the Ribble Valley. The Council is keen to ensure that appropriate measures are taken to enable this asset to be protected. Whilst there is not an extensive area of statutory Green Belt the areas that exist are valued and their general extent will be protected. There are no planned strategic reviews of green belt proposed within Lancashire and fundamentally there is a presumption against exceptional substantial strategic change at this time.

KEY STATEMENT: Green Belt

The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation

5.1.2 WHY ARE WE TAKING THIS APPROACH?

This key statement is in line with the national policy providing the local interpretation of these national policies. It is important that the Green Belt is maintained in Ribble Valley to help preserve the character of the area. It is recognised that whilst the extent of the green belt is limited, it is complimentary to the green belt designations in neighbouring districts. Some minor changes will be considered where appropriate to rationalise the existing green belt boundaries in response to findings of the evidence base. This will be dealt with in detail through relevant development plan documents.

KEY STATEMENT Landscape (amended version)

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

5.1.3 WHY ARE WE TAKING THIS APPROACH?

Para 5.1.3 (amended) originally para 5.2.3

Over 75% of the area is designated as an Area of Outstanding Natural Beauty and outside these statutory areas the borough comprises extensive areas of open countryside much of which has an intrinsic value that contributes to the quality of the landscape in the borough. In addition the founding principle of landscape character is that all landscapes have a value. The Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape. Particular regard, consistent with the designation as AONB, will be given to matters of design and impact with an expectation that the highest standards of design will be required. The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non- standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity”.

KEY STATEMENT: Sustainable Development and Climate Change (amended version)

The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint.

In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.

All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.

On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site based on targets elaborated within the relevant Development Management policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved.

5.1.4 WHY ARE WE TAKING THIS APPROACH?

_Para 5.1.4 (amended) originally 5.2.4

It is important that energy and natural resource provision is considered at this stage. The SA scoping report highlighted that there is a very high quality environment in the borough, which needs to be preserved and enhanced. However it also highlighted that in terms of energy provision (including renewables) policies in the Core Strategy will need to be carefully considered and balanced with the need to ensure that the environment of the Borough is not adversely affected. The key statement sets out how energy provision (including renewables) will be considered at planning application level. Reference should also be made to relevant policies within the Lancashire Minerals and Waste Development Framework Core Strategy and the Minimising and Managing Our Waste in New Developments Supplementary Planning Document.

KEY STATEMENT Biodiversity and Geodiversity (amended version)

The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors.

Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. This could be managed through a variety of mechanisms such as conservation credits. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle, be no net loss of biodiversity.

These sites are as follows:

- Sites of Special Scientific Interest (SSSIs)
- Local Nature Reserves (LNRs)
- County Biological Heritage sites (CBHs)
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)
- Geodiversity Heritage Sites
- Ancient Semi Natural Ancient Woodlands
- Lancashire Biodiversity Action Plan priority habitats and species
- European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species

With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations

5.1.5 WHY ARE WE TAKING THIS APPROACH?

Para 5.1.5 (amended version) originally para 5.2.5

The intricate network of biodiversity provides the support systems that sustain human life and is therefore an integral part of long term sustainability, locally, nationally and on a global scale. Local authorities have a duty to conserve biodiversity under national planning policy and Ribble Valley Borough Council is a signatory to the Lancashire Biodiversity Action Plan, which identifies a raft of habitats and species considered to be of conservation importance at regional level. It also identifies key partners responsible for delivering the action plan, including both statutory and non statutory habitats/species.

In addition the SA scoping report drew attention to the Borough's wealth of biodiversity sites and the need to conserve and enhance biodiversity as an integral part of economic, social and environmental development. It also highlighted the need for the condition of the SSSIs in the area to be improved and that opportunities should be sought to deliver biodiversity enhancements through the Core Strategy. The condition of relevant sites is monitored annually and will continue to be reported within regular monitoring.

KEY STATEMENT: Heritage Assets (amended version)

There will be a presumption in favour of the preservation of heritage assets and their settings where they are recognised as being of importance. **The Authority recognises that the best way of ensuring the long term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic or other uses and their impact on the significance of the asset.**

Conservation Area Appraisals will be kept under review to ensure that any development proposals are in keeping with the historic character and architectural interest of the area. Any development proposals that adversely affect a designated heritage asset or its setting will be given careful consideration in line with the Development Management policies.

5.1.6 WHY ARE WE TAKING THIS APPROACH?

Para 5.1.6 (amended version) – originally 5.2.6

The SA Scoping report highlighted a need to protect and enhance the historic environment of Ribble Valley. The LDF evidence base provides up to date information on the historic environment such as up to date conservation area appraisals, which include information on issues such as listed buildings and buildings of townscape merit. There is a rolling programme to keep these appraisals up to date. It is clear through LDF evidence base work and reports such as the SA scoping report that Ribble Valley has a high quality environment (including historic environment) that must be preserved and enhanced for a variety of reasons, including their educational role. The historic environment should continue to inform and inspire new development of high quality.

EVIDENCE: Implications & Consultation

5.1.7 How has the evidence base and previous consultation informed policy formulation?

Background paper on Greenbelt: This paper found that the general extent of the Green Belt boundary is to be maintained. This impacted upon the formulation of the key statements as only land outside of the greenbelt could be considered as potential development sites.

Conservation Area Appraisals: There are currently 21 conservation area appraisals. The AMR monitors if these have been kept up to date. The appraisals set out the areas of importance to be focused on in terms of the historic fabric of Ribble Valley.

Phase 1 Habitat Survey: This survey information provides the baseline of evidence against which the areas biodiversity is measure and monitored.

Consultation: Previous consultation was undertaken at the unamended regulation 25 stage of Core Strategy production in 2007. This found that the high quality environment in the borough and the need to protect this is seen as a priority for the residents and stakeholders in the borough. Questions were raised at this previous stage of document production and the following results were found.

There was strong public support for developer contributions towards environmental improvements. There was strong support for new developments to be energy efficient with as minimal impact on the environment as possible as well as the reuse of older buildings where possible. The consultation also found that the conservation of wildlife and protection of habitats should always take precedence in deciding the location of new development. This is an issue that was subsequently considered as part of the SHLAA process, one of the LDF evidence base documents, which has informed this Core Strategy document.

SUSTAINABILITY APPRAISAL SCOPING

- 5.1.8 As already discussed in the previous chapter, the SA scoping report highlighted that there is a very high quality environment in the Borough, which needs to be preserved and enhanced. The high quality of the environment provides an opportunity to develop recreation and tourism in the Borough, although care needs to be taken to ensure that such developments are appropriate and do not adversely affect the quality of the natural environment. The report also indicated that due to this high quality environment, the borough contains a wealth of biodiversity sites of international, national, regional and local importance for nature conservation and the need to conserve and enhance biodiversity is an integral part of economic, social and environmental development.
- 5.1.9 The report also indicated that there is a need to protect and enhance the historic environment of Ribble Valley as well as the water environment including issues such as quality and resource use.
- 5.1.10 The report makes clear that in terms of energy provision (including renewables) policies in the Core Strategy will need to be carefully considered and balanced with the need to ensure that the environment of the Borough is not adversely affected. This will be addressed through the Development Management policies set out as part of the approach to delivery in appendix 4.

KEY QUESTIONS FOR THE KEY STATEMENT: ENVIRONMENT

What do you think of this approach?

- **Do you have any questions about this potential approach?**
- **What do you believe the implications are for this approach?**
- **Do you support this approach?**

6. HOUSING

6.1 Strategic Spatial Policies

6.1.1 The Core Strategy focuses on housing development location, targets, phasing and delivery within a spatial context .

6.1.2 Para 6.1.2 (amended version)

The main aim is to ensure that over the plan period, sufficient housing of the right type will be built in the most suitable locations endeavouring to make the best use of previously developed land where suitable and where possible aiming to address meeting identified local needs.

KEY STATEMENT: HOUSING PROVISION

Housing Provision (amended version)

Land for residential development will be made available for an average annual completion rate of at least 161 dwellings per year over the period 2008 to 2028 in accordance with baseline information.

The Council will identify through the relevant “Strategic Housing Land Availability Study” (SHLAA), sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate Strategic Housing Land Availability Assessments, the Council will endeavour to ensure housing land is identified for the full 15 year period and beyond.

A ‘plan-monitor-manage’ approach will be adopted and a monitoring report will be the key tool in tracking the five-year rolling land supply.

6.1.3 **WHY ARE WE TAKING THIS APPROACH?**

The figures set out in the key statement are determined by reference to the evidence base work and reflect the previously adopted figures of the Regional Strategy.

6.1.4 Para 6.1.4 (amended version)

These figures will be treated as a minimum target unless otherwise determined. A phased approach to the release of land will be adopted as the most suitable way forward in delivering development land. Further detail on housing allocations will be given in the Housing and Economic DPD.

6.1.5 Para 6.1.5 (amended version)

In the Regulation 25 consultations of 2010 the Council retained the overall housing supply figures set out and evidenced in the Regional Spatial Strategy (RSS), as these had been tested through a Public Examination. However, after taking into account the Government's proposed abolition of the RSS, and the time that had elapsed since the RSS figures were established, the Council has resolved to commission new research that will inform a future overall housing provision figure. Pending this review the Council will continue to apply the adopted requirement of 161 dwellings per year for planning purposes. This figure remains underpinned by an evidence base that has been tested and looks to the period to 2021. The Council, in setting the plan period for the Core Strategy at 2008 to 2028 has consequently projected the figure of 161 forward, however it is acknowledged that in the longer term further review will be undertaken as a part of the process.

KEY STATEMENT: HOUSING BALANCE

Planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment.

Determination of planning applications for residential development will be informed by the most recent Housing Needs Surveys, the memorandum of understanding on affordable housing and the most recently adopted SHMA, to identify the type, tenure and size of residential dwellings, required at different locations throughout the borough.

6.1.6 **WHY ARE WE TAKING THIS APPROACH?**

Para 6.1.6 (amended version)

A mix of housing aimed at addressing the various different needs of local people in Ribble Valley has been demonstrated as the most suitable option from the LDF evidence base. The identified need, and projection of future need, will be informed by the SHMA

and subsequent updates. The most recent SHMA and Housing Needs Survey should always be used in determining if the proposed development meets the identified need

KEY STATEMENT: AFFORDABLE HOUSING

Affordable housing is broadly defined as that which is accessible to people whose income does not enable them to afford to buy or rent property suitable for their needs in the open housing market.

Within the settlement boundaries of Clitheroe and Longridge, on housing developments of 10 units or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) an element of affordable, local needs housing will be required on all schemes. The Council will seek affordable housing provision at 30% of units on the site.

The Council will use open book viability assessments, provided at the developer's cost, within its consideration of affordable housing provision.

In all other locations in the borough, on developments of 5 or more dwellings (or sites of 0.2 hectares or more irrespective of the number of dwellings) the council will require 30% affordable units on the site.

The Council will only consider a reduction in this level of provision, to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision to the council's satisfaction.

All affordable housing provided must be made available to those in housing need and will remain affordable in perpetuity.

Developers will be expected to provide affordable housing on site as part of the proposed development unless Ribble Valley Borough Council and the developer both agree that it is preferable to make a financial or other contribution towards the delivery of affordable housing on another site.

6.1.7 WHY ARE WE TAKING THIS APPROACH?

The 10 and 5 dwellings threshold has been determined from data presented by the 2008 SHMA. The SHMA will be updated regularly and take updated Housing Needs Survey information into consideration in the figures that it presents. Therefore thresholds may change as and when new, updated information is available.

6.1.8 If both the developer and Ribble Valley Borough Council are in agreement that it is preferable to make an off site financial (or other) contribution rather than providing on site affordable housing, a section

106 agreement must be submitted with the planning application detailing this.

KEY STATEMENT: GYPSY AND TRAVELLER ACCOMMODATION

The Council will identify as appropriate, sites to meet the needs of Gypsy and Travellers based upon up to date Gypsy and Traveller Accommodation Needs Assessment.

Specific sites to meet the identified need will be included within the Housing and Economic Development DPD.

6.1.9 WHY ARE WE TAKING THIS APPROACH?

There is a requirement under the Housing Act (2004) to identify and include for the provision of sites for Gypsy and Traveller accommodation within the Core Strategy. Nationally there has been a growth in Gypsy and Traveller population and there are no signs that this will slow significantly. The requirement set out in the key statement may change as studies assessing Gypsy and Traveller accommodation needs are updated. The current figures have been determined through LDF evidence work, primarily the Gypsy and Traveller Accommodation Needs Assessment undertaken by Salford Housing and Urban Studies Unit in 2008. Updated information will be provided in the Housing and Economic DPD, along with details of where the sites will be allocated to meet identified needs.

6.1.10 At present the most recent surveys indicate the following levels of need:

Residential pitches

In Ribble Valley there is an identified need for 6 residential pitches before 2016 with 5 of these required before 2012.

Transit need

Land to accommodate an additional 6 caravans are required to meet the need for transit provision in Ribble Valley.

Travelling Showpeople

There is no need identified for sites for Travelling Showpeople in the Ribble Valley.

EVIDENCE: Implications & Consultation

6.1.11 How has the evidence base and previous consultation informed policy formulation?

SHMA: The SHMA states that there is a strong requirement for affordable housing in the borough, higher than the regional housing figures within RSS. Therefore an approach has been proposed that supports a higher level of affordable housing provision, whilst still allowing for the provision of market housing.

SHLAA: The SHLAA evidence base document provides detail on potential housing sites in terms of location, capacity, potential constraints and potential delivery timeframe. The document has informed the approach set out in the key statements as the majority of deliverable land is focused around the key service centres, where there are high levels of need for affordable housing demonstrated. The draft SHLAA document was made available for a six-week public consultation period in April 2009 and due to the high levels of public interest, the consultation period was extended by a further two weeks. A summary of representations report was produced following the consultation period, which showed how the responses received on the SHLAA have impacted upon the final adoption version of the 2009 adopted SHLAA.

The SHLAA model identified 138ha of land in the 0-5-year category, giving capacity for some 5441 dwellings. The majority of the land is located within the key service centres of Clitheroe, Longridge and Whalley and would provide for 70% of the identified 5-year supply. The remaining 30% of the 5-year supply is composed of development within the villages.

Para 6.1.11. fourth para (amended)

The SHLAA model also indicates that there is the potential for 1010 dwellings (equating to 27.7ha of land) that could be developed within years 6-10 and 3,603 dwellings (equating to 100ha of land) that could be developed within 11-15 years from the time of the SHLAA being undertaken. The SHLAA therefore shows that based on the regionally determined annual housing figure (of 161/yr), there is approximately 62 years supply of residential land available in the borough that is deliverable and developable over the 15-year period. 54%¹ of this is deliverable and is therefore included within the 5-year land supply. It should be emphasised that the SHLAA is a survey of theoretical potential housing land not a statement of actual planned sites and that the theoretical 62 years supply is well above what will actually be needed to address actual evidenced housing numbers". The model showed that at the planned target of 161 dwellings per year there is ample scope to identify the most suitable sites to deliver housing in the area.

Background paper on greenbelt: This paper found that the general extent of the Green Belt boundary is to be maintained. This impacted upon the formulation of the key statements as only land outside of the Greenbelt could be considered as potential development sites.

Memorandum of Understanding: This is a material planning consideration. The information included in the key statements would continue to support this approach, heavily assisting in the delivery of affordable housing.

Consultation: Previous consultation has focused upon the potential location of development and whether this should be delivered through land allocations or through a developer led approach, with the former being identified as the preferred approach. This consultation also assisted in developing the approach relating to green belt and the key statement on affordable housing provides a definition of affordable housing as was requested as part of the Issues and Options consultation.

Throughout the development of the LDF evidence base, consultation has taken place on all documents such as the SHLAA, SHMA, Employment Land and Retail study, with the topic papers available to view online in the Council's website. To date the most intensive consultation, other than the issues and options consultation, is the consultation that has taken place on the SHLAA.

STRATEGIC ENVIRONMENTAL ASSESSMENT SCOPING

6.1.12 The SA scoping report highlighted the following baseline issues for consideration in the Core Strategy in relation to housing development. These issues have been incorporated into this Core Strategy consultation.

6.1.13 House prices in the Ribble Valley are significantly higher than many other parts of Lancashire though are still below the national average. The housing market has been driven to an extent by in-migration of relatively high earners that has had the effect of driving properties above regional levels and creating issues of affordability for local people, particularly first time buyers and the elderly. The quality of the housing in the Borough is much higher than in other parts of Pennine Lancashire however there are localised problems associated with the number of vacant properties. The SCS also identified a hidden homeless problem, particularly amongst young people in the borough, which is believed to relate to the need for affordable housing.

6.1.14 It is considered that these issues identified as part of the SA and SEA scoping report have been considered within the formulation of the key statements and relating text within this chapter.

KEY QUESTIONS FOR THE KEY STATEMENT: HOUSING

What do you think of this approach?

- Do you have any questions about this potential approach?
- What do you believe the implications are for this approach?
- Do you support this approach?

7. ECONOMY

7.1 Strategic Spatial Policies

7.1.1 Employment and a strong economy are important and the Council will seek to facilitate employment and economic investment where it accords with the Core Strategy policies. There is a general strategic policy aspiration to ensure that all new development is sustainable and contributes to reducing the existing problems of out-commuting, lack of local employment opportunities and associated problems such as environmental sustainability.

7.1.2 Ribble Valley's high quality environment provides an ideal location for many office, crafts and cultural based businesses. In order to allow the expansion of Ribble Valley's economy (in particular in business services) further office accommodation will need to be provided either by new build or converted space including potential uses in redundant farm buildings. In terms of factors that should influence the location of new employment sites, an integrated approach in which equal weight is given to the market, the needs of businesses, the environment and sustainability, appears the most appropriate way forward. This approach would conform with all three potential Development Strategy options set out in this document and is intended therefore to be in conformity with whichever is found to be the preferred development strategy option.

7.1.3 **Broad location of new employment development**

Employment development will generally be directed to the main areas of population growth linking to the underlying strategy of aligning jobs with homes in key areas. This strategy is underpinned by an approach that aims to link local jobs to meet local labour supply and thus achieve a sustainable balance between land uses. This has the potential to reduce the levels of out-commuting and increase self-containment bringing additional benefits including reducing carbon emissions from dispersed development due to increased car use.

7.1.4 [Para 7.1.4 \(amended version\)](#)

The larger settlements of Clitheroe, Longridge and Whalley would be the preferred locations for new employment development (excluding rural and home based employment which are district wide). It is recognised that suitable locations that are well related to the A59 corridor will also have the potential to deliver economic growth through the delivery of appropriate sites. The potential for appropriate land to be brought forward as part of strategic land releases will also be considered particularly where this will contribute to greater sustainability. Growth at the BAe Samlesbury site is anticipated to occur given that it is a regionally significant site and now intended to form part of the Lancashire Enterprise Zone. This will also provide an opportunity for wider economic growth in Ribble Valley over the plan period.

KEY STATEMENT:

Business and Employment Development (amended version)

The Council, in line with the evidence it has gathered, will aim to allocate an additional 9 hectares of land for employment purpose in appropriate and sustainable locations during the lifetime of this plan.

Land will be made available for employment use in order to support the health of the local economy and wider sustainable job creation. The expansion of existing businesses will, wherever appropriate, be considered favourably.

In considering the development of land for economic development and in determining where this land will be located, priority will be given to the use of appropriate Brownfield sites to deliver employment-generating uses including a preference for the re-use of existing employment sites before alternatives are considered.

New sites will be identified in accord with the development strategy where the health of the local and, in relevant cases, the wider economy support such release. Opportunities to identify land as part of appropriate mixed-use schemes within any strategic land release will be considered favourably.

Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.

Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.

The Council considers, in line with neighbouring authorities and other bodies, that the BAe Samlesbury site should be regarded as a regionally significant employment site with considerable potential to accommodate a variety of advanced knowledge based industries in the future. **This has been recognised by the Government's proposal to create an Enterprise Zone at this location**

7.1.5 **WHY ARE WE TAKING THIS APPROACH?**

Sustainable development is a key theme of policy and a key consideration for Ribble Valley. The district's natural environment is one of its greatest assets, which contributes to business investment and its attractiveness as a place of residence. The borough has seen a restructure in its commercial floorspace in recent years to accommodate both industrial and commercial property and this approach to the consideration of land for economic development is in line with national policy PPS4 but provides a local interpretation.

7.1.6 **Town Centres and Retail and Commercial Leisure Development**

The Council recognises the importance of retail to the local economy, it provides approximately 16% of jobs in the District and makes a major contribution to the role and character of the Borough's key settlements

7.1.7 The LDF evidence base¹⁶ identified a need for additional shopping facilities and retail floorspace over the next ten years. It is important to meet these needs in ways that enhance the vitality and viability of town centres. In terms of the retail findings there was a number of messages. Of importance was the poor share of spending that was retained within the catchments of each of the centres of Longridge, Whalley and Clitheroe. This in turn raises the need to review how these centres could be making a greater contribution to issues around sustainability, and supporting their own continued vitality and viability.

7.1.8 **Para 7.1.8 (amended)**

Despite the findings around retention of spend overall, Whalley was shown to be the best performing centre in terms of vitality and viability; Longridge seems to be doing less well. Clitheroe, however, was identified as showing early signs of decline. This will be important to address relatively quickly if the centre is to provide a strong service centre function. Particular concerns identified by retailers, amongst other things was a lack of national retailer representation as an attraction within the town. As such, this will continue to place Clitheroe at a disadvantage to the retail economies of neighbouring centres such as Preston, Blackburn, Burnley and Accrington.

7.1.9 The town centres of Clitheroe, Longridge and Whalley offer a range of shopping, leisure and local services to residents living locally and in surrounding rural communities. These town centres are also important sources of employment and tourism and act as a focus for public transport provision. The role and function of these town centres were influential in the formulation of the Council's Housing Strategy, for example, providing additional housing in locations both within and in

¹⁶ Employment Land and Retail Study

close proximity to the various services and facilities available in town centres will help to minimise the need to travel, especially by car.

7.1.10 There is a commitment to strengthening the role of market towns and other appropriate rural settlements as service centres through, amongst other things, enhancing the vitality and viability of their centres. By doing so, further opportunities for accessing services and facilities by means other than the car and generally minimising the need to travel will be created. Improving the quantity and quality of shopping facilities in the town centres of Clitheroe and Longridge would enhance self-containment and ensure that shopping and other services are available locally, thus reducing the need to travel elsewhere.

7.1.11 Exceptionally it may be appropriate to provide larger retail development in the town centres but this would require special justification to demonstrate that the facility was only serving local needs and it would not be more appropriately provided in one of the larger towns. In all cases, large and small, proposals should protect or enhance the character of the town.

KEY STATEMENT: Development of Retail, Shops and Community Facilities and Services (amended version)

Development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle.

Proposals that have an adverse impact on existing community facilities would only be permitted as an exception where the proposed development would bring defined and demonstrable benefits.

The council will put in place detailed development plans as appropriate to provide a strategic framework to guide the future development of the centres and support appropriate sustainable growth

The Council will also continue to require robust evidence that much needed smaller retail and other facilities in the more rural parts of the area are no longer viable before considering other forms of use.

7.1.12 **WHY ARE WE TAKING THIS APPROACH?**

This is predominantly led by evidence base research that confirms the requirement for the development of retail, shops and the facilities on offer. The Clitheroe Town Centre Masterplan will inform the preparation of more detailed policies at the next stage of Core Strategy production (regulation 27) when the preferred development strategy option has been determined and the Clitheroe Town Centre Masterplan is implemented. Recommendations and suggestions from this work will be disseminated across the borough where appropriate.

7.1.13 Tourism and Visitor Economy

Tourism plays an important role in the economy of Ribble Valley. The strength of the tourism economy in Ribble Valley reflects the attractive countryside, historic towns and villages and a range of visitor attractions such as Clitheroe Castle, Whalley Abbey and the Forest of Bowland Area of Outstanding Natural Beauty. The strategy for tourism capitalises on such assets and promotes tourism development that complements them.

7.1.14 There is a lack of wet weather attraction provision, the opportunity for which needs to be addressed either by expanding appropriate existing attractions or encouraging new visitor attractions to the area. A gap analysis is required in order to encourage new investment within hotel accommodation, self-catering, conference venues, eating out and visitor attractions, including Ribble Valley's cultural and heritage tourism offering as appropriate.

KEY STATEMENT: Visitor Economy

Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be restricted, except in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities.

7.1.15 WHY ARE WE TAKING THIS APPROACH?

Visitor expectations are constantly rising and the tourism offer must meet demands for quality and service. This applies to the attractions, retail businesses and the restaurant or cafe (food and drink sector) offering locally sourced produce. Also, the natural landscape is a valuable asset of Ribble Valley and a balance between promoting tourism and the protection and enhancement of the natural environment must be considered.

EVIDENCE: Implications & Consultation

7.1.16 How has the evidence base and previous consultation informed policy formulation?

Employment and Retail land review: The Ribble Valley Employment Land and Retail Study 2008 provides an evidence base derived from a number of sources and comprises work undertaken directly by the Council, published data from a variety of sources and information collected for other purposes, for example playing field strategies and leisure facilities reviews to inform the Local Development Framework process. As well as providing an economic context for the Borough, a review of employment land, a retail study and health check for each of the three service centres (Longridge, Whalley and Clitheroe) in Ribble Valley. This work also informs the Council's regeneration and economic development activity and delivery of both the economic and community strategy objectives.

Particular recommendations from the study were identified as particularly important to contribute to the future economic sustainability of the Borough, such as office premises on the A59, facilitation and delivery of land, the importance of broadband and a Masterplan for the key market town of Clitheroe. Additionally, monitoring of the Districtwide Local Plan identified employment land that has not been developed for employment purposes, where the owners have chosen not to develop the land. The overall Local Development Framework will establish a framework for local communities to identify appropriate local land and buildings for economic use.

Consultation: Previous consultation has focused upon the potential location of development and whether this should be delivered through land allocations or through a developer led approach, with the former being identified as the preferred approach. This consultation also assisted in developing the approach relating to employment issues.

Throughout the development of the LDF evidence base, consultation has taken place on all documents such as the SHLAA, SHMA, Employment Land and Retail study, with the background papers available to view online in the Council's website.

SAISAL & STRATEGIC ENVIRONMENTAL ASSESSMENT SCOPING

7.1.17 The SA scoping report highlighted that there is a need to broaden the economic base of rural areas in the Ribble Valley and a need to promote sensitive rural diversification schemes. It also found that sustainable economic development and a range of employment opportunities should be promoted to meet the needs of all sectors of the population and all skills levels. To achieve this, long term sustainable patterns of development that provide for the economic and social needs of all Ribble Valley populations are required.

7.1.18 Despite the need to focus on these areas the SA scoping report did highlight that educational attainment in the borough is very good compared to county, regional and national levels and this should be maintained. It highlighted that a number of people commute daily into the borough for educational reasons as a result of the high level of attainment and the quality of Ribble Valley schools. However, the report also highlighted that opportunities to improve vocational training opportunities should be pursued, as this is likely to benefit local employers and would also help to develop training linked to key growth sectors across the region and could help to encourage more inward investment in the borough. The SA scoping report drew on information from the Ribble Valley economic Strategy, which identified the exodus of young talented, well-educated people as a key threat to the local economy.

KEY QUESTIONS FOR THE KEY STATEMENT: ECONOMY

What do you think of this approach?

- **Do you have any questions about this potential approach?**
- **What do you believe the implications are for this approach?**
- **Do you support this approach?**

8. DELIVERY MECHANISMS & INFRASTRUCTURE

8.1 Strategic Spatial Policies

8.1.1 The Core Strategy is the central document of the LDF and is the first Development Plan Document (DPD) to be produced by Ribble Valley Borough Council. In revising the DPD to keep it up to date, RVBC will monitor the Central and Local Government approaches to spatial planning and ensure that the most up to date guidance and best practice is fed back into future updates of the Core Strategy.

8.1.2 Para 8.1.2 (amended)

In terms of delivery, The Council will lead the implementation of the Core Strategy, however this cannot be done in isolation from other services and service providers. Others that may be involved in the implementation include:

- The Ribble Valley Local Strategic Partnership
- Individuals, land-owners and private developers
- Parish Councils
- Community Groups
- Lancashire Partnership
- Lancashire County Council
- Regenerate (the Pennine Lancashire Development Company)
- PLACE (the partnership of Pennine Lancashire authorities)
- Relevant government departments and agencies such as, the Environment Agency, the Highways Agency, Natural England and English Heritage
- Statutory Undertakers (gas, water, sewerage, electricity,
- Telecommunications) and Public Transport Operators

8.1.3 Each have had the opportunity to contribute to the development of the evidence base for the LDF and in drawing up the options presented at this stage. As the preferred strategy is formed and greater certainty is established these groups and bodies will be involved further as detail is established.

8.1.4 Monitoring of the Core Strategy will be key in order to ensure that the document remains up to date, not only in terms of the long-term strategy but also in terms of the evidence baseline underpinning the document. These changes can be due to local, sub-regional, regional or even national changes in policy, which would result in changes to the central document of the LDF requiring change. Due to these

anticipated changes, it will be necessary for the plan to be substantially reviewed before the end of the designated plan period in 2025.

8.1.5 The main mechanism for monitoring the changes and the impact of the implemented plan will be the Annual Monitoring Report (AMR), which is updated annually and published in December. The AMR forms a crucial part of the LDF and requires that data is recorded and analysed according to Core Output, Output and Local Indicators. The AMR also provides the opportunity to identify resource issues or identify other factors that may be affecting the plan's implementation and performance.

8.1.6 Para 8.1.6 (amended)

It is anticipated that planning obligations will become widely used under the plan, as identified in the development strategy as a key delivery tool. It is considered more appropriate to look to the system of planning obligations to secure the necessary infrastructure that will be required to enable development to be accommodated. These will be used in order to deliver the services and improvements associated with new development. Planning applications will ensure that developers will contribute to these necessary improvements as part of the application process. However it should also be borne in mind that it is currently the Government's intention to move towards a development tariff system or Community Infrastructure Levy based approach but that the exact details of this are yet to be fully clarified. The Council is currently considering this as a means of delivering necessary infrastructure.

8.1.7 Para 8.1.7 (amended)

Matters appropriate for Planning obligation contributions can include:

- Affordable housing
- Flood Defence
- Biodiversity (habitat creation and protection) and Geodiversity
- Open space (including all typologies of sport, leisure, green infrastructure and potentially allotments)
- Regeneration initiatives
- Public realm and public art schemes
- Transport
- Libraries
- Children Centres
- Minerals and Waste Developments
- Countryside Access
- Natural Heritage
- Crime and Disorder
- **Heritage Assets and Cultural Facilities**

- Education
- Utilities
- Health and waste management
- Inland waterways
- Youth and Communities
- Landscape Character and Design

8.1.8 However the Council has determined a priority for securing contributions through such legal agreements that are reflected in the key statement.

8.1.9 The Local Infrastructure Plan will help identify what is required to deliver necessary development and will ultimately guide the phasing and anticipated delivery timeframe for new development. Much of the required infrastructure will relate to the development strategy chosen, however preliminary work has identified that in most cases given the extent of new development being planned for capacity across most forms of infrastructure will need to be enhanced.

8.1.10 As the determination of planning applications will be a key part of the delivery mechanism the Council will develop generic policies to assist Development Management. These will form part of the Core Strategy.

KEY STATEMENT: Planning Obligations (amended)

Planning Obligations will be used as a mechanism to deliver development that contributes to the needs of local communities and sustainable development. Contributions can either be in kind or in the form of financial contribution with a clear audit trail of how any monies will be spent and in what time frame.

Obligations will be negotiated on a site-by-site basis. The council has resolved to seek contributions in the following order of priority:
Affordable Housing (also taking into consideration the detailed Affordable Housing Key Statement)
Improvements required for highway safety that cannot be covered by planning condition or S278 Agreement
Open Space
Education

Where there is a question of viability the council will require an open book approach to be taken when agreeing development costs, and developers will be required to meet the Council's costs for independent evaluation. The Council will develop, as appropriate, a Community Infrastructure Levy approach to infrastructure delivery.

8.1.11 WHY ARE WE TAKING THIS APPROACH?

Infrastructure improvements will be considered in greater depth as part of the Local Infrastructure Plan (LIP), however the indicative LIP produced in 2009 indicates that infrastructure improvements will be necessary to ensure the level of required development in the borough takes place. As a result, developer contribution will be necessary to help facilitate this infrastructure development. The Council however has to recognise that there has to be a balance between achieving both development and infrastructure having regard to the viability of the development overall.

KEY STATEMENT: Transport considerations

New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.

In general schemes offering more sustainable means of transport will be supported. Sites for potential future railway stations at Chatburn and Gisburn will be protected from inappropriate development.

Major applications should always be accompanied by a comprehensive travel plan.

Suggested new para 8.1.12 (A) to be inserted between current paras 8.1.11 and 8.1.12

The Council acknowledge that other bodies, such as Lancashire County Council as the relevant highway authority for the area, will be developing a Local Transport Plan over the next few years and that its accompanying Implementation Plans will have a bearing on the Borough. Comments within the Key Statement regarding such matters as the potential future railway station sites are made without prejudice to these plans The Council will continue to pursue the best transport solutions for the area through liaison with relevant bodies and update its evidence base on such matters where relevant.

KEY STATEMENT: Development Management

To help determine planning applications and deliver the vision and objectives of the Core Strategy, the Council will apply a range of Development Management policies. Key Statements for the Council's Core Development Management Policies are included in the appendices to this Strateav.

8.1.12 WHY ARE WE TAKING THIS APPROACH?

Development management will be an important part of the delivery mechanism to achieve the overall vision and objectives established in the Core Strategy. Against the context of an identified Development Strategy and themed spatial policies the Development Management policies will guide the principles of development within those themed headings and provide a clear approach for delivering the Core Strategy. The Council will, as part of the Local Development Framework, create additional policy detail as required to implement the strategic policy contained in the Core Strategy.

The development management key statements have been formulated to reflect national policy and the LDF evidence base.

- 8.1.13 LDF evidence base summary papers and consultation so far point to transport issues being important local concerns. This includes the need to protect the high quality environment of Ribble Valley by supporting the use of sustainable modes of transport and travel and giving them a high priority in new development.

EVIDENCE: Implications & Consultation

8.1.14 How has the evidence base and previous consultation informed policy formulation?

Evidence Base Background Paper on the use of planning obligations: This document was produced for Ribble Valley Borough Council's Planning and Development Committee Members to establish a list of priorities of contributions which the Council will seek to secure through negotiations, thereby providing a systematic basis for officers to negotiate on such agreements and provide specific advice to develop on when contributions will be required.

Evidence base topic paper on transport: This document was produced for Ribble Valley Borough Council's Planning and Development Committee Members in 2007. It summarised the current policy background and contained a range of local transport statistics that illustrate local issues.

Preliminary work - Local Infrastructure Plan: This work was undertaken in conjunction with a team from Manchester University and has provided a baseline of information on existing infrastructure capacity and has also identified gaps in available information that will need to be addressed.

Consultation: Previous consultation at the previous regulation 25 Core strategy stage found that in terms of travel and transport provision in the borough, opinion was fairly split on the issue of widening roads following land protection for this purpose.

Footpaths and cycle-ways however were highlighted as an issue for further attention with the majority stating that these should be provided with new development.

Nearly all respondents felt that public transport (and access to this) should be improved as part of new development and nearly half of respondents stated that new business development should only be permitted along public transport corridors.

As discussed a Local Infrastructure Plan will be produced prior to the production of the publication version Core strategy (Regulation 27) later this year. This will focus on all these issues in greater detail to assist with policy production.

SUSTAINABILITY APPRAISAL SCOPING

8.1.15 The SA scoping report did not highlight any direct issues in relation to community infrastructure however it did indicate that this is a key issue to be addressed in the Core Strategy as part of delivery planning.

KEY QUESTIONS FOR THE KEY STATEMENT: DELIVERY MECHANISMS & INFRASTRUCTURE

What do you think of this approach?

- Do you have any questions about this potential approach?
- What do you believe the implications are for this approach?
- Do you support this approach?

DEVELOPMENT MANAGEMENT KEY STATEMENTS

GENERAL

KEY STATEMENT DMG1: GENERAL CONSIDERATIONS

In determining planning applications, all development must:

- Be of a high standard of building design
- Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials
- Consider the potential traffic and car parking implications
- Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated
- Consider adequate day lighting and privacy distances
- Consider the environmental implications such as SSSIs, County Heritage Sites, Local Nature Reserves, Biodiversity Action Plan (BAP) habitats and species, Special Areas of Conservation and Special Protected Areas, protected species, green corridors and other sites of nature conservation and historic environment value.
- Where possible enhance natural environmental assets
- All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them
- Achieve efficient land use and the re use and remediation of previously developed sites where possible
- Have regard to public safety and secured by design principles
- Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.
- Not adversely affect the amenities of the surrounding area

- Not prejudice future development which would provide significant environmental and amenity improvements.
- Not result in the **net** loss of important open space, including public and private playing fields **without a robust assessment that the sites are surplus to need.**
- **Use sustainable construction techniques where possible and provide evidence that energy efficiency has been incorporated into schemes where possible.**
- **Consider the potential impacts of development on air quality and mitigate adverse impacts where possible**
- **The Code for Sustainable Homes and Lifetime Homes should be incorporated into schemes**

In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.

KEY STATEMENT DMG2: STRATEGIC CONSIDERATIONS

Development should be in accordance with the Core Strategy development strategy and should support the spatial vision.

- Development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement
- Outside the settlement areas development must meet one of the following considerations:
 - The development should be essential to the local economy or social well being of the area
 - The development is needed for the purposes of forestry or agriculture
 - The development is for local needs housing which meets and identified need
 - The development is for small scale tourism or recreational developments appropriate to a rural area
 - The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
- Within the Open Countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

- In protecting the designated Area of Outstanding Natural Beauty the Council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area **avoiding where possible habitat fragmentation.** Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. **The AONB Management Plan should be considered and will be used by the Council in determining planning applications.**

KEY STATEMENT DMG3: TRANSPORT AND MOBILITY

In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to:

The availability and adequacy of public transport to serve those moving to and from the development

- The relationship of the site to the primary route network **and the strategic road network;**
- The provision made for access to the development by pedestrian, cyclists and those with reduced mobility;
- Proposals which promote development within existing developed areas at locations which are highly accessible by means other than the private car;
- Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car;
- Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability;
- Proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly;
- Proposals which limit parking provision for developments and other on or off street parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives.

All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities.

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

The Council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Gisburn and Chatburn.

Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes.

The Council will resist development that will result in the loss of opportunities to transport freight by rail.

This policy recognises that the recent investment in the local railway infrastructure opens up the possibility of carrying more local and long distance freight in a more sustainable way, potentially removing more lorry based traffic from local roads.

In using this policy reference will be made to Guidance of Transport Assessments, Department of Transport

ENVIRONMENT

KEY STATEMENT DME1: PROTECTING TREES AND WOODLANDS

There will be a presumption against the clearance of broad-leaved woodland for development proposes. The Council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough.

Where applications are likely to have a substantial effect on tree cover, the Borough Council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread.

The Borough Council will ensure that:

- **The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. This will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees.**
- **That a detailed tree protection plan is submitted with appropriate levels of detail**
- **Site-specific tree protection planning conditions are attached to planning permissions.**

TREE PRESERVATION ORDERS

The Borough Council will make tree preservation orders where important individual trees or groups of trees and woodland of visual, and/or botanical and/or historical value appears to be under threat. The council will expect every tree work application for work to protected trees to be in accordance with modern arboricultural practices and current British Standards.

ANCIENT WOODLANDS

Development proposals that would result in loss or damage to ancient woodlands will be refused unless the need for, and the benefits of, the development in that location

outweigh the loss of the woodland habitat. In addition, in circumstances where a development would affect an ancient woodland, the Borough Council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.

VETERAN and ANCIENT TREES

The Borough Council will take measures through appropriate legislation and management regimes to ensure that any tree classified identified as veteran/ancient tree is afforded sufficient level of protection and appropriate management in order to ensure its long term survivability.

HEDGEROWS

The Borough Council will use the Hedgerow Regulations to protect hedgerows considered to be under threat and use planning conditions to protect and enhance hedgerows through the use of traditional management regimes and planting with appropriate hedgerow species mix.

FELLING LICENCES

When consulted on felling licence applications, the Council will attempt to minimise the short-term adverse impact on the landscape and ensure replanting schemes contain an appropriate balance of species to safeguard and enhance the biodiversity and landscape value of woodland.

KEY STATEMENT DME2: LANDSCAPE PROTECTION

Development proposals will be refused which harm important landscape features including

- Traditional stone walls
- Ponds
- Characteristic herb rich meadows and pastures
- Woodlands
- Copses

- Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management)
- **Townscapes**

The Council will seek, wherever possible, to enhance the local landscape. In applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment and the AONB Management Plan. Also the Council will take into account the potential cumulative impacts of development in areas where development has already taken place.

KEY STATEMENT DME3: SITE and SPECIES PROTECTION AND CONSERVATION

Development proposals that are likely to adversely affect the following will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. **Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection;**

- i. Wildlife species protected by law
- ii. SSSIs
- iii. Priority habitats or species identified in the Lancashire Biodiversity Action Plan
- iv. Local Nature Reserves
- v. County Biological Heritage sites
- vi. Special Areas of Conservation (SACs)
- vii. Special Protected Areas (SPAs)
- viii. Any acknowledged nature conservation value of sites **or species.**

With regard to sites designated under European legislation the Authority will follow the relevant processes as defined within the relevant Habitats Directive Regulations

KEY STATEMENT DME4: PROTECTING HERITAGE ASSETS

In considering development proposals the Council will make a presumption in favour of the preservation **of important heritage assets** and their settings.

Conservation Areas

Proposals within or closely related to Conservation Areas **should not harm the Area. This should include considerations as to whether it is** in keeping with the architectural and historic character of the area as set out in the relevant Conservation Area Appraisal. Development in these areas will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials and also respects trees and important open space.

In the Conservation Areas there will be a presumption in favour of the preservation of **elements** that make a positive contribution to the character or appearance of the Conservation Area.

Listed Buildings and Other Buildings of Significant Heritage Interest

Development proposals on sites within the setting of listed buildings or buildings of **significant heritage interest**, which cause visual harm to the setting of the building, will be resisted. Any proposals involving the partial or full demolition of listed buildings will be refused unless it can be demonstrated that this is unavoidable.

Registered Parks and Gardens of Special Historic Interest

Developments within or immediately adjacent to registered parks and gardens will be expected to take their special qualities into account and, where appropriate, to make a positive contribution to them

Scheduled Monuments

Applications for development that would impact a Scheduled Monument will need to demonstrate that they have taken the particular importance of the monument and its setting into account and that Scheduled Monument Consent has either already been obtained or is likely to be granted

Planning Policy Statement 5 (PPS5) and its associated practice guide, gives additional policy guidance on dealing with both designated and undesignated heritage assets, and will be applied by the Council when determining proposals.

KEY STATEMENT DME5: RENEWABLE ENERGY

The Borough Council will support the development of renewable energy schemes, providing it can be shown that such developments would not cause unacceptable harm to the local environment or local amenity. In assessing proposals, the Borough Council will have particular regard to the following issues:

- i. The immediate and wider impact of the proposed development on the landscape, **including its visual impact and the cumulative impacts of development on the landscape.**
- ii. The measures taken to minimise the impact of the proposals on residential amenity
- iii. The potential benefits the proposals may bring
- iv. The visual impact of the proposals, including design, colour and scale
- v. The degree to which nuisance caused by noise and shadow flicker to nearby residential amenities, agricultural operations, recreational areas or the function of the countryside can be minimised.
- vi. **National or local targets for generating energy from renewable sources and for reducing carbon emissions**

In terms of the use of decentralised and renewable or low carbon energy in new development the authority will request that on new non-residential developments over 1000 m2 and all residential developments of 10 or more units that at least 10% of their predicted energy requirements should come from decentralised and renewable or low carbon sources unless the applicant can demonstrate that this is not feasible or viable. This target will be updated in line with national targets. Implementation of this requirement will be monitored and enforced by the planning authority.

Development proposals within or close to the AONB, Sites of Special Scientific Interest, **Special Areas of Conservation and Special Protected Areas, notable habitats and species,** Local Nature Reserves or **designated heritage assets and their setting** will not be allowed unless

- i. The proposals cannot be located outside such statutory designated areas
- ii. **It can be demonstrated that the objectives of the designation of the area or site will not be compromised by the development**
- iii. Any adverse environmental impacts as far as practicable have been mitigated

Note that any development that impacts a Scheduled Ancient Monument will also require Scheduled Monument Consent – see Key Statement DME 4 above.

New Policy DME6 WATER MANAGEMENT

Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.

Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

- Preventing pollution of surface and / or groundwater
- Reducing water consumption
- Reducing the risk of surface water flooding (for example the use of Sustainable Drainage Systems (SUDS))

As a part of the consideration of water management issues, and in parallel with flood management objectives, the Authority will also seek the protection of the Borough's water courses for their biodiversity value.

HOUSING

KEY STATEMENT DMH1: AFFORDABLE HOUSING CRITERIA

Where proposals involve the provision of affordable housing units, the residential development must be expressly for the following groups of people:

- a) First time buyers currently resident in the parish or an adjoining parish
- b) Elderly people currently resident in the parish or an adjoining parish
- c) Those employed in the parish or an immediately adjoining parish but currently living more than 5 miles from their place of employment
- d) Those who have lived in the parish for any 5 of the last 10 years having left to find suitable accommodation and also with close family remaining in the village
- e) Those about to take up employment in the parish
- f) People needing to move to the area to help support and care for a sick, elderly or infirm relative.

In addition to these groups of people, others may have special circumstances that can be applied. These will be assessed on their individual merits.

This policy only relates to the affordable housing needs element. Proposals must also conform to policy DMG1 and any other relevant policy of this Core Strategy.

As mentioned above providing housing for the elderly is a priority for the Council within the Housing Strategy, and has been for a number of years. However very little such accommodation has been developed by the market. Therefore, within the negotiations for housing developments, 15% of the units will be for elderly provision. Within this

15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (ie the remaining 50% of the 15% elderly-related element) will be for market housing for elderly groups.

For example, for a site of 60 units this would mean:

14 affordable

4 affordable for the elderly (together these two elements = 30% of the total)

4 market accommodation for the elderly

38 market housing

Further detail is outlined within the Addressing Housing Needs in Ribble Valley statement and this policy is further evidenced within the Strategic Housing Market Assessment.

Any proposals for affordable housing must be accompanied with the following information

- i. Details of who the accommodation will be expected to accommodate. This should include a full survey of the extent of need and include persons who have expressed an interest in the property. And how the cost of the accommodation will be matched to the incomes of these target groups.
- ii. Details of the methods by which the accommodation will be sold or let, managed and retained for its original purpose.

KEY STATEMENT DMH2: GYPSY AND TRAVELLER ACCOMMODATION

Provision levels will be determined based on the most up to date evidence adopted by the planning authority. Where the principle for the need for proposals is accepted, sites will be approved subject to the following criteria:

- I. The proposal must not conflict with the other policies of this plan/core strategy
- II. Proposals must not adversely impact on the character of the landscape or the environment, or any SSSIs or sites of biological importance
- III. Proposals should involve the reuse of derelict land where possible and not lead to the loss of the best and most versatile agricultural land
- IV. Where possible site should be within a reasonable proximity to services
- V. Proposals must have good access.

KEY STATEMENT DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE

Within areas defined as Open Countryside on the proposals map, residential development will be limited to

- i. Development essential for the purposes of agriculture or residential development which meets an identified local need
- ii. The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction
- iii. The rebuilding or replacement of existing dwellings subject to the following criteria
 - The residential use of the property should not have been abandoned
 - There being no adverse impact on the landscape in relation to the new dwelling.
 - The need to extend an existing curtilage

The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused.

KEY STATEMENT DMH4: THE CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS

Planning permission will be granted for the conversion of buildings to dwellings where

- i. The building is not isolated in the landscape, is within a defined settlement or forms part of an already defined group of buildings, and
- ii. There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and
- iii. **There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and**
- iv. There would be no detrimental effect on the rural economy, and

The proposals are consistent with the conservation of the natural beauty of the area.

The building to be converted must:

- i. be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alternation, which would adversely affect the character or appearance of the building. The Council will require a structural survey to be submitted with all planning application of this nature. This should include plans of any rebuilding that is proposed.
- ii. be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of he building, and
- iii. the character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting, and
- iv. the building has a genuine history of use for agriculture or another rural enterprise.

The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. Access to the site should be to a safe standard and be capable of being improved to a safe standard without harming the appearance of the area.

Proposals will also be determined having regard to the Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings.

The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused unless it can be demonstrated that the unit will meet an identified local/affordable housing need in accordance with policy DMH1

KEY STATEMENT DMH5: RESIDENTIAL AND CURTILAGE EXTENSIONS

Proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located. Proposals that are for the extension of properties to provide accommodation for elderly or dependant relatives will also be subject to the following criteria:

- i. The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change.
- ii. The extension should generally speaking provide only a modest level of accommodation

Proposals for the extension of curtilage will be approved if:

- i) The site is within a settlement, or,
- ii) The site is on the edge of a settlement providing
 - a) The new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties
 - b) The extension will not cause visual harm to the landscape
 - c) The extension improves the visual quality of the site

Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy.

BUSINESS AND ECONOMY

KEY STATEMENT DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the Core Strategy and detailed policies of the LDF as appropriate.

The Borough Council may request the submission of supporting information for farm diversification where appropriate.

The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other policies of the LDF.

The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.

Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

- i) The provisions of Policy DMG1, and
- ii) The compatibility of the proposal with other policies of the LDF, and
- iii) The environmental benefits to be gained by the community, and
- iv) The economic and social impact caused by loss of employment opportunities to the borough, and
- v) Any attempts that have been made to secure an alternative employment generating use for the site.

Criteria (v) must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the Council's satisfaction that the current use is not viable for employment purposes.

KEY STATEMENT DMB2: THE CONVERSION OF BARNs AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES

Planning permission will be granted for employment generating uses in barns and other rural buildings, provided all of the following criteria are met:

- i. The proposed use will not cause unacceptable disturbance to neighbours in any way
- ii. The building has a genuine history of use for agriculture or other rural enterprise
- iii. The building is structurally sound and capable of conversion for the proposed use, without the need for major alterations which would adversely affect the character of the building
- iv. The impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated
- v. The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area
- vi. The design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.
- vii. That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.

The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of servicing, storage areas and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. **The AONB Management Plan should be considered and will be used by the Council in determining planning applications**

Proposals for the conversion of buildings for employment purposes that include residential accommodation will be carefully assessed. The Council will require the submission of a business plan in support of the proposal where residential accommodation is required as part of the scheme in locations where the Council would otherwise restrict the creation of dwellings. In all cases the proportion of living accommodation to workspace must not exceed a level of 60:40, workspace to living accommodation, and should form an integral part of the layout and design of the conversion.

Proposals will be assessed in accordance with national planning guidance.

KEY STATEMENT DMB3: RECREATION AND TOURISM DEVELOPMENT

Planning Permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough:

This is subject to the following criteria being met:

- i) the proposal must not conflict with other policies of this plan;
- ii) the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available.
- iii) the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;
- iv) the proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;
- v) the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.
- vi) **the proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.**

In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:

A. the proposal should display a high standard of design appropriate to the area

B. the site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses)

In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials.

KEY STATEMENT DMB4: OPEN SPACE PROVISION

On all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space. The Council will also negotiate for provision on smaller sites, or seek to secure a contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate. **Any green infrastructure should be multi functional and encourage, where possible, walking and cycling opportunities**

The Borough Council will refuse development proposals which involve the loss of existing public open space, **including private playing fields** which **are** in recreational use. In exceptional circumstances **and following a robust assessment** where the loss of a site is justifiable because of the social and economic benefits a proposed development would bring to the community, consent may be granted where replacement facilities are provided, or where existing facilities elsewhere in the vicinity are substantially upgraded. These must be readily accessible and convenient to users of the former open space areas.

It is important to protect existing recreational areas from development. Within defined settlements public recreational land **will be identified on the Proposals Map.**

KEY STATEMENT DMB5: FOOTPATHS AND BRIDLEWAYS

The Borough Council will seek to ensure the retention, maintenance and improvement of by-ways and un-surfaced/unclassified roads as part of the public rights of way network. The Borough Council will, unless suitable mitigation measures are made, protect from the development footpaths which:

1. provide a link between towns/villages and attractive open land;
2. link with the Ribble Way footpath;
3. are associated to the Local Nature reserves: and
4. are heavily used.

RETAIL DEVELOPMENT

KEY STATEMENT DMR1: RETAIL DEVELOPMENT IN CLITHEROE

Proposals for shopping developments within the main shopping centre of Clitheroe, as defined on the Proposals Map, will be approved subject to the other policies of the LDF Special regard will be had to the likely contribution of the proposals to the vitality and viability of the centre and their effect on the character and appearance of the area as well as the arrangements for vehicular movement and parking.

The following will be important considerations;

1. The impact of the development on the economic and physical regeneration of the shopping centre
2. An impact assessment will be required for planning applications in the centre that do not conform to the Plan and may have an impact on other centres. (PPS4 EC 14.6)
3. The impact on the local employment

The centre of Clitheroe is the only part of the Borough considered to be suitable and capable of accommodating major retail development.

For the purposes of this policy, large-scale developments are considered to be those intended to serve a wide catchment area (i.e. wider than Clitheroe and its surrounding area).

Proposals which fall into this category include large supermarkets and hypermarkets, retail warehouses and comprehensive re-developments comprising a number of smaller units.

Any proposal must conform to the other policies of this plan.

Proposals for shopping development outside the main shopping centre, as defined on the Proposals Map, will be considered on a sequential basis. Development of sites on the edge of the centre will be allowed provided it can be demonstrated that:

- A. All town centre options have been thoroughly assessed before less central sites were considered.
- B. That where it has been demonstrated by the applicant that there are no town centre sites to accommodate the proposed development, preference is given to edge of centre locations that are well connected to the centre by means of easy pedestrian access and are accessible by public transport.

- C. That the proposal would not seriously affect the vitality or viability of the town centre. For sites over 1000m² gross internal floorspace an impact assessment should accompany any application.
- D. That where it is asserted that there are no other sequentially preferable sites that are appropriate for the proposed development, the applicant should demonstrate this. This should be through an assessment of the availability, suitability and viability of possible sequentially preferable sites.
- E. That in considering edge of centre sites developers and operators have demonstrated flexibility in relation to sequentially preferable town centre sites in terms of scale, format, car parking and possible disaggregation of the proposal.
- F. That the proposal conforms to other policies of this Plan, with particular regard to environmental impact and arrangements for vehicular movement and parking.

The above also applies to extensions to retail uses where the gross floorspace exceeds 200m².

This is in conformity with Planning Policy Statement 4 Planning for Sustainable Economic Growth and associated Practice Guidance Planning for Town Centres (December 2009). Definitions such as “edge of centre” and concepts such as “availability”, “suitability”, “viability” and “impact assessment” are drawn from these sources.

Within the principal shopping frontage of Clitheroe, as defined on the Proposals Map, the only new uses considered appropriate at ground floor level will be uses included in Class A1 of the Town and Country Planning (Use Classes) Order 2006 and use for the sale of food or drink for consumption on the premises. Other uses will only be considered in exceptional circumstances where there would be no material adverse effect on the character of the frontage, general amenity or highway safety.

The introduction of non-retail uses such as banks, building societies and estate agencies into the defined principal shopping creates breaks, weakening the quality of the principal shopping streets and potentially forcing retail uses onto secondary streets, thus threatening the vitality of the town.

This policy allows the change of use of properties to cafes and restaurants subject to Policy DMG1. However the sale of take-away foods is restricted.

This policy is linked to a direction under Article 4 of the Town and Country Planning General Development Order 1988, which restricts permitted development rights for change of use from Use Class A3 (Food and Drink) to Use Class A2 (Financial and Professional Services) and also restricts Use Class A3 to the sale of food and drink for consumption on the premises. This means that planning consent must be obtained for such development.

Guidance within Planning Policy Statement 4 Planning for Sustainable Economic Growth and Practice Guidance Planning for Town Centres will also be important in applying the retail related policies within Clitheroe and other parts of the Borough.

KEY STATEMENT DMR2: SHOPPING IN LONGRIDGE AND WHALLEY

Proposals for new small scale shopping developments will be approved on sites which are physically closely related to existing shopping facilities. All proposed shopping developments will be subject to other relevant policies in the plan and the Borough Council will have particular regard to the effect of the proposals on the character and amenities of the centre and the consequences in respect of vehicular movement and parking.

Longridge and Whalley will continue to be the other main shopping areas of the Borough. Their size and facilities are more closely related to local shopping needs than those of Clitheroe. This may change as the pattern of development is shaped in the Core Strategy. For the purposes of this policy small scale shopping development is considered to be of a size intended to serve the needs of the local settlement and its immediate surrounding area rather than a wider catchment.

Proposals to serve a much wider area would generally be deemed to be major retail development and would be out of keeping in these areas and, in most circumstances, will not normally be permitted.

KEY STATEMENT DMR3: RETAIL OUTSIDE THE MAIN SETTLEMENTS

The change of use of ground floor commercial premises to residential accommodation within the village boundaries will be approved providing it has been demonstrated that the change of use will not lead to adverse effects on the local economy.

The loss of retail uses or other community related commercial premises to residential use in villages can have a serious detrimental effect on the economic and social well-being of the locality. This is particularly important where a nucleus of commercial properties has been established, for example with good parking, access and delivery facilities. The loss of such units may lead to demand elsewhere on less suitable sites.

In assessing any application the Council will require the applicant to provide information to demonstrate there is no demand to retain the premises in commercial use. The property will be expected to have been offered for sale on the open market for a period of at least 12 months at a realistic price (confirmed by independent verification). Information on all offers made, together with copies of the sale particulars will also be required to accompany the application.

The Borough Council will approve the development of farm shops which are linked to genuine farm diversification proposals, subject to the following criteria:

1. Any new building should be minimal, well related to existing farm buildings and reflect the landscape character of the area in terms of materials and design
2. The proposal should be well related to the primary transport route system. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance.
3. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.
4. The range of goods sold must be linked to the farming nature of the enterprise
5. Where possible the proposal should incorporate the use of existing farm buildings

These should:

- A. Have a genuine history of use for agriculture or other rural enterprise;
 - B. Be structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building;
6. The proposed use will not cause unacceptable disturbance to neighbours in any way

In considering such proposals the desirability for the farmer of providing a service throughout the year and the potential impact on nearby village shops will be taken into account.

It is generally assumed that the use of a farm shop only for the sale of goods produced on that farm is a use which is ancillary to use as a farm and therefore does not require the benefit of a planning permission, whereas use as a farm shop selling a significant amount of "imported" produce is a separate use and is subject to planning control.

In considering applications for this type of development the Council will seek the submission of a farm or business plan in support of a planning application for a farm diversification scheme. The plan will provide additional information to the planning authority to enable it to fully understand the reasons for the scheme and to judge its implications.

