

Appendix 1

Ribble Valley Borough Council

DEVELOPMENT STRATEGY

**Defining the more sustainable
settlements and patterns of
housing development**

April 2014

1. Introduction

This report has been prepared in response to matters arising during the Examination in Public (EiP) of the Ribble Valley Borough Council Core Strategy. The hearing sessions of the EiP were held 14-22 January 2014.

Following the hearing sessions, the appointed Inspector wrote to the Council¹ advising that he could see little justification for grouping the 32 defined settlements as one. He stated that these settlements vary greatly in terms of size, the level of facilities and services they have and their accessibility and considers the sustainability credentials of these settlements to be wide ranging.

The Inspector also stated that the submission version of the Core Strategy lacks clarity in terms of how the residual number of homes will be apportioned and distributed among the 32 defined settlements. The Inspector noted the Council's intent to resolve this issue through the forthcoming allocations document (the Housing and Economic Development DPD) but considered that the Core Strategy should address this issue by making a main modification to the document. This paper represents this modification and, in line with the Inspector's advice, provides a more refined differentiation between the 32 defined settlements based upon their sustainability, capacity to accept growth and other pertinent factors set out in this report including existing planning commitments. As advised, the level of new housing anticipated is set out, with specific housing targets or a policy approach of development for local needs or regeneration benefits set out for each of the 32 defined settlements.

The overall housing requirement, as set out in this report, is 5,600 units over the plan period (a minimum of 280 units per year on average) as advised by the Inspector following the close of the EiP hearing sessions.

2. The current position

The submitted Core Strategy sets out the proposed development strategy at Key Statement DS1. This sets out that the majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the principle settlements of Clitheroe, Longridge and Whalley.

In addition to the identified strategic site at Standen and the borough's principal settlements, development will be allocated to the defined settlements listed in this policy. In general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to service the development and the extent to which development can be accommodated within the local area.

The defined settlements are:

| | | | |
|-------------------|---------------|-------------------|---------------|
| 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 |

¹ Letter from Mr Simon Berkeley to Colin Hirst at RVBC, dated 31st January 2014.

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.

Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.

Through this strategy, development opportunities will be created for economic, social and environmental well-being and development for future generations.

Within appendix 2 of the Core Strategy, a numerical breakdown of the residual residential development is provided to illustrate potential distribution. Based on an average annual housing requirement of 280 units per annum (5,600 over the whole plan period) the residual number of houses required for each main settlements based on main settlement population is set out below. This utilises the most up to date monitoring information (31st March 2014).

| Settlement | 1 No of houses to be provided ² | 2 No of houses already completed/permissions given ³ for each settlement area (based on the Parish) | 3 Unadjusted residual (less no already completed/ permission given) | 4 Longridge Adjustment ⁴ | 5 Proposed Strategic site ⁵ | 7 Residual number of houses required for each settlement ⁶ |
|--|--|--|--|---|---|---|
| Clitheroe | 2,320 | 1040 | 1280 | | 1040 | 240 |
| Longridge | 1,160 | 327 | 833 | 633 | | 633 |
| Whalley | 520 | 588 | 0 (-68) | | | 0 |
| <i>Non-defined settlements/areas (8 settlements)⁷</i> | 0 | 432 | 0 (-432) | | | |
| <i>Other 'Defined Settlements' (32 settlements)</i> | 1,600 | 1223 | 377 | | | |
| | 1,600 | 1655 | -55 | 145 | | 145 |
| Standen | | | | | | 1040 |
| Total | 5,600 | 3610 | 2058 | | 1040 | 2058 |

² For the 3 main settlements, total number of dwellings is 4000. Number of houses is calculated from settlement population as a % of total main settlement population – Clitheroe 58%, Longridge 29% and Whalley 13%.

³ Does not include sites that are awaiting completion of section 106 agreements at 31st March 2014.

⁴ This allowance reflects development allowed at appeal of 200 units in Preston Borough at Whittingham Lane- 200 units are therefore reappportioned to the most sustainable settlements within the defined settlements.

⁵ Proposed strategic site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

⁶ As at 31st March 2014 – applications have been approved since.

⁷ Whilst there are 40 villages in the Ribble Valley, only 32 of these are categorised as 'defined settlements'- these are the settlements where development is to be allocated. Whilst some development has taken place outside of these settlements (in the remaining 8 villages), the Core Strategy Development Strategy, once adopted, should prevent further development taking place in these locations.

Aims of this discussion paper

This report aims to address the concerns raised by the Inspector by providing a more refined settlement strategy that focuses development to the more sustainable settlements and illustrating how this could be apportioned. It also explores how the sustainability attributes of the settlements will be assessed as well as the potential constraints and the capacity for further growth. In addition, the location of the settlements in relation to the transport corridors will be assessed as this is considered to be a sustainable approach to locating further development.

3. What information has been collected?

To achieve the report aims, information has been collated on facilities and services within the settlements, constraints affecting the settlements and the capacity of the settlements to grow.

Facilities and services: The information collated on this relates to the number of services within each settlement, the accessibility by bus to a key service centre (not only those within the borough but those in surrounding boroughs too), the number of bus services operating within each settlement and the number of bus services which will get residents to employment before 9am and able to return home after 5pm.

Constraints: This looked at whether settlements were within, partly within, adjacent or outside of the AONB, Greenbelt or Flood Zone 3. In addition, the mean house price to income ratio was considered to provide a context with regard to aligning new development in locations where affordability could be achieved.

Capacity for Growth: The capacity for growth information was taken from the recent SHLAA update (2013) as an initial indicator and is set out on table 6 (page 18) of this paper. It shows the following in relation to the sites that are included in the SHLAA. Although only the sites that are within or are closely related to the settlement boundary are used in table 11, the adopted SHLAA illustrates that there are sufficient sites within the Parish boundaries of these settlements to meet the proposed requirements set out in chapter 7, with the exception of Chatburn and Mellor, however the shortfall is not considered significant given the timeframe of the plan.

The tables setting out this information are provided below. The accessibility related charts are principally derived from analysis of current bus and rail timetables available in February 2014. The local highway authority (Lancashire County Council) were contacted regarding the possibility of a more in depth analysis of local settlements' accessibility through computer software modelling (for instance using the Accession software tool) but currently this is not available and new software will not be available in the short term.

As the tables below demonstrate, in broad terms most of the 32 settlements have regular public transport links at least to their nearest Key Service Centre (KSC) of either Clitheroe, Whalley or Longridge, particularly Clitheroe. 17 settlements have public transport that would allow access to employment within their nearest KSC, 26 settlements have public transport options to allow at least shopping and other daytime related visits both to the KSCs and in many cases to surrounding centres in other Boroughs. In many cases public transport also allows theoretical employment related journeys outside the Borough with 14 settlements having bus links to one or more of the surrounding centres of Blackburn, Burnley, Preston, Skipton and Nelson. Only 6 settlements have no public transport connection.

It should also be borne in mind that there are also connections available for employment, education, shopping and entertainment related journeys through buses connecting to the area's four railway stations, which allow access to the Greater Manchester conurbation and directly to Manchester city centre, and also to Preston for access to the West Coast mainline.

The information used within the constraints table (in relation to the AONB and Green Belt) uses information from the 1998 District Wide Local Plan Proposals Map and Map Zone (a county based GIS system) as these boundaries are considered to have been largely unchanged since that time. The location of settlements in relation to Flood Zone 3 has been drawn from the Lancashire County Council Map Zone overlay service, which has the zone mapped from January 2014.

4. Analysis

The following section sets out the data that has been brought together for analysis. From this, an assessment of sustainability has been made. The information is presented in tables for clarity and is followed by a spreadsheet which brings this information together. By presenting the information in this way, it has been possible to compare the facilities and services, constraints and capacity for growth of each of the settlements, allowing for judgements to be made on which of the settlements are the more sustainable.

Table 1 shows the facilities and other services and are drawn from a combination of the County Council Map Zone facility mentioned above, with information dating from October 2011 to February 2014, and current internet sources as of February 2014.

In addition, information has been obtained from local Parish Council's and Borough Councillors to ensure that the information contained in this paper is accurate and up to date. Letters were sent to all Parish Clerks requesting information on the services and facilities in the 32 defined other settlements. This letter produced a good response.

Table 1. Facilities and Services (non-Transport related)

| | GP See note 10 | Dentist See note 4 | Pharmacy See note 9 | Post Office See note 5 | Village Hall/ Cy centre See note 3 | Convenience Store See note 7 and Note 11 | Public House | Library | Nursery See note 6 | Primary School See note 1 | Secondary School | Further/Higher Education |
|--------------------------|----------------------|--------------------------|---------------------------|---------------------------------|---|---|-----------------|---------|--------------------------|------------------------------------|---------------------|-----------------------------|
| Barrow | | | | | | ✓ (co-op garage) | ✓✓ | | ✓ | ✓ | | |
| Billington | | | | | ✓ | ✓ | ✓ | | | ✓ | ✓ | |
| Bolton – by - Bowland | | | | ✓ | ✓ | ✓ | ✓ | | | ✓ | | |
| Brockhall | | | | | | | ✓ | | ✓ | | | |
| Calderstones | | | | | | | | | | | | |
| Chatburn | | | | ✓ | ✓ | ✓ (PO) | ✓ | ✓ | | ✓ | | |
| Chipping | | | | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓✓ | | |
| Copster Green | | | | | | | | | | | | |
| Downham | | | | ✓* | ✓ | ✓*(PO) | ✓ | | | | | |
| Dunsop Bridge | | | | ✓ | ✓ | ✓ (PO) | | | | ✓ | | |
| Gisburn | | | | | ✓ | ✓ (PO) | ✓* | | | ✓ | | |
| Grindleton | | | | | ✓ | | ✓ | | | ✓ | ✓ See Note 8 | |
| Holden | | | | | | | | | | | | |
| Hurst Green | | | | ✓ (part time in house) | | | ✓ | | | ✓ | | ✓ |
| Langho | ✓ | | ✓ | ✓ | | ✓ | ✓ | | ✓ | ✓ | | |
| Mellor | ✓ | | ✓ | | ✓ | ✓ (PO) | ✓ | ✓ | | ✓ | | |
| Mellor Brook | | | | | ✓ | ✓ | ✓ | | | | | |
| Newton | | | | | ✓ | | ✓ | | | | | |
| Osbaldeston | | | | | | ✓ | ✓ | | | ✓ | | |
| Pendleton | | | | | ✓ | | ✓ | | | | | |
| Read and Simonstone | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | ✓✓ | | |
| Ribchester | | | | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | |
| Rimington | | | | | ✓ | | ✓* | | | | | |
| Sabden | ✓ | | | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓✓ | | |
| Sawley | | | | | ✓ | | ✓ | | | | ✓ See Note 8 | |
| Slaidburn | ✓ | | | ✓ | ✓ | ✓ | ✓ | | | ✓ | | |
| Tosside | | | | | ✓ | | ✓ | | | | | |
| Waddington | | | | ✓ | | ✓ (PO) | ✓ | | | | | |
| West Bradford | | | | | ✓ | | ✓ | | | ✓ | | |
| Wilpshire | | | | ✓ | | ✓ | ✓ | | ✓ | ✓ | | |
| Wiswell | | | | | | | ✓ | | | | | |
| Worston | | | | | | | ✓ | | | | | |

* = closed at present

Table 1 Notes

- Note 1:** There are also primary schools at Balderstone and on road between Longridge and Grimsargh do not appear in chart above as they are not sited within one of the above 32 settlements.
- Note 2:** F/HE facility on road between Longridge and Grimsargh
- Note 3:** Village Halls also at Whitewell, Bashall, West of Holden, Knowle Green and Hesketh Lane. Note also that this category does not show Church Halls.
- Note 4:** All dentists in the Borough are in the three Key Service Centres of Clitheroe, Longridge and Whalley.
- Note 5:** There is also a Post Office at Bashall.
- Note 6:** There are also 7 nurseries in the three Key Service Centres.
- Note 7:** Some Post Offices also serve as village convenience stores and are also included as such in the stores category as they also serve that as a separate function. Some convenience stores are also locate within the petrol station
- Note 8 :** Bowland High School provides Secondary education in the Borough but does not lie within a settlement. It lies between Grindleton and Sawley and has been attributed to both Grindleton and Sawley for the purposes of this study.
- Note 9:** There are also pharmacies in Longridge, Whalley and Clitheroe
- Note 10:** There are also GP facilities in Clitheroe, Longridge and Whalley
- Note 11:** The settlement of Mellor Brook straddles the boundaries of Ribble Valley Borough and South Ribble District Councils and the parishes of Mellor, Balderstone and Samlesbury. There is a petrol station with an attached convenience store and also a public house within that part of the settlement within South Ribble and these facilities have been included in the Table as they are integral to the built form of the settlement. The settlement also contains a community centre within that part of the settlement that lies in Balderstone parish.

Table 2 – AONB, Green Belt and Flood Zone

| | Inside or partly inside AONB No entry = not inside or partly inside | Inside or partly inside Green belt No entry = not inside or partly inside | Within Flood Zone 3 No entry = not inside |
|----------------------------|---|---|---|
| Barrow | | | |
| Billington | | S s/b adj | Small part on N boundary within |
| Bolton – by -B | Totally within | | Within, along Kirk Beck and from Kirk Beck Bridge to Skirden Bridge |
| Brockhall | | | uncertain boundary |
| Calderstones | | | Within on part of S boundary |
| Chatburn | E s/b close to but not adj | | Partly within, along Chatburn Brook |
| Chipping | Totally within | | Within along Chipping Brook on SE part |
| Copster Green | | | |
| Downham | Totally within | | SE part along Downham Beck |
| Dunsop Bridge | Totally within | | Centre of settlement within FZ3 |
| Gisburn | w. s/b adj to AONB | | |
| Grindleton | 90% within | | Partly within on S boundary |
| Holden | Totally within | | Within along Holden Beck |
| Hurst Green | c. 90% within | | Not in but FZ adj to E boundary |
| Langho | | N,W and E s/b adj | |
| Mellor | | N,W and E s/b adj | |
| Mellor Brook | | E s/b adj | |
| Newton | Totally within | | |
| Osbaldeston | | | |
| Pendleton | Partly within | | |
| Read and Simonstone | | S s/bd adj | |
| Ribchester | | | Partly within FZ along N and E boundaries |
| Rimington | | | |
| Sabden | Totally within | | Within, along two E to W flowing brooks |
| Sawley | Totally within | | Partly within along river to W |
| Slaidburn | Totally within | | Partly within along Hodder and brook |
| Tosside | Totally within | | |
| Waddington | Partly within | | Partly within FZ through centre of settlement along brook |
| West Bradford | Partly within | | Partly within along SE part |
| Wilpshire | | 95% of s/b adj to Blackburn boundary | |
| Wiswell | | | |
| Worston | NE s/b v close to AONB | | |

Notes:

S/b = settlement boundary within 1998 Ribble Valley District wide Local Plan

Table 3 – Detailed Transport Related Provision

| | Bus Stop | Rail Station | Bus Route | Detail of bus provision |
|----------------|----------|--------------|--|--|
| Barrow | ✓ | | 26/27 | 26/27 (mainline) Burnley – Clitheroe via Whalley service stops at Barrow in both directions on a roughly 30 minute or hourly pattern from Clitheroe from 0640 to 2312 and from Burnley from 0601 to 2213. |
| Billington | ✓ | | 22 | 25 runs through Billington following same pattern as Langho, Copster Green and Wilpshire |
| Bolton - by -B | ✓ | | | NO SERVICE |
| Brockhall | ✓ | | 25 | 25 connects to Blackburn every two hours from 0855 to 1902 . Return from Blackburn every two hours 0935 to 1815 . This also goes in to Clitheroe via Whalley from 1009 to 1849 returning from Clitheroe 1227 to 1837. |
| Calderstones | ✓ | | 5 and 5A | 5 and 5A serves Calderstones on same pattern as Chipping, Hurst Green and Ribchester. le to Clitheroe |
| Chatburn | ✓ | | 180 280 X80 14 14A 2 7B 7 | Combination of 180, 280 and X80 runs approx. hourly Mon – Fri to and from Clitheroe, Whalley, Skipton and Preston . Out from Chatburn c.0640 to 1815 to Clitheroe , Whalley and Preston and back from Preston from c.0830 to 1910. To Skipton from 0816 to 1818 and back from Skipton from 0910 to 1900 c. hourly. 14 and 14A also connects to Accrington and Blackburn via Clitheroe, Whalley every two hours from 0929 to 1629 and return from Blackburn arr Chatburn every two hours from 0928 to 1628. 2 connects to Clitheroe Mon – Sat hourly from 0810 to 1825 . Back from Clitheroe hourly from 0734 to 1755. 7 and 7B go to Clitheroe initially every 30 mins in the morning then hourly after 0919 from 0634 to 1908. Returns from Clitheroe hourly from 0720 to 1847. These services then go onto Nelson . Returns from Nelson are hourly from 0720 to 1815. |
| Chipping | ✓ | | 5 35 | 5 connects every 2 hours to Clitheroe via Longridge from 0833 to 1908. returns every two hours from Clitheroe via Longridge from 0934 to 1809. 35 connects to Blackburn via Longridge every two hours Mon to Sat from 0728 to 2348. Returns from Blackburn every two hours from 0705 to 2300. |
| Copster Green | ✓ | | 25 | 25 connects to Blackburn every two hours from 0904 to 1911. Return from Blackburn every two hours 0935 to 1815. This also goes in to Clitheroe via Whalley from 1000 to 1840 returning from Clitheroe 1227 to 1837. |
| Downham | ✓ | | 7 7A 7B | 7 and 7A run to Clitheroe Mon – Sat every hour from 0800 to 1854 returning from Clitheroe every hour from 0720 to 1825. The Clitheroe services run on to Nelson hourly and return from Nelson hourly from 0720 to 1815. |
| Dunsop Bridge | ✓ | | 10 | Weekday connection to Clitheroe . From D Bridge 0957 hourly to 1617. From Clitheroe 0925 to 1545 |
| Gisburn | ✓ | | 180 280 X80 | Combination of 180, 280 and X80 runs hourly Mon – Fri to and from Clitheroe, Whalley and Preston . Out from Gisburn c.0630 to 1807 and back from Preston from c.0830 to 1910. Also same services run to and from Skipton hourly, out to Skipton from c 0800 to c. 1800 and back from c 0900 to 1900 |
| Grindleton | ✓ | | 2 7B | 2 connects to Clitheroe Mon – Sat hourly from 0803 to 1818 . Back from Clitheroe hourly from 0734 to 1755. 7B runs to Clitheroe every 30 mins from 0634 to 0730, then at 0839 and 1903. Returns from Clitheroe approx 30 mins 1625 to 1825 then three additional from 1842 to 2242 on Thurs to Sats. |
| Holden | x | | | NO SERVICE |
| Hurst Green | ✓ | | 5 | 5 connects every 2 hours to Clitheroe from 0805 to 2208. Returns every two hours from Clitheroe from 0934 to 1809 with two later returns Thur to Sat |

Table 3 - Transport Related (Cont'd)

| | | | | |
|---------------------|---|---|-------------------|---|
| Langho | ✓ | ✓ | 22 | 22/22A runs twice hourly Mon – Sat to and from Clitheroe, Whalley and Blackburn from c 0600 to c. 2300. |
| | | | 22A | |
| | | | 180 280 X80 | |
| Mellor | ✓ | | 25 | 25 connects to Blackburn every two hours from to 0851 to 1858. Return from Blackburn every two hours 0935 to 1815. This also goes in to Clitheroe via Whalley from 1013 to 1853 returning from Clitheroe 1227 to 1837. |
| | | | 15 | 15 runs to Blackburn every hour from 0703 to 1814 and returns hourly from Blackburn at 0630 to 1745 |
| Mellor Brook | ✓ | | 217 | 217 runs to Preston return one bus per day Wed and Fri out at 0959 returning from Preston 1345 |
| | | | 180 280 X80 | Combination of 180, 280 and X80 runs approx. hourly Mon – Fri to and from Clitheroe, Whalley and Preston . Out from Mellor B to Preston from 0718 to 1853 and back from Preston from c.0830 to 1910. To Whalley and Clitheroe from 0759 to 1927 and back from Clitheroe from 0649 to 1822 approx hourly. |
| | | | 15 | 15 runs to Blackburn every hour Mon to Sat from 0656 to 1814 and returns from Blackburn from 0630 to 1745. |
| Newton | ✓ | | 217 | 217 runs to Preston return one bus per day Wed and Fri out at 0946 returning from Preston 1345. |
| | | | 10 | Weekday connection to Clitheroe . From Newton 1015 to 1635 hourly. From Clitheroe 0925 to 1545. |
| Osbaldeston | ✓ | | 217 | 217 runs to Preston return one bus per day Wed and Fri out at 0956 returning from Preston 1345. |
| Pendleton | ✓ | | | NO SERVICE |
| Read and Simonstone | ✓ | | 26 | 26 runs on same pattern as Sabden, hourly Mon to Sat to Clitheroe, Whalley and Burnley . |
| Ribchester | ✓ | | 5 | 5 connects every 2 hours to Clitheroe from 0755 to 1930 Returns every two hours from Clitheroe from 0934 to 1809 then on to Longridge . Two hourly from Longridge from 0747 to 1922 . |
| | | | 35 | 35 connects to Blackburn every two hours Mon to Sat from 0750 to 0010 and returns from Blackburn every two hours from 0705 to 2300. |
| Rimington | ✓ | | 7A | 7A runs to Clitheroe every two hours from 0901 to 1501 and returns from Clitheroe every two hours from 1025 to 1425 then running on to Nelson . returns from Nelson are every two hours from 0830 to 1430. |
| Sabden | ✓ | | 27 | 27 runs hourly Mon to Sat from c. 0640 to 2013 to Clitheroe and Whalley . Also connects hourly to and from Burnley |
| Sawley | ✓ | | 2 | 2 connects to Clitheroe Mon – Sat hourly from Sawley from c 0800 to 1813. Back from Clitheroe hourly from c 0740 to 1755 |
| Slaidburn | ✓ | | 10 | Weekday connection to Clitheroe . From Slaidburn 1010 to 1630 hourly. From Clitheroe 0925 to 1545. |
| Tosside | x | | | NO SERVICE |
| Waddington | ✓ | | 10 | Weekday connection to Clitheroe . From Waddington 1023 to 1643 hourly. From Clitheroe 0925 to 1545. |
| | | | 7 | Services to Clitheroe mostly every 30 mins or hourly from 0648 to 1912, returning from Clitheroe with same frequency from 0720 to 1825 with two later services Thurs to Sats. Services to Clitheroe also go on to Nelson and return from Nelson hourly from 0720 to 1815. |
| | | | 7A 7B | |
| West Bradford | ✓ | | 7 7A 7B | Initially 30 mins then hourly to Clitheroe from 0634 to 1908. returns from Clitheroe hourly or more frequently from 0720 to 1825 with two later services on Thursto Sats. Services from Clitheroe go on to Nelson and return from Nelson hourly from 0720 to 1815. |
| Wilpshire | ✓ | ✓ | 25 | 25 connects to Blackburn every two hours from 0912 to 1919. Return from Blackburn every two hours 0935 to 1815 . This also goes in to Clitheroe via Whalley from 0951 to 1831 returning from Clitheroe 1227 to 1837. |
| | | | 35 | 35 connects to Blackburn every two hours Mon to Sat from 0805 to 0022 and returns from Blackburn every two hours from 0705 to 2300. |
| Wiswell | ✓ | | | NO SERVICE |
| Worston | x | | | NO SERVICE |

Table 4 – Presence of a Bus Service and Railway Station.

| | Clitheroe | Longridge | Whalley | Blackburn | Burnley | Preston | Nelson | Accrington | Skipton | Rail Service |
|---------------------|-----------|-----------|---------|-----------|---------|---------|--------|------------|---------|--------------|
| Barrow | ✓ | | ✓ | | ✓ | | | | | |
| Billington | ✓ | | ✓ | ✓ | | | | | | |
| Bolton – by - B | N/S | | | | | | | | | |
| Brockhall | ✓ | | ✓ | ✓ | | | | | | |
| Calderstones | ✓ | ✓ | ✓ | | | | | | | |
| Chatburn | ✓ | | ✓ | | | ✓ | ✓ | ✓ | ✓ | |
| Chipping | ✓ | ✓ | | ✓ | | | | | | |
| Copster Green | ✓ | | ✓ | ✓ | | | | | | |
| Downham | ✓ | | | | | | ✓ | | | |
| Dunsop Bridge | ✓ | | | | | | | | | |
| Gisburn | ✓ | | ✓ | | | ✓ | | ✓ | ✓ | |
| Grindleton | ✓ | | | | | | | | | |
| Holden | N/S | | | | | | | | | |
| Hurst Green | ✓ | | | | | | | | | |
| Langho | ✓ | | ✓ | ✓ | | ✓ | | | | Rail Sta. |
| Mellor | | | | ✓ | | ✓ | | | | |
| Mellor Brook | ✓ | | ✓ | ✓ | | ✓ | | | | |
| Newton | ✓ | | | | | | | | | |
| Osbaldeston | | | | | | ✓ | | | | |
| Pendleton | N/S | | | | | | | | | |
| Read and Simonstone | ✓ | | ✓ | | ✓ | | | | | |
| Ribchester | ✓ | ✓ | | ✓ | | | | | | |
| Rimington | ✓ | | | | | | ✓ | | | |
| Sabden | ✓ | | ✓ | | ✓ | | | | | |
| Sawley | ✓ | | | | | | | | | |
| Slaidburn | ✓ | | | | | | | | | |
| Tosside | N/S | | | | | | | | | |
| Waddington | ✓ | | | | | | ✓ | | | |
| West Bradford | ✓ | | | | | | ✓ | | | |
| Wilpshire | ✓ | | ✓ | ✓ | | | | | | Rail Sta. |
| Wiswell | N/S | | | | | | | | | |
| Worston | N/S | | | | | | | | | |

Notes re Table 4 :

Note 1 - this table only shows the presence of a bus connection, not the frequency of the service.

Note 2 – table shows direct bus service links only, others may be available through changes on to other bus services, particularly at Clitheroe, Whalley and Longridge, or to rail services at Langho, Clitheroe, Whalley or Wilpshire.

Note 3: N/S indicates that there is no bus service, though there may be a bus stop indicated on some data sources

| | Employment and Other daytime related visits | Shopping and Health related daytime visits only | Destinations |
|---------------------|---|---|--|
| Barrow | ✓ | | Clitheroe, Whalley, Burnley. |
| Billington | ✓ | | Clitheroe, Whalley, Blackburn. |
| Bolton by -B | N/S | | |
| Brockhall | | ✓ | Clitheroe, Whalley |
| Calderstones | ✓ | | Clitheroe |
| Chatburn | ✓ | | Clitheroe, Whalley, Skipton, Preston, (shopping and non employment visits also possible to Accrington and Blackburn) |
| Chipping | ✓ | | Longridge, Blackburn. |
| Copster Green | | ✓ | Clitheroe, Whalley, Blackburn. |
| Downham | ✓ | | Clitheroe, Nelson. |
| Dunsop Bridge | | ✓ | Clitheroe |
| Gisburn | ✓ | | Clitheroe, Whalley, Preston, Skipton. |
| Grindleton | ✓ | | Clitheroe |
| Holden | N/S | | |
| Hurst Green | ✓ | | Clitheroe |
| Langho * | ✓ | | Clitheroe, Whalley, Blackburn, Preston. |
| Mellor | ✓ | | Blackburn |
| Mellor Brook | ✓ | | Clitheroe, Whalley and Preston. |
| Newton | | ✓ | Clitheroe |
| Osbaldeston | | ✓ | Preston (wed and fri only). |
| Pendleton | N/S | | |
| Read and Simonstone | ✓ | | Clitheroe, Whalley, Burnley. |
| Ribchester | ✓ | | Clitheroe, Whalley, Blackburn. |
| Rimington | | ✓ | Clitheroe, Nelson. |
| Sabden | ✓ | | Clitheroe, Whalley, Burnley. |
| Sawley | ✓ | | Clitheroe |
| Slaidburn | | ✓ | Clitheroe |
| Tosside | N/S | | |
| Waddington | ✓ | | Clitheroe |
| West Bradford | ✓ | | Clitheroe |
| Wilpshire * | ✓ | | Blackburn |
| Wiswell | N/S | | |
| Worston | N/S | | |

Table 5 – Accessibility by Public Transport for Employment and Shopping etc.

N/S = No Service

Notes re Table 5:

Note 1: All journeys mentioned are direct, other destinations are potentially accessible through connections, principally at Clitheroe, Longridge and Whalley. An example would be to access Clitheroe from Mellor by walking to Mellor Brook and then taking a bus from there.

Note 2: Employment accessibility is assumed if it is possible to access the destination by direct bus to arrive by 0900 and to return home direct after 1700.

Note 3: Further connections to centres such as Blackburn, Preston, Bolton and Manchester Victoria are available via buses to the rail stations at Clitheroe, Whalley, Langho and Wilpshire.(latter two marked with an *)

Rail Connectivity in Ribble Valley

The four Ribble Valley stations of Clitheroe, Whalley, Langho and Ramsgreave/Wilpshire have regular connections to the wider rail system through services towards Blackburn.

In detail the area's stations have direct services Monday to Friday to Manchester Victoria every 30 minutes from 0640 to 0740 (from Clitheroe), all of which arrive in Manchester before 0900. After that there is a roughly hourly service from 0826 to 2240. To access Manchester Piccadilly there is a 5 to 10 minute change at Bolton.

Returning from Manchester Victoria there are initially 30 minute services from 0723 to 0900 then hourly from 0900 to 1623, then on a thirty minute pattern from 1623 to 1900, then hourly to 2200.

Also there are roughly hourly services on Saturdays and Sundays both to and from the area from 0707 to 2246 connecting with Manchester Victoria

Services to Preston, and from there connections on the West Coast Mainline, are available with a roughly 10 minute change at Blackburn.

The above links would enable connections for work, education (such as the universities and colleges in Preston, Bolton, Salford and Manchester), shopping and entertainment.

Demand Responsive Transport options

In addition to the formally scheduled public transport options outlined above there is a demand responsive option in the area, the Little Green Bus (LGB) service. This offers a door to door service for passengers who have difficulty in accessing regular public transport and operates around the towns and villages of the area. The service also co ordinates a volunteer car scheme and also there are day trips organised for a variety of purposes including shopping. The LGB currently provides approx 27,000 single passenger trips per year with main pick up points at Waddington, Clitheroe, Hurst Green, Ribchester and Longridge on Mondays; Sabden, Wilpshire, and Langho on Tuesdays; Chipping, Downham, Rimington, Bolton by Bowland on Tuesdays and Billington, Read and Mellor on Thursdays. However the service will pick up anywhere where there is a need.

Numbers of Businesses within Defined Settlements

| | No of Businesses | Comments |
|--------------------------------|---------------------|--|
| Barrow | 22 | |
| Billington | 3 | |
| Bolton – by - B | 5 | |
| Brockhall | 3 | |
| Calderstones | 0 | |
| Chatburn | 6 | Does not include Pendle Trading Estate |
| Chipping | 7 | |
| Copster Green | 1 | |
| Downham | 2 | |
| Dunsop Bridge | 6 | |
| Gisburn | 17 | |
| Grindleton | 2 | |
| Holden | 1 | |
| Hurst Green | 4 | |
| Langho | 8 | |
| Mellor | 4 | |
| Mellor Brook | 5 | Does not include BAe site |
| Newton | 1 | |
| Osbaldeston | 1 | |
| Pendleton | 1 | |
| Read and Simonstone | 14 | Does not include Time Computer site or Fort Vale site |
| Ribchester | 24 | |
| Rimington | 5 | |
| Sabden | 9 | |
| Sawley | 1 | |
| Slaidburn | 9 | |
| Tosside | 1 | |
| Waddington | 4 | |
| West Bradford | 1 | |
| Wilpshire | 24 | |
| Wiswell | 1 | |
| Worston | 0 | |

Notes:

The above table describes the approximate number of commercial businesses that are thought to be located within the boundaries of the defined settlements but not those that exist in the countryside around them, including farm based enterprises. They are drawn from recently produced parish based business rate data. They include businesses such as shops, pubs and post offices mentioned elsewhere in other tables as local facilities but also include other businesses classed as workshops, warehouses, factories, petrol stations, depots, hotels, holiday cottages, restaurants, hairdressers and garages. They do not include other categories of

activities that are also liable for business rates but are not considered to be strictly part of the economic life of the settlements. These include mobile phone masts, schools, car parks, social and sporting clubs, village halls, sewage works, doctor's surgeries and recycling centres.

Also the figures count numbers of businesses, not the numbers of employees, or turnover or other related measures.

It is also important to consider that they as strictly as possible relate to the settlement boundaries and therefore some businesses that local people may consider to be a part of a settlement will not be counted because they are close to, but not actually within, the defined area.

It is also important to emphasise that the settlements listed above do not include the three key service centres of the Borough, Clitheroe, Longridge and Whalley, where many businesses are located, or the major employment sites at BAe near Samlesbury, the Time Computers and Fort Vale sites near but not within Simonstone, or Pendle Trading Estate near Chatburn.

There are no recorded business rates liabilities in Calderstones and Worston settlements.

5. What does the information show?

The collated data (as set out in table 6) provides information on the sustainability of the defined settlements. This makes it possible to assess which of the 32 settlements are more sustainable.

The findings have been derived from an analysis of the most up to date sustainability, constraint and capacity information available. The analysis is based on the most recent information available. It is broad brush given the timeframe available but is a helpful starting point. The assessment work undertaken is robust and transparent and sufficient in identifying which settlements are the more sustainable.

The approach taken allows a comparison of the relative sustainability merits of the settlements can be undertaken, using the criteria defined in this report. That is those settlements with the most facilities and services, fewest constraints and best accessibility are determined as more sustainable. These are then considered in light of the capacity for future growth (i.e. is there sufficient land available for further growth) and the location of the settlements in terms of transport corridors. From this nine settlements emerge which are considered the 'more sustainable' in line with the Inspector's comments.

The 9 'more sustainable' settlements, in this context, are as follows (in alphabetical order):

- Barrow
- Billington
- Chatburn
- Gisburn
- Langho
- Mellor
- Mellor Brook
- Read and Simonstone
- Wilpshire

These settlements are considered to be the most sustainable, accessible and least constrained when viewed as a whole. As discussed, these are considered to have strong transport connections and are located on, or close to significant transport corridors.

The remaining 23 settlements are categorised in this context as being 'less sustainable'. These are as follows (in alphabetical order):

- Bolton-by-Bowland
- Brockhall
- Calderstones
- Chipping
- Copster Green
- Grindleton
- Holden
- Hurst Green
- Downham
- Dunsop Bridge
- Newton
- Osbaldeston
- Pendleton
- Ribchester
- Rimington
- Sabden
- Sawley
- Slaidburn
- Tosside
- Waddington
- West Bradford
- Wiswell
- Worston

Table 6: Potential groupings of settlements

| Facilities & Services | Accessibility by bus to KSCs (7 in total) accessible | Access to employment by bus | Businesses within the defined settlements | Constraints | Capacity for Growth | Dwellings in each ward 2011 Census | Potential groupings |
|---|---|---|---|---|---|--|--|
| No of services in settlement | | | | In, out or adj to constraint areas | House price: Income Ratio | SHLAA Capacity | |
| Mellor 7 Langho 7 | Chatburn 6 Gisburn 5 | Chatburn 4 Gisburn 4 | Wilpshire 24 Ribchester 24 Barrow 22 | Barrow (nwoa) Brockhall (nwoa) | Waddington & West Bradford 8.4 Aighton, Bailey & Chaigley 7.7 | Langho 909 Read & Simonstone 789 | Aighton, Bailey and Chaigley 565 Alston and Hothersall 1077 |
| Sabden 7 Chatburn 6 | Langho 4 + rail station Mellor Brook 4 | Langho 4 Barrow 3 | Gisburn 17 Read & Simonstone 14 | Copster Green (nwoa) Osbaldeston (nwoa) | Bowland, Newton & Slaidburn 7.4 Ribchester 6.7 | Barrow 765 Gisburn 274 | Billington and Old Langho 1282 Bowland, Newton and Slaidburn 577 |
| Chipping 6 Slaidburn 6 | Barrow 3 Billington 3 | Billington 3 Mellor Brook 3 | Sabden 9 Slaidburn 9 | Rimington (nwoa) Wiswell (nwoa) | Chipping 6.7 Billington & Old Langho 6.7 | Grindleton 181 Osbaldeston 138 | Chatburn 584 Chipping 584 Clayton-le-Dale with Ramsgreave 1116 |
| Read & Simonstone 6 Billington 5 Bolton-by-Bowland 5 Ribchester 6 Wilpshire 5 Grindleton 4 Hurst Green 4 | Brockhall 3 Calderstones 3 Chipping 3 Copster Green 3 Read & Simonstone 3 Ribchester 3 Sabden 3 Wilpshire 3 + rail station | Read & Simonstone 3 Ribchester 3 Sabden 3 Chipping 2 Downham 2 Calderstones 1 Grindleton 1 | Langho 8 Chipping 9 Chatburn 6 Dunsop Bridge 6 Bolton-by-Bowland 5 Mellor Brook 5 Rimington 5 | Gisburn (nwba) Langho (nwba) Mellor (nwba) Mellor Brook (nwba) Read & Simonstone (nwba) Wilpshire (nwba) Worston (nwba) | Gisburn, Rimington 6.3 Whalley 6.3 Read & Simonstone 5.6 Littlemoor (Clitheroe) 5.5 Chatburn 5.3 St Mary's (Clitheroe) 5.2 Mellor 5.1 | Slaidburn 123 Billington 123 Calderstones 113 Chipping 104 Copster Green 89 Waddington 83 West Bradford 80 | Derby and Thornley 1447 Dilworth 1075 Edisford and Low Moor 1252 Gisburn, Rimington 617 Langho 997 Littlemoor 1446 |
| Barrow 4 Downham 4 Dunsop Bridge 4 Gisburn 3 | Downham 2 Mellor 2 Rimington 2 | Hurst Green 1 Mellor 1 Sawley 1 Waddington 1 | Mellor 4 Waddington 4 Hurst Green 4 Billington 3 | Billington (w1orM) Calderstones (w1orM) Chatburn (w1orM) Downham (w1orM) | Alston & Hothersall (Longridge) 4.9 Langho 4.9 Dilworth (Longridge) 4.5 Wiswell & Pendleton 4.5 | Dunsop Bridge 77 Bolton-by-Bowland 59 Wiswell 59 Sabden 54 | Mellor 1217 Primrose 1425 Read and Simonstone 1134 Ribchester 706 |
| Waddington 3 West Bradford 3 Mellor Brook 3 Sawley 3 Osbaldeston 3 Brockhall 2 Tosside 2 | Waddington 2 West Bradford 2 Dunsop Bridge 1 Grindleton 1 Hurst Green 1 Newton 1 Osbaldeston 1 | West Bradford 1 Wilpshire 1 Brockhall 0 Copster Green 0 Dunsop Bridge 0 Newton 0 Osbaldeston 0 | Brockhall 3 Grindleton 2 Downham 2 Copster Green 1 Holden 1 Newton 1 Osbaldeston 1 | Hurst Green (w1orM) Newton (w1orM) Pendleton (w1orM) Ribchester (w1orM) Tosside (w1orM) Bolton-by-Bowland (w2orM) Chipping (w2orM) | Sabden 4.4 Salthill (Clitheroe) 4.2 Derby with Thornley 4.2 Edisford & Low Moor (Clitheroe) 4.1 Primrose (Clitheroe) 3.9 | Wilpshire 46 Hurst Green 46 Ribchester 37 Mellor Brook 28 Newton 28 Chatburn 25 Worston 21 | Sabden 630 St Mary's 1299 Salthill 1371 Waddington and West Bradford 1379 Whalley 1596 Wilpshire 1045 Wiswell and Pendleton 596 |
| Newton 2 Pendleton 2 Rimington 2 Wiswell 1 Worston 1 Holden 0 Copster Green 0 Calderstones 0 | Sawley 1 Slaidburn Bolton-by-Bowland 0 Holden 0 Pendleton 0 Tosside 0 Wiswell 0 Worston 0 | Rimington 0 Slaidburn 0 Bolton-by-Bowland 0 Holden 0 Pendleton 0 Tosside 0 Wiswell 0 Worston 0 | Pendleton 1 Sawley 1 Tosside 1 West Bradford 1 Wiswell 1 Calderstones 0 Worston 0 | Dunsop Bridge (w2orM) Grindleton (w2orM) Holden (w2orM) Sabden (w2orM) Sawley (w2orM) Slaidburn (w2orM) Waddington (w2orM) West Bradford (w2orM) | (information in this column only Available at a Parish, not settlement, level) | Mellor 18 Holden 14 Rimington 14 Downham 9 Pendleton 6 Brockhall 0 Sawley 0 Tosside 0 | (information in this column only Available at a Parish, not settlement, level) |
| <p>(nwoa) = not within or adjacent to a constraint (nwba) = not within but adjacent to a constraint (w1orM) = within one or more constraint areas (w2orM) = within two or more constraint areas</p> <p>Access to employment assumed if possible to access destination by direct bus to arrive before 9am and return home after 5pm</p> <p>1600 total houses to be provided in these 32 settlements 576 residual to go into the 32 settlements</p> | | | | | | | |
| | | | | | | | <p>More Sustainable defined settlements</p> <p>Barrow</p> <p>Langho</p> <p>Mellor</p> <p>Billington</p> <p>Wilpshire</p> <p>Chatburn</p> <p>Gisburn</p> <p>Read & Simonstone</p> <p>Mellor Brook</p> |
| | | | | | | | <p>Less Sustainable defined settlements</p> <p>Brockhall</p> <p>Waddington</p> <p>Sabden</p> <p>Pendleton</p> <p>Osbaldeston</p> <p>Newton</p> <p>West Bradford</p> <p>Tosside</p> <p>Rimington</p> <p>Sawley</p> <p>Grindleton</p> <p>Calderstones</p> <p>Worston</p> <p>Wiswell</p> <p>Holden</p> <p>Downham</p> <p>Chipping</p> <p>Slaidburn</p> <p>Bolton-by-Bowland</p> <p>Dunsop Bridge</p> <p>Hurst green</p> <p>Ribchester</p> <p>Copster Green</p> |

6. Existing housing commitments- planning permissions and completions

The Inspector has asked for capacity information to be taken into account. It is important to have an understanding of the level of permissions and completions within the defined settlements.

As the table on page 3 illustrates, 1,600 dwellings are to be provided within the 32 defined settlements. Of this, 1655⁸ dwellings have been committed through either planning permissions or completions. This equates to an oversupply in these settlements of 55, however, as an adjustment of 200 units is made from the Longridge total and is proposed to be reapportioned to the most sustainable of the defined settlements, the total number of units required in the 32 defined settlements is 145.

Table 7

| Settlement | 1 No of houses to be provided ⁹ | 2 No of houses already completed/permissions given ¹⁰ for each settlement area (based on the Parish) | 3 Unadjusted residual (less no already completed/ permission given) | 4 Longridge Adjustment ¹¹ | 5 Proposed Strategic site ¹² | 7 Residual number of houses required for each settlement ¹³ |
|---|--|--|--|---|--|--|
| Clitheroe | 2,320 | 1040 | 1280 | | 1040 | 240 |
| Longridge | 1,160 | 327 | 833 | 633 | | 633 |
| Whalley | 520 | 588 | 0 (-68) | | | 0 |
| <i>Non-defined settlements/areas (8 settlements)¹⁴</i> | 0 | 432 | 0 (-432) | | | |
| <i>Other 'Defined Settlements' (32 settlements)</i> | 1,600 | 1223 | 377 | | | |
| | 1,600 | 1655 | -55 | 145 | | 145 |
| Standen | | | | | | 1040 |
| Total | 5,600 | 3610 | 2058 | | 1040 | 2058 |

Based on this, 145 units are required to be apportioned across the 9 'most sustainable' of the defined settlements. Consideration is given to assigning specific housing targets to these 9 settlements according to their ability to accommodate development. This will guide further allocations however it has to be recognised that the housing numbers are targets and not absolute ceilings.

⁸ As at 31st March 2014.

⁹ For the 3 main settlements, total number of dwellings is 4000. Number of houses is calculated from settlement population as a % of total main settlement population – Clitheroe 58%, Longridge 29% and Whalley 13%.

¹⁰ Does not include sites that are awaiting completion of section 106 agreements at 31st March 2014.

¹¹ This allowance reflects development allowed at appeal of 200 units in Preston Borough at Whittingham Lane- 200 units are therefore reapportioned to the most sustainable settlements within the defined settlements.

¹² Proposed strategic site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

¹³ As at 31st March 2014 – applications have been approved since.

¹⁴ Whilst there are 40 villages in the Ribble Valley, only 32 of these are categorised as 'defined settlements'- these are the settlements where development is to be allocated. Whilst some development has taken place outside of these settlements (in the remaining 8 villages), the Core Strategy development Strategy, once adopted, should prevent further development taking place in these locations.

7. Impact on likely additional development across the 32 defined settlements

As the nine 'more sustainable' defined settlements have been determined within chapter 5 of this paper, it is now possible to identify the number of units needed in the more sustainable settlements. The approach taken uses one of a population based approach, similar to that previously used in the Core Strategy for calculating the requirement for Clitheroe, Longridge and Whalley. The population for each of the nine most sustainable of the 'other defined settlements' has been estimated using information from the 2011 Census¹⁵.

The populations for the nine settlements are shown in column 1 of table 8 according to population size. Column 2 presents this information as a percentage of all of the 9 'more sustainable' settlements for information purposes.

Table 8

| Settlement | 1. Population of settlement | 2. As % of total population of the nine settlements |
|-------------------|-----------------------------------|--|
| Wilpshire | 3816 | 29% |
| Read & Simonstone | 2168 | 16% |
| Billington | 1629 | 12% |
| Langho | 1599 | 12% |
| Mellor | 1432 | 11% |
| Chatburn | 1102 | 8% |
| Barrow | 646 | 5% |
| Mellor Brook | 411 | 3% |
| Gisburn | 379 | 3% |
| TOTAL | 13182 | 100% |

The information in relation of Mellor Brook relates to the population, which is within the settlement in the Ribble Valley Borough. The Council recognises that the settlement Borough boundary effectively dissects the whole settlement, part of which is in the South Ribble Borough Council administrative area. If that area was included, it is estimated that the population of the whole settlement would be about 520.

It is clear from the above that Wilpshire is significantly the largest of the more sustainable settlements in terms of population. This reflects its long recognised urban nature and relationship with Blackburn. There is a further cluster of five settlements with populations in excess of 1000. The remaining three, Mellor Brook, Gisburn and Barrow have much smaller populations, however Barrow has been a receptor for growth and is recognised as a main location for employment where strategic employment opportunities will be promoted. With this in mind, the settlements can be banded to enable targets, relative to the nature of the settlement to be established. The 9 settlements have consequently been banded into 3 groups, which reflects the population scale, shown in column 1 of table 8.

¹⁵ Population estimates are compiled using the "best fit" of Output Areas that correspond with the settlement defined according to the settlement boundaries of the District-wide Local Plan. Whilst not an exact fit, these are considered to be the best estimates that can be compiled. Population in dwellings constructed since the 2011 census will not be included.

Taking account of the above, it is suggested therefore that the 145 residual requirement be distributed among these settlements in bands as shown in table 9 to reflect the significance of Wilpshire and Barrow, a broad spread of development to the remaining larger settlements and a modest provision in the smaller villages to support in particular affordable housing.

Table 9

| Category | Settlement | Apportionment of residual requirement |
|-----------------|-------------------|--|
| Tier 1 village | Wilpshire | 45 |
| Tier 1 village | Barrow | 0 |
| Tier 1 village | Read & Simonstone | 18 |
| Tier 1 village | Billington | 18 |
| Tier 1 village | Langho | 18 |
| Tier 1 village | Mellor | 18 |
| Tier 1 village | Chatburn | 18 |
| Tier 1 village | Mellor Brook | 5 |
| Tier 1 village | Gisburn | 5 |
| | TOTAL | 145 |

As previously stated, it should be noted that the determination of a requirement should not be taken as a ceiling; it is feasible that other developments may come forward in the plan period which, with in the overall policy context of the plan, are acceptable.

For information, Tier 1 Village Settlements are the 9 most sustainable of the 32 defined settlements and the Tier 2 Village Settlements are the 23 less sustainable of the 32 settlements.

Based upon the consideration and analysis of the above information, the table below (table 10) sets out the likely development anticipated within each of the defined settlements in the borough.

Table 10: Likely development across the defined other settlements

| Category | Settlement | Planning Completions residential 2008- present ¹⁶ | Permissions/ for to 2028 ¹⁷ | Residual number of houses to be developed up to 2028 ¹⁷ |
|---------------------------|-----------------------|---|--|---|
| Principal Settlement | Clitheroe | 1040 | | 240 |
| Principal Settlement | Longridge | 327 | | 633 |
| Principal Settlement | Whalley | 588 | | 0 |
| <i>Strategic Site</i> | <i>Standen</i> | <i>0</i> | | <i>1,040</i> |
| Tier 1 Village Settlement | Wilpshire | 21 | | 45 |
| Tier 1 Village Settlement | Barrow | 710 | | LNH/RB |
| Tier 1 Village Settlement | Read & Simonstone | 27 | | 18 |
| Tier 1 Village Settlement | Billington | 58 | | 18 |
| Tier 1 Village Settlement | Langho | 3 | | 18 |
| Tier 1 Village Settlement | Mellor | 20 | | 18 |
| Tier 1 Village Settlement | Chatburn | 9 | | 18 |
| Tier 1 Village Settlement | Mellor Brook | 18 | | 5 |
| Tier 1 Village Settlement | Gisburn | 11 | | 5 |
| Tier 2 Village Settlement | Copster Green | 19 | | LNH/ RB |
| Tier 2 Village Settlement | Brockhall | 44 | | LNH/ RB |
| Tier 2 Village Settlement | Waddington | 9 | | LNH/ RB |
| Tier 2 Village Settlement | Sabden | 129 | | LNH/ RB |
| Tier 2 Village Settlement | Pendleton | 0 | | LNH/ RB |
| Tier 2 Village Settlement | Osbaldeston | 0 | | LNH/ RB |
| Tier 2 Village Settlement | Newton | 1 | | LNH/ RB |
| Tier 2 Village Settlement | West Bradford | 3 | | LNH/ RB |
| Tier 2 Village Settlement | Tosside | 1 | | LNH/ RB |
| Tier 2 Village Settlement | Rimington | 6 | | LNH/ RB |
| Tier 2 Village Settlement | Sawley | 3 | | LNH/ RB |
| Tier 2 Village Settlement | Grindleton | 5 | | LNH/ RB |
| Tier 2 Village Settlement | Calderstones | 85 | | LNH/ RB |
| Tier 2 Village Settlement | Worston | 0 | | LNH/ RB |
| Tier 2 Village Settlement | Wiswell | 0 | | LNH/ RB |
| Tier 2 Village Settlement | Holden | 0 | | LNH/ RB |
| Tier 2 Village Settlement | Downham | 0 | | LNH/ RB |
| Tier 2 Village Settlement | Chipping | 23 | | LNH/ RB |
| Tier 2 Village Settlement | Slaidburn | 0 | | LNH/ RB |
| Tier 2 Village Settlement | Bolton-by- Bowland | 1 | | LNH/ RB |
| Tier 2 Village Settlement | Dunsop Bridge | 0 | | LNH/ RB |
| Tier 2 Village Settlement | Hurst Green | 6 | | LNH/ RB |
| Tier 2 Village Settlement | Ribchester | 11 | | LNH/ RB |

LNH/RB means Local Needs Housing or development which has Regeneration Benefits only will be allowed in these settlements.

¹⁶ Commitment figures in settlements, not parish. Information taken from Housing Land Monitoring Report 31st March 2014, but takes account of the Barrowlands appeal approval of 504 units in Barrow.

¹⁷ Figures are correct as at 31st March 2014. The residual figure is based on an average annual requirement of 280 units.

8. Summary implications for the Core Strategy

The findings of this work have resulted in main modifications to the Core Strategy being necessary. This has led to the following changes:

1. Wording to Key Statement DS1: Development Strategy has been amended to take into consideration the findings of this report.
2. Development Management policies DMG2: Strategic Considerations has been amended to reflect the proposed categorisation of the 'most sustainable' and 'less sustainable' other defined settlements.
4. The following text will be included within the Core Strategy to illustrate the anticipated level of housing within each of the defined other settlements.
5. The table at appendix 2 (para 15.2) provides detailed numerical information on how it is proposed the residential development in the borough will be distributed. This table will be replaced with the following (table 11 below):

Table 11

| Settlement | 1 No of houses to be provided ¹⁸ | 2 No of houses already completed/permissions given ¹⁹ for each settlement area (based on the Parish) | 3 Unadjusted residual (less no already completed/ permission given) | 4 Longridge Adjustment ²⁰ | 5 Proposed Strategic site ²¹ | 7 Residual number of houses required for each settlement ²² |
|---|---|--|--|---|--|--|
| Clitheroe | 2,320 | 1040 | 1280 | | 1040 | 240 |
| Longridge | 1,160 | 327 | 833 | 633 | | 633 |
| Whalley | 520 | 588 | 0 (-68) | | | 0 |
| <i>Non-defined settlements/areas (8 settlements)²³</i> | 0 | 432 | 0 (-432) | | | |
| <i>Other 'Defined Settlements' (32 settlements)</i> | 1,600 | 1223 | 377 | | | |
| | 1,600 | 1655 | -55 | 145 | | 145 |
| Standen | | | | | | 1040 |
| Total | 5,600 | 3610 | 2058 | | 1040 | 2058 |

¹⁸ For the 3 main settlements, total number of dwellings is 4000. Number of houses is calculated from settlement population as a % of total main settlement population – Clitheroe 58%, Longridge 29% and Whalley 13%.

¹⁹ Does not include sites that are awaiting completion of section 106 agreements at 31st March 2014.

²⁰ This allowance reflects development allowed at appeal of 200 units in Preston Borough at Whittingham Lane- 200 units are therefore reapporioned to the most sustainable settlements within the defined settlements.

²¹ Proposed strategic site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

²² As at 31st March 2014 – applications have been approved since.

²³ Whilst there are 40 villages in the Ribble Valley, only 32 of these are categorised as 'defined settlements'- these are the settlements where development is to be allocated. Whilst some development has taken place outside of these settlements (in the remaining 8 villages), the Core Strategy Development Strategy, once adopted, should prevent further development taking place in these locations.

Appendix 2

Examination of Ribble Valley Borough Council Core Strategy

Proposed main modifications to the submission document

| Ref | Page | Policy/ Paragraph | Main Modification |
|-----|------|---|--|
| | | | Proposed main modifications that have undergone public consultation. Please note, some of these modifications have been updated to reflect the most up to date monitoring information from 31 st March 2014 or the most recent position since the close of the EiP Hearing sessions. |
| MM1 | 34 | Paragraph 3.12 | Revised wording of the objective to read “To increase the supply of affordable and decent homes in the borough to help meet identified needs”. |
| MM2 | 39 | Key Statement DS1: Development Strategy | First paragraph - delete... the main urban areas of the borough and replace text with “ the principle settlements of Clitheroe, Longridge and Whalley ”. |
| MM3 | 39 | Key Statement DS1: Development Strategy | 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 ”. |
| MM4 | 39 | Key Statement DS1: Development Strategy | Second paragraph – see Key Statement DS1 attached as an appendix to this document. |
| MM5 | 39 | Key Statement DS1: Development Strategy | New third paragraph- see Key Statement DS1 attached as an appendix to this document. |
| MM6 | 39 | Key Statement DS1: Development Strategy | 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 ”. |
| MM7 | 41 | Paragraph 4.11 | Following the close of the EiP Hearing sessions in January 2014, it is proposed that this main modification be removed (see main modification 25 for clarity). New Paragraph (after table of housing distribution) The housing model makes a modeled 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 |

| Ref | Page | Policy/ Paragraph | Main Modification | | | | | | | | | | | | | | |
|-------------------|--|--|--|----------|--|-----------|-----|-----------|-----|---------|---|-------------------|-----|---------|------|-------|------|
| | | | will use the Core Strategy framework to set out the patterns and scale of growth through the Housing & Economic DPD. | | | | | | | | | | | | | | |
| MM8 | 41 | Paragraph 4.11 | <p>Update table with following figures:</p> <p>The impact of this strategy in relation to the strategic pattern of distribution is detailed in Appendix 2 to the Core Strategy. In summary this development strategy means that the following distribution of housing results in:</p> <table border="1" data-bbox="607 522 1390 802"> <thead> <tr> <th>Location</th> <th>Residual number of houses required for each settlement ¹⁷</th> </tr> </thead> <tbody> <tr> <td>Clitheroe</td> <td>240</td> </tr> <tr> <td>Longridge</td> <td>633</td> </tr> <tr> <td>Whalley</td> <td>0</td> </tr> <tr> <td>Other settlements</td> <td>145</td> </tr> <tr> <td>Standen</td> <td>1040</td> </tr> <tr> <td>Total</td> <td>2058</td> </tr> </tbody> </table> <p>Footnote 17 at bottom of page 42 should now say: “As at 31st March 2014- all applications that have been approved since will reduce this number”.</p> | Location | Residual number of houses required for each settlement ¹⁷ | Clitheroe | 240 | Longridge | 633 | Whalley | 0 | Other settlements | 145 | Standen | 1040 | Total | 2058 |
| Location | Residual number of houses required for each settlement ¹⁷ | | | | | | | | | | | | | | | | |
| Clitheroe | 240 | | | | | | | | | | | | | | | | |
| Longridge | 633 | | | | | | | | | | | | | | | | |
| Whalley | 0 | | | | | | | | | | | | | | | | |
| Other settlements | 145 | | | | | | | | | | | | | | | | |
| Standen | 1040 | | | | | | | | | | | | | | | | |
| Total | 2058 | | | | | | | | | | | | | | | | |
| MM9 | 48 | Key Statement EN3: Sustainable Development and Climate Change | Add text after.. carbon footprint. “The Council will assess applications against the current Code for Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards. | | | | | | | | | | | | | | |
| MM10 | 66 | Key Statement EC1: Business and Employment Development | 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. | | | | | | | | | | | | | | |
| MM11 | 69 | Key Statement EC2: Development of Retail, Shops and Community Facilities | <p>Add new paragraph to statement</p> <p>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.</p> <p>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.</p> | | | | | | | | | | | | | | |
| MM12 | 56 | Chapter 6: Housing | Update Key Statement with following figures: | | | | | | | | | | | | | | |

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| | | | <p>KEY STATEMENT H1: HOUSING PROVISION Land for residential development will be made available to deliver 4,000 5,600 dwellings, estimated at an average annual completion rate target of at least 200 280 dwellings per year over the period 2008 to 2028 in accordance with baseline information.</p> <p>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 endeavor to ensure housing land is identified for the full 15 year period and beyond.</p> <p>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. The overall housing requirement will be subject to a formal review within five years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan.</p> |
| MM13 | 57 | Paragraph 6.4 | <p>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.</p> |
| MM14 | 151 | Appendix 2 | <p>Update text with following dates:</p> <p>This Appendix provides information regarding the assessment of how residential development is to be distributed. The housing information uses the most recently published housing land availability information as at the 4st July 2012 31st March 2014 in order to ensure that a clear base date is applied. It is important to note that any planning approvals since that date would need to be taken account of and consequently the residual number of houses shown in the table will be less. The Council publishes its housing land study quarterly.</p> |
| MM15 | 151 | Appendix 2 Paragraph 15.1 | <p>Update text with figures as set out below:</p> <p>Number of Houses to provide 2008 - 2028 = 4000 5600 The strategy model provides for a minimum of 1120 1600 of these units across other settlements.</p> <p>4000 – 1120 = 2880 5600-1600 = 4000 houses to be provided by the 3 main settlement areas of Clitheroe, Longridge and Whalley.</p> <p>Revised footnote 20 to clarify as follows: This is calculated as</p> |

| Ref | Page | Policy/ Paragraph | Main Modification | | | | | | |
|---|--|--|--|---|--|---------------------------|-----------------------------|---|-----------------------------|
| | | | the average across the other settlements equating to 45 dwellings per settlement. Actual provision across the other defined settlements will be a matter for the allocations process is set out in the 'Housing in the defined settlements' paper. | | | | | | |
| MM16 | 152 | Appendix 2 Paragraph 15.2 | Table showing residual number of houses required for each main settlement based on main settlement population. It is now proposed that the housing requirement be increased from 5000 to 5600. The proposed modification is therefore included as an attachment to this document. This table also reflects the most up to date Housing Land Availability Monitoring information from 31 st March 2014. | | | | | | |
| MM17 | 153 | Appendix 2 | <table border="1"> <tr> <td>Number of houses in supply as at 1st October 2011 31st March 2014 plus proposed strategic site</td> <td>2033 (993 + 1040) 3610 (2570+1040)</td> </tr> <tr> <td>Residual number of houses</td> <td>1484 2058</td> </tr> <tr> <td>Number of Houses to provide 2008 - 2028</td> <td>4000 5600</td> </tr> </table> | Number of houses in supply as at 1st October 2011 31st March 2014 plus proposed strategic site | 2033 (993 + 1040) 3610 (2570+1040) | Residual number of houses | 1484 2058 | Number of Houses to provide 2008 - 2028 | 4000 5600 |
| Number of houses in supply as at 1st October 2011 31st March 2014 plus proposed strategic site | 2033 (993 + 1040) 3610 (2570+1040) | | | | | | | | |
| Residual number of houses | 1484 2058 | | | | | | | | |
| Number of Houses to provide 2008 - 2028 | 4000 5600 | | | | | | | | |
| | | | Proposed Modifications as set out in the submission version of the Council's statements in relation to Issues and Matters which have not undergone public consultation | | | | | | |
| MM18 | 135 | Chapter 12: Glossary (to the definition of 'settlement') | <p>Add new bullet 1 as follows:</p> <p>Bullet 1 "A defined settlement is one which contains at least 20 dwellings and a shop or public house or place of worship or school or village hall, i.e. they are of a size and form that justifies treatment as a settlement. Settlements smaller than this limit will not be given settlement boundaries as they are not considered to be large enough or to contain enough facilities to allow for growth."</p> | | | | | | |
| MM19 | 59 | Paragraph 6.8 and 6.9 | <p>Replace paragraphs 6.8 and 6.9 with a new para 6.8 below:</p> <p>"The current Gypsy and Traveller Accommodation Assessment (GTAA) of 2013 indicates that the Borough requires two additional residential pitches to be created in the period 2023 to 2028. Given this level of need it is not proposed to formally allocate a site but to manage provision through the development management process guided by relevant policies. This position will be reviewed in the light of future GTAA updates. The GTAA also indicated that there is no identified need for sites for Travelling Showpeople in the area."</p> | | | | | | |

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| | | | Delete para 6.9. |
| MM20 | 101 | Policy DME5 paragraph 10.16 (second paragraph) | Replace “request” with “require” |
| | | | Proposed Modifications arising from issues raised during the Examination Hearing sessions which have not undergone public consultation |
| MM21 | 41 | Table at para. 4.11 | The table included in the attached schedule which sets out Policy DS1, replaces the table at 4.11 of the Core Strategy (Post 5.14). It includes both the residual figures and the total figures, as well as the proposed distribution for the Tier 1 villages, Tier 2 villages and tier 3 villages. |
| MM22 | 58 103 | Key Statement H3 Policy DMH1 | All references to the word ‘elderly’ have been replaced by the phrase ‘older people’ in Key Statement H3 and Development Management policy DMH1. |
| MM23 | 50 | Policy ENV4 | New text added to end of second paragraph of Key Statement EN4 as follows: 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 a net enhancement of biodiversity. |
| MM24 | 159 | Chapter 16 | See attached key diagram. |
| MM25 | 39 | Para. 4.2 & after table in para 4.11 | See attached extract Key Statement DS1. |
| MM26 | Page 10 | After para. 1.4 | Subsequent planning documents will include detailed boundaries set out on an Ordnance survey plan base to show those specific sites the Council proposes to allocate for differing forms of development. Allocations will be made as required for housing, employment uses and for town centre development as identified. Where the Council allocates land further details will be included such as the number and expected nature of housing. For example the allocations process will be used to identify locations and types of housing to meet provision for older- persons needs. Allocations will also be included for affordable or housing to meet particular needs. Similarly, with employment land the allocation process will identify the anticipated nature and type of employment use that will be supported. Detailed settlement boundaries to help manage development across the defined settlements will also be provided through the allocations process informed by the allocation of land or commitments to development. |

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| | | | <p>The allocations document will also provide information on areas that are subject to differing designations such as flood risk areas, nature designations, heritage or landscape protection to support the application of the relevant policy framework established in the Core Strategy. Where requirements for specific infrastructure has been identified such as school sites, highways proposals or service infrastructure, these will be identified where appropriate.</p> <p>The Core Strategy will be subject to a monitoring process to ensure its policies are addressing the aims and objectives of the plan and also that it is kept up to date with regard to any implications of changes to the underlying evidence base or legislative or national policy framework. Monitoring will be undertaken on an annual basis however it is intended that the plan itself will be subject to a formal review process where the need for any changes to the plan will be considered through a managed review process. This may result in parts of the plan being reviewed through the statutory process as a partial review or if appropriate a whole plan review. Specifically the housing requirement of the plan has been identified for review as a matter of Council policy within 5 years of the date of adoption in order to ensure that the most appropriate strategic figure for housing is being planned for. Any changes to the Core Strategy may lead to a need to review either partially or in full other associated planning policy documents.</p> |
| MM27 | 10 | After para. 1.4 | See Main Modification 26 (MM26). |
| MM28 | 120 | Chapter 11 | See attached section on monitoring. |
| MM29 | 83 | Chapter 9 | <p>Add the following text in relation to flood risk as the last sentence to paragraph 3 of the supporting text to the Standen Strategic Site policy.</p> <p>“A small part of the site, adjacent to Pendleton Brook, lies within Flood Zone 2 and 3, where development will be restricted to water compatible uses (i.e. amenity open space areas).</p> <p>Also add text at end of policy statement:</p> <p>Phasing will be considered through the Development Management process in conjunction with the landowner/s including the preparation of associated detailed masterplans and legal agreements together with development and design briefs prepared as Supplementary Planning Documents as appropriate.</p> |
| MM30 | 66 | Key Statement EC1 | <p>Add to policy statement EC1 as new first paragraph.</p> <p>“Employment development will be directed towards the main settlements of Clitheroe, Whalley and Longridge as the preferred</p> |

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| | | | <p>locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samesbury and locations well related to the A59 corridor”.</p> <p>Amend 2nd paragraph: replace 9 hectares with 8 hectares</p> |
| MM31 | 120 | Chapter 11 | See attached section on monitoring for service centre health checks. |
| MM32 | 101 | Chapter 10 Policy DME5 Para 3 | <p>Add the following text on page 101, paragraph 3, after last bullet:</p> <p>Outside these areas on the key diagram renewable energy schemes will be considered to be appropriate in principle subject to other policies in the plan.</p> |
| | 101 | Policy DME5 Para 2 | <p>Amend text on page 101, paragraph 2, to the following:</p> <p>...at least 10% of their predicted energy requirements should come from decentralized and renewable or low carbon sources unless the applicant can demonstrate that this is not feasible or viable.</p> |
| MM33 | 48 | Key Statement EN3 Para 1 | <p>Paragraph 1, final sentence to be amended to text below:</p> <p>The Council will assess applications against the current code for sustainable homes, lifetime homes and building for life and BREEAM standards, or any subsequent nationally recognised equivalent standards.</p> |
| MM34 | 78 | After para. 8.10 | <p>Include text below after para. 810:</p> <p>8.11 The Council is committed to ensure the necessary infrastructure is brought forward to meet the needs of the area resulting from proposed growth and development. The Council will continue to work with relevant authorities, public bodies and agencies to secure the delivery of infrastructure in a timely and effective manner. In providing a policy framework through this Core Strategy and the use of its Planning powers relevant infrastructure can be delivered. Statutory undertakers such as United Utilities and relevant authorities such as Lancashire County Council, and NHS England will need to meet their legal responsibilities for the provision of water and water treatment, health services to meet the needs of the areas and school facilities. However much of this provision will be dependant upon the timing of development, the emerging needs to be addressed at the time and capacity of existing provision.</p> <p>8.12 The Borough Council will continue to work closely with providers and partners to ensure the needs of the area are addressed. The Council will produce an allocations document that will, in conjunction with housing and employment site allocations, seek to identify specific proposals for supporting infrastructure to ensure land is reserved to meet future needs</p> |

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| | | | <p>in a coordinated manner. Actual investment in infrastructure will be dependent upon the spending and investment plans of the responsible authority, including the borough council. The Core Strategy provides a strategic framework to allow those bodies to consider investment plans whilst the subsequent, detailed allocations stage will provide the opportunity for site and project specific policy to be set out.</p> <p>8.13 Highway infrastructure will be a key part of ongoing development in the area as recognised in the County Councils East Lancashire Transport Masterplan and through specific measures identified in relation to development such as the new roundabout to the Pendle Road/A59 junction required to facilitate the Standen Strategic site, works to improve traffic flows and capacity around Clitheroe and Whalley centres and traffic and parking management measures identified in relation to Clitheroe and Whalley which form part of the legal agreements to current development commitments. Car parking facilities are monitored by the Borough Council with provision currently under review and opportunities to increase capacity being considered in both Whalley and Clitheroe through local projects to provide additional parking and manage the use of existing facilities. The Councils stated commitment to work to secure necessary infrastructure, its joint working arrangements, this policy framework and powers available to the Council will work to ensure that growth is successfully accommodated and that new facilities are available to enhance the local area as a place to live, work and visit.</p> |
| MM35 | 10 | After para. 1.4 | See Main Modification 26 (MM26) |
| MM36 | 78 | After para. 810 | See Main Modification 34 (MM34) |
| MM37 | 88 | Policy DMG1 | <p>Fifth bullet point of DMG1 to be amended to text below:</p> <p>Provide consider adequate day lighting and privacy distances</p> |
| MM38 | 88 | Policy DMG1 | <p>Text added to Policy DMG1 as follows:</p> <p><u>INFRASTRUCTURE</u></p> <p>1. 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. 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.</p> |

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| MM39 | 88 | Policy DMG1 and Policy DME5 | <p>Bullet point 18 of DMG1- add new text below:</p> <p>The Code for Suitable Homes and Lifetime Homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes</p> <p>Policy DME5 has been aligned with DMG1 through the amendment by adding text to the end of bullet point 6 of Policy DME5:</p> <p>National or local targets for generating energy from renewable sources and for reducing carbon emissions As SPECIFIED WITHIN POLICY DMG1</p> |
| MM40 | 88 | Policy DMG1 | <p>Bullet points will be grouped under the themes:</p> <p>Design Access Environment Amenity Infrastructure</p> |
| MM41 | 90 | Policy DMG2 | <p>Amend paragraph 2 of Policy DMG2 as per the text below:</p> <p>Outside the defined settlement areas development must meet at least one of the following considerations</p> |
| MM42 | 90 | Policy DMG2 And Chapter 12: Glossary | <p>Amend paragraph 2, bullet point 3 of Policy DMG2, as per the text below:</p> <p>The development is for Local Needs Housing which meets and identified need and is secured as such</p> <p>Local Needs Housing definition: Local needs housing is the housing developed to meet the needs of existing and concealed housing living within the parish and surrounding parishes which is evidenced by the Housing Needs Survey for the parish ,the housing Waiting List and the Strategic Housing Market Assessment.</p> |
| MM43 | 129 | Chapter 12: Glossary | <p>Add the following definition of a major application to the glossary</p> <p>Major proposals include large buildings more than 1000m2 floor space and developments of more than 10 dwellings or more.</p> |
| MM44 | 98 | DME4 | <p>Under section 1. Conservation Areas of Policy DME4 amend text as follows</p> <p>Proposals within or closely related to conservation areas should conserve and enhance not harm the area.</p> |
| MM45 | 104 | Policy DMH2 | <p>Text to be added to bullet point one of Policy DMH3 as set out below</p> |

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| | | | Development essential for the purposes of agriculture or residential development which meets and identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied. |
| MM46 | 106 | Policy DMH4 | Amend bullet point one of policy DMH4 as set out below: The building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings, and |
| MM47 | 88 | Policy DMG1 | Add text to bullet point in Policy DMG1 as follows: Achieve efficient land use and the re use and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible |
| MM48 | 155 | After para 15.3 in appendix 2. | See attached housing trajectory. |
| MM49 | 10 | After Para. 1.4 | See Main Modification 26 (MM26) |
| MM50 | 58 | Key Statement H3 | Para 6 of Key Statement H3 to read as follows to reflect threshold for older people provision. Providing housing for older people the elderly is a priority for the Council within the Housing Strategy. Within the negotiations for housing developments, 15% of the units will be sought for older people elderly provision on sites of 10 units or more . 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% (i.e. the remaining 50% of the 15% older people elderly -related element) will be for market housing for older persons elderly groups. |
| MM51 | 59 | Between paragraph 6.7 and 6.8 | Add in following text between para 6.7 and 6.8 as follows: Older people's housing should meet the lifetime homes standard as a minimum. This is the standard designed to accommodate the changing needs of occupants of housing throughout their lives. Here are 16 standards promoted in the Rowntree Foundation report 'Meeting Part M and Designing Lifetime Homes' such as wider doorways, wheelchair access, downstairs toilet and provision for a future stair lift. |
| MM52 | 10 | After para. 1.4 | See Main Modification 26 (MM26) |

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| MM53 | 52 | Key Statement EN5 | Include revised text following response from English Heritage. |
| | 98 | Policy DME4 | See schedule of changes to Development Management policies. |
| MM54 | | Policy DMG2 | <p>Add following text to second and third para of DMG2: Strategic considerations</p> <p>DEVELOPMENT PROPOSALS IN THE PRINCIPAL SETTLEMENTS OF CLITHEROE, LONGRIDGE AND WHALLEY AND THE MORE SUSTAINABLE DEFINED SETTLEMENTS (TIER 1 VILLAGES) 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.</p> <p>Within the less sustainable of the defined settlements (tier 2 villages) and Outside the defined settlement areas development must meet at least one of the following considerations:</p> |

Key:

Red text = Explanatory text showing intent to amend.

Blue text = New text added as an amendment.

Strikethrough = Shows intent to remove text from the document.

ATTACHMENTS

Main Modification 16

| Settlement | 1 No of houses to be provided ¹ | 2 No of houses already completed/permissions given ² for each settlement area (based on the Parish) | 3 Unadjusted residual (less no already completed/ permission given) | 4 Longridge Adjustment ³ | 5 Proposed Strategic site ⁴ | 7 Residual number of houses required for each settlement ⁵ |
|--|--|--|---|---|---|---|
| Clitheroe | 2,320 | 1040 | 1280 | | 1040 | 240 |
| Longridge | 1,160 | 327 | 833 | 633 | | 633 |
| Whalley | 520 | 588 | 0 (-68) | | | 0 |
| <i>Non-defined settlements/areas (8 settlements)⁶</i> | 0 | 432 | 0 (-432) | | | |
| <i>Other 'Defined Settlements' (32 settlements)</i> | 1,600 | 1223 | 377 | | | |
| | 1,600 | 1655 | -55 | 145 | | 145 |
| Standen | | | | | | 1040 |
| Total | 5,600 | 3610 | 2058 | | 1040 | 2058 |

¹ For the 3 main settlements, total number of dwellings is 4000. Number of houses is calculated from settlement population as a % of total main settlement population – Clitheroe 58%, Longridge 29% and Whalley 13%.

² Does not include sites that are awaiting completion of section 106 agreements at 31st March 2014.

³ This allowance reflects development allowed at appeal of 200 units in Preston Borough at Whittingham Lane- 200 units are therefore reapporioned to the most sustainable settlements within the defined settlements.

⁴ Proposed strategic site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

⁵ As at 31st March 2014 – applications have been approved since.

⁶ Whilst there are 40 villages in the Ribble Valley, only 32 of these are categorised as 'defined settlements'- these are the settlements where development is to be allocated. Whilst some development has taken place outside of these settlements (in the remaining 8 villages), the Core Strategy development Strategy, once adopted, should prevent further development taking place in these locations.

Main Modification 21 & 25: Policy DS1

4.2 The Proposed preferred option

KEY STATEMENT DS1: DEVELOPMENT STRATEGY

The majority of new housing development will be

- concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and
- ~~the main urban areas of the borough~~ the principal settlements of
 - Clitheroe,
 - Longridge, and
 - Whalley.

Strategic employment opportunities will be promoted through the development of

- the Barrow Enterprise Site as a main location for employment, and
- the Samlesbury Enterprise Zone.

New retail and leisure development will be directed toward the centres of

- Clitheroe,
- Longridge, and
- Whalley.

In addition to the identified strategic site at Standen and the borough's principal settlements, development will be focused towards the Tier 1 Villages, which are the more sustainable of the 32 defined settlements:

- Barrow
- Billington
- Chatburn
- Gisburn
- Langho
- Mellor
- Mellor Brook
- Read & Simonstone
- Wilpshire

In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits. The Tier 2 Village settlements are:

- Bolton-by-Bowland
- Brockhall
- Calderstones
- Chipping
- Copster Green
- Downham
- Dunsop Bridge

In general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Specific allocations will be made through the preparation of a separate allocations DPD.

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 strategy. The relevant constraints are set out as part of the strategic framework included in this plan.

Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.

Through this strategy, development opportunities will be created for economic, social and environmental well-being and development for future generations.

Is the Preferred Option one of those presented at the previous consultation stages?

No. The preferred option is effectively a hybrid approach of Option B and Option D that were presented at the alternative options consultation stage, taking account of up to date information and consideration of views raised in response to consultation. Option B focused development towards Clitheroe, Longridge and Whalley whilst option D was based on the use of a Strategic Site. Information on these options can be seen in previous documents.

In terms of option D, which saw a large strategic site being proposed towards the south east of Clitheroe on land referred to as Standen Estates, this option was commonly cited as respondents' preferred option when assessed against the other seven potential options during the consultation. That said, this wasn't without opposition and concerns relating to the size of the site and potential infrastructure issues that could result if the site was to be developed were also raised.

The Sustainability Appraisal options report, which assessed each of the eight potential options for their environmental economic and social sustainability highlighted only three 'key weaknesses' for option D which related to the visual impact of such a large site, the potential for additional highway pressure (although it was felt that this could be mitigated through appropriate

infrastructure planning and provision at the local level) and finally the uncertainty that results from 50% of the development being spread across the remainder of the borough with no clear indication of how much would go where.

In addressing these concerns, yet still ensuring that the benefits of a strategic site are achievable (in terms of infrastructure delivery), under the preferred option the strategic site has been reduced in terms of the scale of proposed housing. It is considered that a smaller number of houses would have a positive impact on addressing potential visual impact issues (though detailed work on this would still be needed) and also reduce the impact of potential highway concerns (though again, further detailed work on this would still be required as part of the infrastructure delivery plan and also during the Development Management process). By creating a hybrid approach of option D and B, the final SA options report concern is also alleviated as it becomes much clearer as to where the remaining development will be located across the rest of the borough.

The number of units proposed for the strategic site has been reduced to 1040 dwellings over a 20-year period. ~~This will result in an average annual provision of 52 units per year for the site.~~ Phasing of the development will need to be considered and this will be done through the Development Management process including the detailed preparation of associated master plans, together with development and design briefs, working with the landowner and considering the practical implications of, and timing for, the delivery of key infrastructure

As stated, in effect an option 'B' approach is proposed in calculating the levels of the remaining development across the borough. As with option D, the Sustainability Appraisal options analysis, found this to be a sustainable approach to development, with only one 'key weakness' being identified, which related to the need for highways investment in Longridge being required to accommodate the level of growth option B would result in. The SA options report also highlighted a requirement for cohesive working with Preston City Council, which is already taking place.

In terms of taking forward the hybrid approach, the option B element would see development distributed primarily according to population distribution of the key settlements, reflecting the calls for an equitable and fairer distribution of development raised during the consultation at the Regulation 18 (25) stage of production. ~~This approach places 33% of the required development into the settlements of the borough not classified as a service centre.~~

In creating the hybrid approach based on the two options ~~this 33% distribution has still been applied to the other settlements and~~ the population distribution approach has been applied to the key service centres. The strategic site has also been factored into the revised calculations and, due to its close proximity to the settlement of Clitheroe, has been considered when calculating the distribution of housing number for Clitheroe, albeit still based upon a population distribution model. This approach also significantly reduces the amount of development proposed for Longridge, thus addressing the 'key weakness' raised as part of the SA options analysis.

The impact of this strategy in relation to the strategic pattern of distribution is detailed in Appendix 2 to the Core Strategy. In summary this development strategy means that the following distribution of housing results in:

| Category | Location | Total number of houses required for each settlement over the plan period ⁷ | Commitments up to March 2014 | Residual number of houses required for each settlement ⁸ |
|--|--|---|------------------------------|---|
| Principal Settlement | Clitheroe | 2320 | 1040 | 240 |
| Principal Settlement | Longridge | 1160 | 327 | 633 |
| Principal Settlement | Whalley | 520 | 588 | 0 (+68) |
| Strategic site | Standen | 1040 | 0 | 1040 |
| Other Settlements | | 1600 | 1655 | 145 (-55+200 ⁹) |
| TOTAL | | 5600 | 3610 | 2058 |
| Distribution set out below | | | | |
| Other Settlements: Tier 1 Villages (the 9 most sustainable of the defined settlements) | Barrow | 710 | 710 | 0 |
| | Wilpshire | 66 | 21 | 45 |
| | Read & Simonstone | 45 | 27 | 18 |
| | Billington | 76 | 58 | 18 |
| | Langho | 21 | 3 | 18 |
| | Mellor | 38 | 20 | 18 |
| | Chatburn | 27 | 9 | 18 |
| | Mellor Brook | 23 | 18 | 5 |
| | Gisburn | 16 | 11 | 5 |
| | Total | 1022 | 877 | 145 |
| Other Settlements: Tier 2 Villages (the 23 less sustainable of the defined settlements) | 23 settlements | 0 | 346 | 0 |
| Housing development not within the 32 defined settlements or the Principal Settlements | 8 non-defined settlements & outside of these | 0 | 432 | 0 |

~~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 & Economic DPD.~~

⁷ Figures based upon requirement for 5,600 houses over plan period (280/yr average). Clitheroe figure also includes the 1040 at Standen in this table but is subtracted to calculate the residual.

⁸ As at 1st July 2012 31st March 2013 31st March 2014 – all applications that have been approved since will reduce this number.

⁹ Figure of 200 units re-apportioned across the 9 Tier 1 settlements from the Longridge adjustment

Whilst Barrow is recognised as a Tier 1 Village settlement and therefore one of the more sustainable defined settlements, the distribution takes account of the large commitment to housing that exists as a result of planning permissions at Barrow and consequently further housing development is not being promoted at this settlement.

In relation to employment land, under the preferred strategy, it will continue to be possible to accommodate the minimum required level of land for economic development (9ha 8ha over the remainder of the plan period). It is considered that provision can be included within land at Standen to the south of Clitheroe to generate a mixed development opportunity as well as the opportunity to bring other sites forward to protect choice of locations. The existing site at Barrow Enterprise Park would continue in its role as the borough's principle strategic location for employment. The Government's recent announcement regarding the designation of an Enterprise Zone at Samlesbury, which includes land within both Ribble Valley and South Ribble, will offer the potential to support and strengthen the economy. Through specialist investment it will provide an opportunity to develop further the economy of the Ribble Valley through service and supply chain growth and is recognised as a strategic site. Under the neighbourhood planning legislation, it would also be possible to bring forward land for economic development where there are demonstrable regeneration benefits and in locations where local communities would like to see development take place.

Main Modification 24: Key Diagram:

See separate sheet

Main Modification 28 and 31: Monitoring Section:

To be finalised

Main Modification 48: Housing trajectory

See separate sheet