

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: TUESDAY, 25 JUNE 2013  
title: CORE STRATEGY – PROPOSED MAIN CHANGES  
submitted by: MARSHAL SCOTT – CHIEF EXECUTIVE  
principal author: COLIN HIRST – HEAD OF REGENERATION AND HOUSING

## 1 MATTERS FOR CONSIDERATION

### 1.1 Changes proposed to the submitted Core Strategy.

### 1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions - the Core Strategy is the central strategy of the Local Development Framework (LDF). It will help in the delivery of housing, employment and the protection and enhancement of the environment, ultimately presenting the delivery strategy for implementing the vision for the Ribble Valley for the next 20 years.
- Community Objectives – as a tool for delivering spatial policy, the Core Strategy identifies how a range of issues relating to the objectives of a sustainable economy, thriving market towns and housing provision will be addressed through the planning system.
- Corporate Priorities – the Core Strategy is the central document of the LDF and sets the overall vision and approach to future planning policy which will aid performance and consistency.
- Other Considerations – the Council has a duty to prepare spatial policy under the LDF system.

## 2 BACKGROUND

2.1 The Council submitted its Core Strategy in September 2012 for Examination. The Inspector raised a number of concerns and agreed to suspend the Examination to enable the Council to undertake an update and review of its evidence base. As part of that process the Council has identified some changes that need to be made to the plan in the light of that work.

2.2 Where changes and modifications are proposed there is a formal process to follow in order to have those changes considered, however the Inspector has asked to have sight of these changes before proceeding to any consultation and to enable him to consider the wider implications on the plan. As Members will see from the attached schedule the number of changes are limited in terms of significance however other changes will be required to provide technical updates based on evidence related material, for example the figures need to be revised to reflect the updates however these should only be made once the evidence has been subject to consultation. Other changes will need to be made to ensure the narrative text of the strategy reflects the stages the plan will go through but these would occur later in the process.

2.3 Members are aware of the range of issues that have been refreshed in relation to the evidence base and will note from the evidence base a need to update parts of the submitted strategy to reflect new information, however overall at this stage an extensive number of changes has not been identified as necessary. Some additional work has been identified in relation to housing before a definitive modification can be proposed on housing requirements and this will need to be the subject of a future report.

### 3 PROPOSED CHANGES

3.1 The schedule contained in Appendix 1 to the report sets out the recommended changes to be put to the Examination at this stage. As can be seen many relate to changes to improve clarity and interpretation identified in response to the Inspector's original queries or to technical updates to reflect the new evidence reports. What should be borne in mind of course is that the evidence base itself has not been subject to any public consultation and there is a possibility that additional information may come forward which would lead to amendments to some of the proposed changes being required.

3.2 If the proposed changes are endorsed by members these will be provided to the Inspector and will need to be subject to public consultation in accord with the applicable regulations in due course.

### 4 RISK ASSESSMENT

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

- Resources – None.
- Technical, Environmental and Legal – The proposed changes are necessary to address requirements of national guidance or to clarify the intent of the submitted strategy.
- Political – The proposed changes do not lead to any fundamental change in the Council's strategy.
- Reputation – None.

### 5 **RECOMMENDED THAT COMMITTEE**

5.1 Agree the proposed changes and endorse their submission to the Inspector.

COLIN HIRST  
HEAD OF REGENERATION & HOUSING

MARSHAL SCOTT  
CHIEF EXECUTIVE

### BACKGROUND PAPERS

1 None.

For further information please ask for Colin Hirst, extension 4503.

PROPOSED CHANGES TO SUBMITTED CORE STRATEGY

Ref	Strategy Reference	Proposed Change	Reason																																
01	Paragraph 3.12	<ul style="list-style-type: none"> <li>Revised wording of the objective to read “To increase the supply of affordable and decent homes in the borough to help meet identified needs”.</li> </ul>	<ul style="list-style-type: none"> <li>To more appropriately reflect the aspirations of the Council.</li> </ul>																																
02	Key Statement DS1: Development Strategy	<ul style="list-style-type: none"> <li>First paragraph - delete...<del>the main urban areas of the borough</del> and replace text with “the principle settlements of Clitheroe, Longridge and Whalley”.</li> <li>First paragraph- after...and the Samlesbury Enterprise Zone add new sentence “New retail and leisure development will be directed towards the centres of Clitheroe, Longridge and Whalley”.</li> <li>Second paragraph- after...at Standen, add “and the borough’s principle settlements, development will be allocated to defined settlements listed in this policy”.</li> <li>New third paragraph- add “The defined settlements are” [insert table below]</li> </ul> <table border="1" data-bbox="548 959 1579 1192"> <tbody> <tr> <td>Barrow</td> <td>Downham</td> <td>Mellor Brook</td> <td>Sawley</td> </tr> <tr> <td>Billington</td> <td>Dunsop Bridge</td> <td>Newton</td> <td>Slaidburn</td> </tr> <tr> <td>Bolton by Bowland</td> <td>Gisburn</td> <td>Osbaldeston</td> <td>Tosside</td> </tr> <tr> <td>Brockhall</td> <td>Grindleton</td> <td>Pendleton</td> <td>Waddington</td> </tr> <tr> <td>Calderstones</td> <td>Holden</td> <td>Read &amp; Simonstone</td> <td>West Bradford</td> </tr> <tr> <td>Chatburn</td> <td>Hurst Green</td> <td>Ribchester</td> <td>Wilpshire</td> </tr> <tr> <td>Chipping</td> <td>Langho</td> <td>Rimington</td> <td>Wiswell</td> </tr> <tr> <td>Copster Green</td> <td>Mellor</td> <td>Sabden</td> <td>Worston</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>New fourth paragraph- add “In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this policy. The relevant constraints are set out as part of the strategic framework included in this plan”.</li> </ul>	Barrow	Downham	Mellor Brook	Sawley	Billington	Dunsop Bridge	Newton	Slaidburn	Bolton by Bowland	Gisburn	Osbaldeston	Tosside	Brockhall	Grindleton	Pendleton	Waddington	Calderstones	Holden	Read & Simonstone	West Bradford	Chatburn	Hurst Green	Ribchester	Wilpshire	Chipping	Langho	Rimington	Wiswell	Copster Green	Mellor	Sabden	Worston	<ul style="list-style-type: none"> <li>To clarify the focus of development</li> <li>To clarify the focus of development</li> <li>To clarify the focus of development</li> <li>To clarify the focus of development</li> <li>To clarify the approach to development</li> </ul>
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03	Paragraph 4.11	<ul style="list-style-type: none"> <li>• <b>New Paragraph (after table of housing distribution)</b> The housing model makes a modelled assumption based on a number of dwellings averaged across the defined settlements. It is important to bare in mind an average; some settlements will accommodate more, whilst others, due to their recognised constraints may accommodate less. The Council will use the Core Strategy framework to set out the patterns and scale of growth through the Housing &amp; Economic DPD.</li> </ul>	<ul style="list-style-type: none"> <li>• To clarify the focus of and approach to development</li> </ul>
04	Key Statement EN3: Sustainable Development and Climate Change	<ul style="list-style-type: none"> <li>• <b>Add text after..</b> carbon footprint. “The Council will assess applications against the current Code for Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards.</li> </ul>	<ul style="list-style-type: none"> <li>• To clarify the relevant standards the Council will utilise.</li> </ul>
05	<i>Key Statement EC1: Business and Employment Development</i>	<ul style="list-style-type: none"> <li>• <i>Policy Statement to be updated with revised employment land requirements including non B1, B2 and B8 uses together with relevant retail floor space following consultation on evidence base.</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>The statement will need to reflect the most up to date evidence</i></li> </ul>
06	<i>Key Statement EC2: Development of Retail, Shops and Community Facilities</i>	<ul style="list-style-type: none"> <li>• <b>Subject to consultation on the evidence base, add new paragraph to statement</b> Provision for new convenience retail floor space of up to 1815 sq m for Clitheroe, 140 sq m for Longridge and 250 sq m for Whalley will be allocated.</li> <li>• <i>Provision for new comparison retail floor space of up to 2630 sq m for Clitheroe, 640 sq m for Longridge and 240 sq m for Whalley will be allocated.</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>To comply with NPPF and the up to date evidence</i></li> </ul>

The proposed changes above do not include those editorial changes that will be required to update the supporting text and narrative or changes that will result from updating information in response to the refresh of the evidence base following consultation.

The changes shown in italics will be subject to consultation on the evidence base being undertaking before the changes can be confirmed.