

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 14 APRIL 2016
title: LOCAL DEVELOPMENT PLAN – HOUSING AND ECONOMIC DPD
submitted by: MARSHAL SCOTT – CHIEF EXECUTIVE
principal author: COLIN HIRST – HEAD OF REGENERATION AND HOUSING

1 PURPOSE

1.1 To confirm proposed options for new housing and employment allocations, draft settlement and retail centre boundaries, other associated designations and to agree measures to progress the DPD.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – The Local Development Plan is fundamental to the delivery of planning policy and will help in protecting and enhancing environmental quality. Planning policies will help deliver the Council's ambitions relating to the supply of affordable homes in the area, and economic growth.
- Corporate Priorities – To ensure up to date and relevant planning policies are in place.
- Other Considerations – The Council has a duty to prepare and keep up to date a Local Development Plan for the area.

2 BACKGROUND

2.1 Having adopted the Core Strategy, the Council needs to address the delivery of the previously identified Housing and Economic Development Plan Document bringing forward proposals for specific land allocations needed to implement the adopted Core Strategy. The next stage also facilitates the update of the proposals map reflecting the provisions of the Core Strategy and providing policy designations and constraints for Development Management purposes.

2.2 A key element of the work will be to provide updated settlement boundaries and land allocations for housing and employment land where the residual requirement still needs to be met. The plan will also provide the basis of planning policies for the commercial centres of the 3 principal settlements. In addition the plan provides the vehicle with which to prepare the updated proposals map showing the constraints and planning designations in detail for Development Management purposes in relation to the policies set out in the Adopted Core Strategy. The proposals map is a Local Development Document and sits alongside the Housing and Economic Development Plan Document, as well as the Core Strategy. Together they will form the suite of documents that provide the basis of the Local Development Framework for the area

2.3 As Members are aware, the plan making process has to follow a series of regulatory steps as outlined in the Local Development Scheme (LDS). A copy of the current LDS, including the proposed updated timetable is attached at Appendix 1. The first key stage having launched the process is to consult on the emergent issues and options. Extensive survey, information gathering and evidence base work has been necessary to inform the Issues and Options stage, and this report draws the work together to enable Members to confirm the direction of travel and agree the next steps.

- 2.4 The working group has played an important role in both reviewing the issues arising but also guiding the approach to be taken to progress the plan. The outcome of the work to date has been to focus on baseline topics, keeping the plan focused on a limited number of key issues in order to put in place the DPD and Proposals Map in support of the Core Strategy as quickly as possible. This will complete the current Local Development Scheme, aligning the policy documents, including investment in the necessary digital mapping which itself is a significant task. This will place the Council in a strong position to more readily progress its future review of the framework effectively as a single plan in years to come.
- 2.5 The timetable in the LDS is based on each of the stages progressing smoothly, however it is the first key stage of public consultation (Regulation 18) that will provide a full measure of the range of issues and matters to be addressed and more importantly will identify the level of work involved to move forward. Although a regulation based consultation, the approach is not prescribed in any guidance. It is for the Local Planning Authority to determine how the stage is undertaken to reflect local circumstances having regard to our adopted Statement of Community Involvement and Consultation Guidance. It is intended to use the baseline work in place now to help identify issues which have been focussed upon key outstanding matters following adoption of the Core Strategy.
- 2.6 The timetable is increasingly ambitious and it is therefore vital in these early stages of the plan that the LDS and progress is monitored, so that time frames can be amended or the need for additional work and any additional resources can be highlighted. Progress will need to be closely monitored with the wider evidence base in mind which will become increasingly dated going forward.
- 2.7 It is important to note that the primary base date for the issues work has been taken as 31 December 2015. This has enabled a snapshot to be taken to inform the process. Consequently there will be aspects where circumstances will have inevitably changed and future stages will need to ensure that any changes, or impacts from the outcome of monitoring, or the sustainability appraisal process and indeed impacts of new legislation are taken on board. This is likely to include amendments to the draft boundaries, the number or status of identified sites as part of what is essentially an iterative process. What is important is to have a baseline with which to take the DPD forward and run the Regulation 18 – Issues and Options stage.

3 THE ISSUES AND OPTIONS STAGE

- 3.1 The issues and options stage will be informed by much of the existing evidence base that supported the Core Strategy and it is important to make progress whilst the evidence remains in date. In addition the Inspector's report following the Core Strategy Examination identified a number of areas that were intended to be addressed through the delivery of the plan. In some instances however the need to address specific matters has been superseded by events or national policy change or by changes in the proposed plan coverage. The consultation stage and stakeholder engagement also provides an important opportunity to ensure that any gaps or further issues can be identified and either addressed or if more appropriate left to a later plan review. At subsequent stages of the process regard will need to be given to the risk of progressing the DPD against an ageing evidence base. If the programme is significantly delayed to the point where a new evidence base was required, it may not be possible to take forward the DPD in those circumstances and a whole plan review will need to be undertaken.
- 3.2 Given that much of the necessary housing and employment land has been identified through the planning application process, fewer new sites need to be identified to meet

residual requirements. This does have implications as current housing land supply is based upon latest available surveys. It should be noted that in preparing the publication documents, it will be important to reflect any significant changes where new development is approved to ensure residuals are reflected accurately; especially locations where approvals have addressed substantively the requirements and fewer additional sites are needed. This is an opportunity to reduce the timeframe to deliver the plan, however where allocations are necessary, due process still needs to be followed to ensure the resultant plan is sound and as indicated this process is governed by regulation culminating in the Council satisfying an Inspector that the plan and its process is sound.

- 3.3 The approach to the plan will focus on a number of key elements that will facilitate delivery of the Local Development Framework. The main areas of focus are on updating
- settlement boundaries;
 - identifying options for land for residual housing and employment requirements;
 - establishing main retail/town centre boundaries for Clitheroe, Longridge and Whalley;
 - the designation of existing open spaces; and
 - in parallel updating the proposals map to reflect existing designations and constraints (such as AONB and Conservation Areas and environment designations) and existing commitments for housing and employment development that delivers the Development Strategy of the Core Strategy.
- 3.4 It is important to emphasise that in preparing this Development Plan it is not an opportunity to revisit or review the policies of the adopted Core Strategy and this will need to be highlighted in the consultation. In seeking to identify sites for housing, in particular the plan needs to focus upon those areas where there is a residual requirement which should be reflected in the “call for sites” process.
- 3.5 The call for site is an opportunity to enable stakeholders to put forward sites to meet the requirement and is an important part of the process. Whilst a more general call for sites to reflect employment land can be made, for housing the invitation should focus on those locations where housing is required. Effectively this will mean discounting for the purposes of the plan other locations that are put forward. The discounted information would however be held on file to use for any future wider update of the strategic housing land assessments.
- 3.6 The proposed settlement boundaries have been established following detailed re-survey of all the boundaries and a topic paper setting out the process is available for reference in the Members’ Room together with the proposed boundaries. These will be published as part of the consultation documents. Similarly a topic paper detailing the approach to open space designations has also been prepared and will be published as part of the consultation and can be viewed in the Members’ Room. Copies of these background documents have however been sent to Members of the Planning and Development Committee who are asked to bring them to the meeting for reference. The document can also be viewed using the following link:
- https://www.ribbonvalley.gov.uk/downloads/download/7451/housing_and_economic_development_dpd
- 3.7 The Council employed consultants to review the retail and town centre issues. This review raised no issues of significance but did undertake to define boundaries for the retail centres to implement the Core Strategy policies. Proposals for amending the Clitheroe main shopping area boundary and to establish new boundaries for Longridge and Whalley are included as part of the Appendix 2. In addition it is proposed to include

on the proposals map, the extent of the market area redevelopment based on the Clitheroe town centre masterplan and the current proposals for the redevelopment of the area, the boundary for this is shown on the plan at Appendix 3.

- 3.8 Separate papers are being prepared setting out the current position for housing and employment land matters; copies of these position papers are attached at Appendix 4 and 5 to this report and focus on the baseline issues that need to be addressed to progress the plan. To inform the options for housing sites that could potentially be allocated for development it has been decided to use the existing SHLAA information and the call for site process to establish from which allocations can be selected and tested further. Employment land options are based upon anticipated schemes that meet the Development Strategy and criteria of the Core Strategy reflecting current market interest.
- 3.9 It must be emphasised that in preparing options at this stage does not infer any commitment on the part of the Council to allocate or grant planning permission for any site which will still need to progress through a due process. As the plan progresses it may be that some sites that are options become a commitment due to the grant of planning permission; this will have to be addressed as the plan moves forward. The proposed SHLAA and employment site to be tested as land options are included in Appendix 4 and 5 to this report.
- 3.10 Members are invited to consider the proposed site options to be included in the issues and options consultation together with the revised settlement boundaries and other designations and if endorsed for consultation, officers will compile the information into a consultation format and publish this as part of the Regulation 18 statutory stage once the formal sustainability appraisal has been undertaken. At the current timeframe and this will be dependent on availability of digital mapping it is intended that the six week consultation will be commenced by the end of May.

4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications:
- Resources – An approved budget is in place to undertake the work that arises as a consequence of this report. Staff resources had returned to strength from the beginning of April which will facilitate delivery of the LDS. Consultancy resources have also been included within the budget to provide additional support.
 - Technical, Environmental and Legal – Up to date, timely and relevant planning policies are important in maintaining and improving the environment of the borough, and a duty to put in place a comprehensive development plan for the borough. The Local Development Scheme is a statutory requirement of the development plan process.
 - Political – There are no direct political implications, however, the LDS does establish a programme of priority for policy work.
 - Reputation – The Council's decision on how to proceed could affect its reputation as it may not meet its statutory duties.
 - Equality & Diversity – No issues identified in relation to this report. Consultation will follow the Council's policies.

5 RECOMMENDED THAT COMMITTEE

- 5.1 Authorise the Chief Executive to update and publish the Local Development Scheme as appropriate and required.
- 5.2 Endorse the interim settlement boundaries for consultation as set out in paragraph 3.6 and the proposed boundaries for Clitheroe, Longridge and Whalley centres as shown on Appendix 4.
- 5.3 Agree as options for consultation the proposed housing and employment sites included in Appendix 4 and 5 of this report and endorse a focused call for sites exercise as part of the consultation process on the basis set out in paragraph 3.8 of this report.
- 5.4 Authorise the Chief Executive, with the agreement of the Development Plan Working Group, to update the proposals map as appropriate for the purposes of consultation and to include open space designations in accord with the findings of the evidence base research.
- 5.5 Authorise the Chief Executive to prepare the necessary consultation documents including the proposals map and publish the Regulation 18 issues and options stage report for a six week period of consultation following endorsement by the Development Plan Working Group as soon as is practicable.

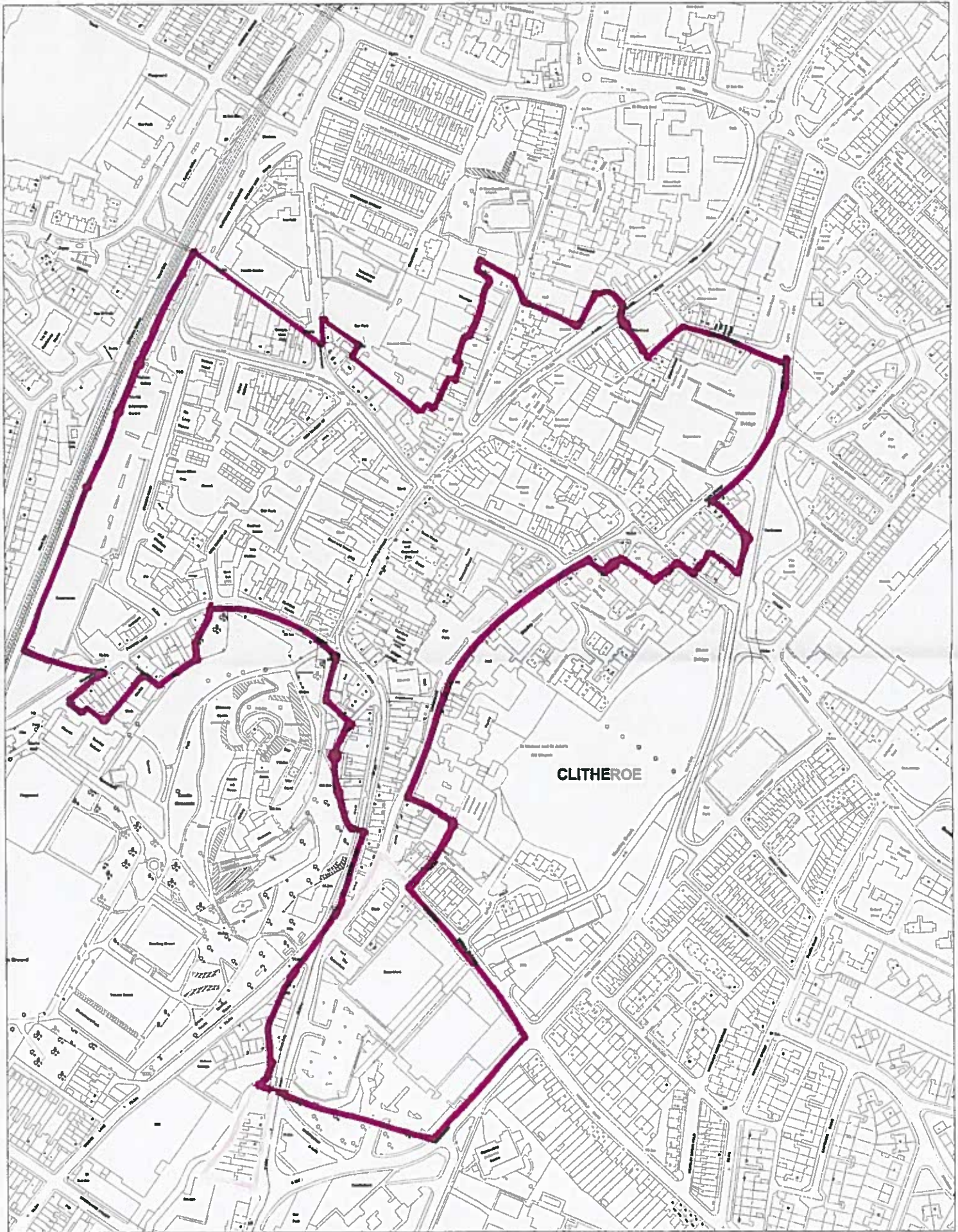
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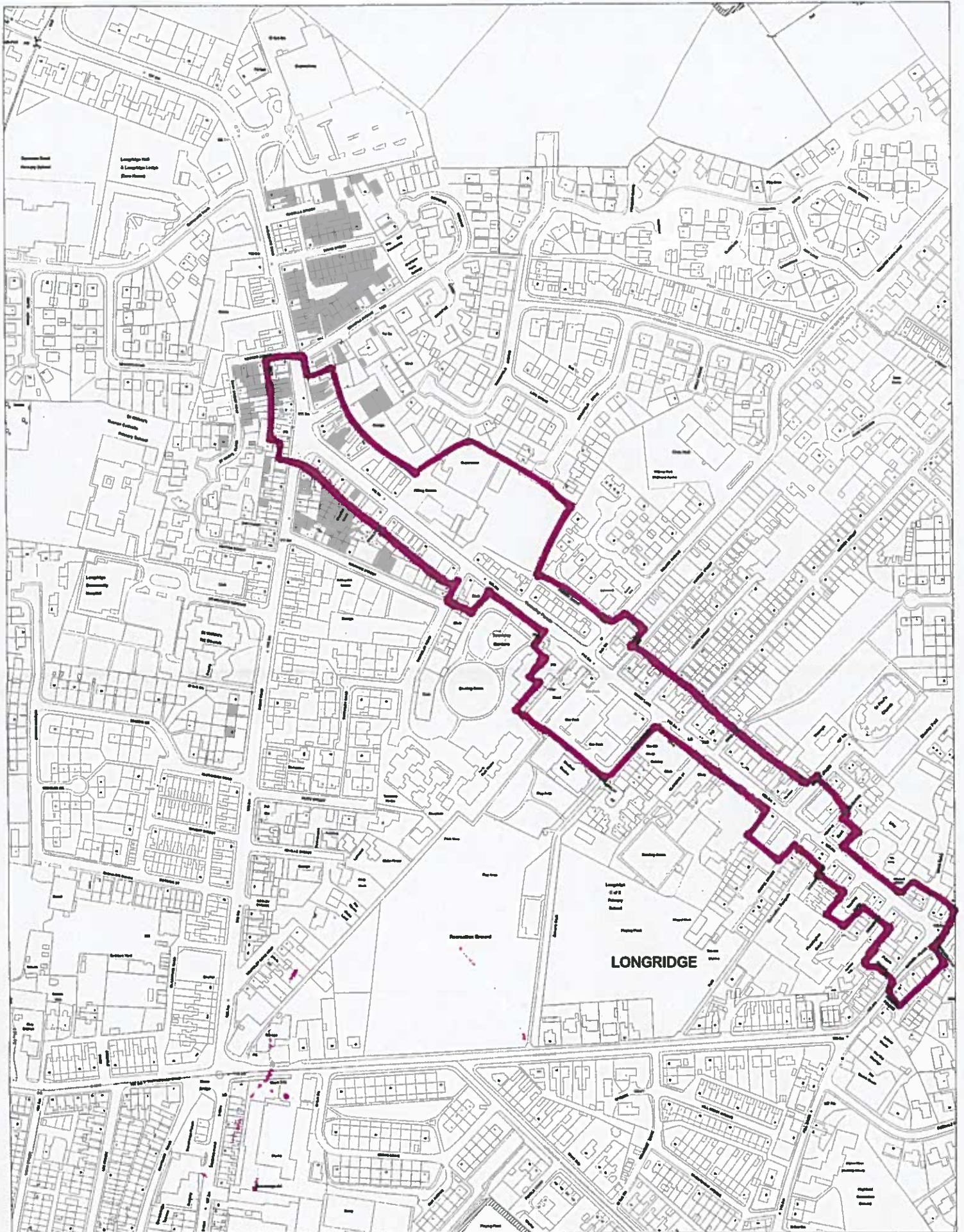
BACKGROUND PAPERS

- 1 Local Development Scheme.
- 2 Minutes of Local Development Plan Working Group.
- 3 Local Plan files various.

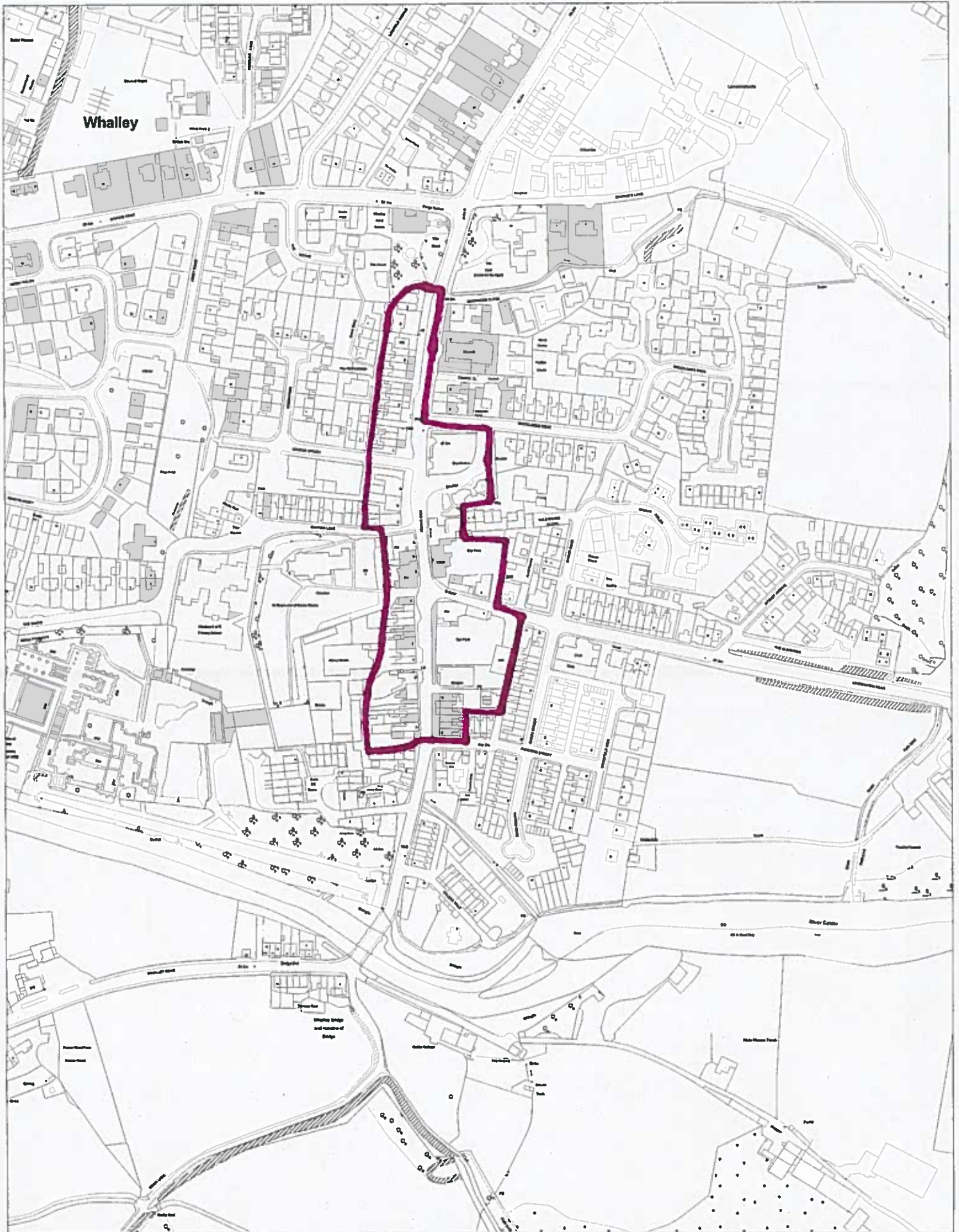
For further information please ask for Colin Hirst, extension 4503.



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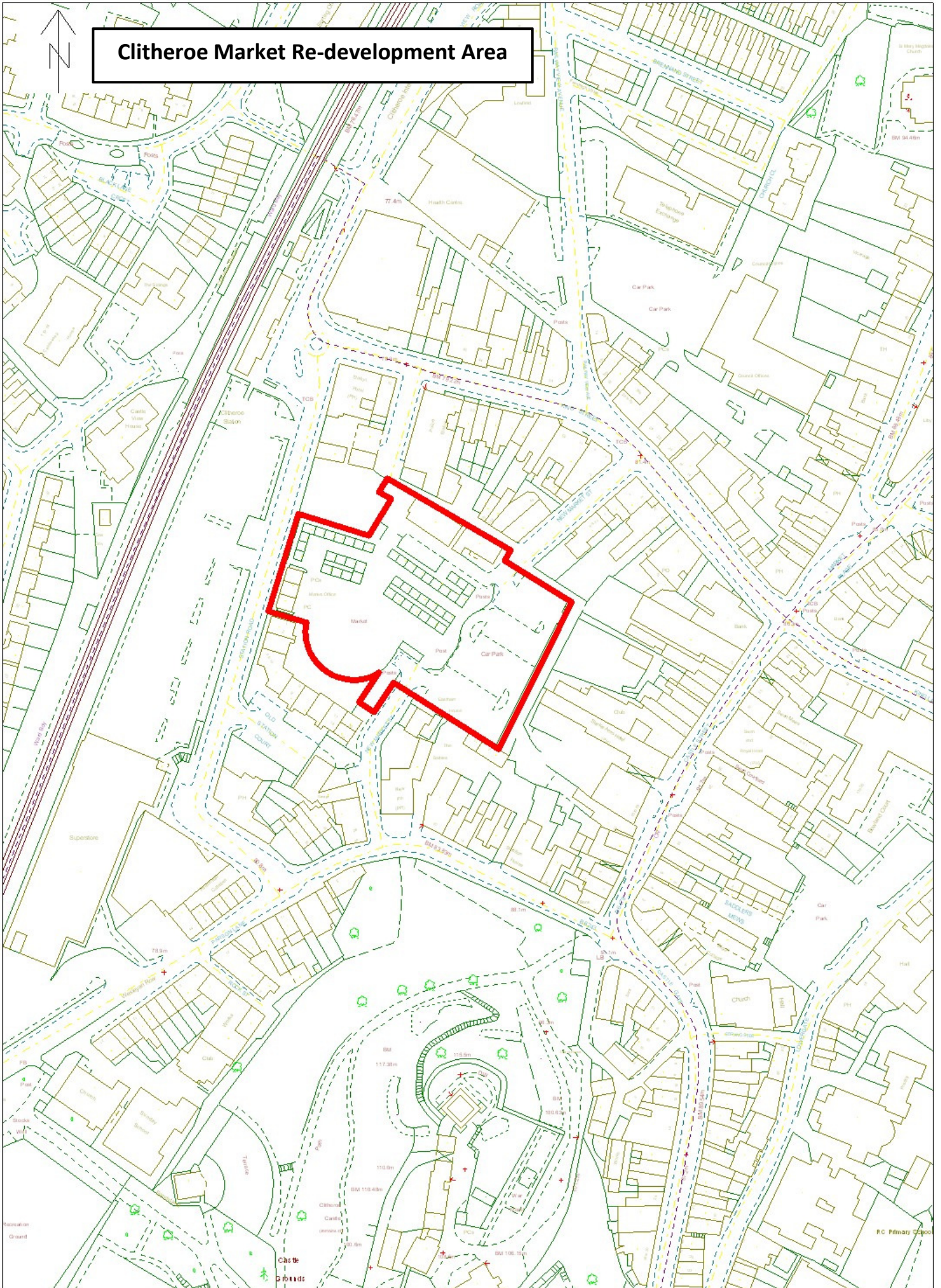


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Clitheroe Market Re-development Area



Housing Issues Position Paper to inform the Housing and Economic Development DPD

CS Housing Priorities and Aims

The Core Strategy 2008-2028 was adopted in December 2014 and sets the statutory planning framework for the Borough. The Housing and Economic Development Plan Document (HED DPD) must be in general conformity with the Core Strategy and so policies should be aligned.

The Core Strategy sets out the following aims and priorities in relation to housing:

- To increase the supply of affordable and decent homes in the borough to help meet identified needs.
- Ensure a suitable proportion of housing meets local needs.

Overall requirement

The Council has a duty to ensure that sufficient land is identified to meet its future development requirement. The amount of new dwellings required to meet objectively assessed needs has already been established in the Core Strategy. Key Statement H1 of the adopted Core Strategy identifies a target of 5,600 new homes for the period 2008-2028. This equates to an annual target of 280. H1 includes a commitment to a formal review of the overall housing requirement within five years from the date of the adoption of the Core Strategy (i.e. by December 2019) to ensure it remains the appropriate strategic figure with which to plan.

It is not part of the HEDDPD process or this consultation to reconsider Objectively Assessed Needs and the overall housing requirement.

Development Strategy

Sustainable locations for new housing are identified in the Development Strategy set out in Key Statement DS1 of the adopted Core Strategy. This directs the majority of new housing to: the strategic site at Standen, Clitheroe; and the principal settlements of Clitheroe, Longridge and Whalley. In addition, a modest amount of development is directed to the Tier One settlements identified in DS1¹. No further housing is directed to the remaining 23 Tier two settlements or locations outside the 32 defined settlements.

It is not part of the HE DPD process or this consultation to reconsider the Development Strategy or the apportionment of dwellings to specific settlements.

¹ Barrow, Billington, Chatburn, Gisburn, Langho, Mellor, Mellor Brook, Read and Simonstone, and Wilpshire

Allocation of sites

Key Statement H1 of the Core Strategy states that sufficient land will be made available to deliver 5,600 homes in the plan period. The dwellings that have been built since April 2008 are counted towards this overall dwelling requirement. In addition, a considerable amount of land is already identified for housing. The Strategic site at Standen is allocated in the adopted Core Strategy and has outline planning permission for a mixed development to include 1040 dwellings. In addition, there is a considerable amount of land with the benefit of planning permission for housing which is expected to be delivered in the plan period. Dwellings which already have planning permission are expected to contribute towards achieving the overall dwelling requirement in the Plan period.

Latest monitoring as at 30th September 2015 shows that 1214 dwellings have already been built in the plan period to date (1st April 2008 to 31st March 2015) and 4074 have planning permission. A further 426 dwellings were the subject of applications which the Council had resolved to approve pending the completion of Section 106 Agreements. Whilst these together would exceed the 5600 total to be allocated in the whole plan period, in accordance with the spatial distribution as set out in the DS1 of the adopted Core Strategy, there are some residual requirements in relation to specific locations as set out in the following sections.

Housing Residual Requirements

Principal Settlements

The requirements set out in Table 4.12 of the Core Strategy are the starting point. In terms of the Principal Settlements, the overall requirements established in the Core Strategy are:

Principal Settlement	Overall requirement	Core Strategy Adjustment	Total adjusted requirement
Clitheroe	2320	Standen Strategic site is part of this overall figure	Clitheroe 1280 Standen 1040
Longridge	1160	200 dwellings re-apportioned to Tier One Settlements	960
Whalley	520	none	520

Latest Housing Monitoring at 30th September 2015 (published as *Housing Land Availability Schedule October 2015 [HLAS]*)² is used to inform the outstanding residual requirements. The HLAS shows that the following number of dwellings have been completed or are committed in the settlements at 30th September 2015 from which a residual figure can be calculated:

Principal Settlement	Total adjusted requirement	Dwelling completions 1.4.08-30.9.15	Dwellings with permission 30.9.15	Residual requirement at 30.9.15	Amount in excess of total adjusted req.
Clitheroe	1280	418	940	0	78
Standen	1040	0	1040	0	0

² Available at

https://www.ribblevalley.gov.uk/downloads/download/7171/housing_land_availability_surveys_and_reports

Strategic site					
Longridge	960	175	355	430	0
Whalley	520	26	559	0	65

(note: applications approved since 30.9.15 not included, so up to date figures may vary)

On the basis of the above it would seem that there is only an outstanding requirement in Longridge. However, since the monitoring date of 30th September 2015, there are some significant schemes in Longridge, which have received planning permission or are awaiting the completion of a Section 106 Agreement, which should be taken into account as follows:

Housing Applications approved in Longridge since 30th September:		
Location	Reference	Net no. dwellings
Land East of Chipping Lane	3/2014/0764	363
Barnacre Road (awaiting S106)	3/2015/0347	32
Land off Towneley Road	3/2015/0845	9
Small sites		2
Total		406

Taking the above into account, the actual residual requirement for Longridge is 24 (430 minus 406).

It is considered unnecessary to make an allocation for this amount. Infills, small developments and conversions within the settlement boundary are likely to continue to come forward to meet this in the course of the plan period.

Regular monitoring will assess whether committed sites actually deliver the dwellings already approved.

Tier One Settlements

The residual requirements for the tier 1 settlements of Barrow, Billington, Chatburn, Gisburn, Langho, Mellor, Mellor Brook, Read and Simonstone, and Wilpshire are set out in Table 4.12 of the adopted Core Strategy. Unlike the Principal Settlements, residual requirements for the Tier One settlements were only introduced at a relatively late stage in the plan making process in response to matters raised by the Inspector. Residual requirements were calculated for these settlements and added to the existing commitments in the settlements to give a total no. of dwellings for the plan period. These are included in the table below as the total requirement column. The position updated to 30th September is shown below:

Tier 1 Settlement	Total requirement	Dwelling completions 1.4.08-30.9.15	Dwellings with permission 30.9.15	Residual amount at 30.9.15¹	Amount in excess of total req.
Barrow	710	115	619	0	24
Wilpshire	66	10	13	43	n/a
Read & Simonstone	45	13	13	19	n/a
Billington	76	8	69	0	1
Langho	21	1	23	0	3
Mellor	38	19	1	18	n/a
Chatburn	27	7	2	18	n/a
Mellor Brook	23	2	16	5	n/a
Gisburn	16	2	14	0	0

¹ figures do not take into account any current, undetermined applications

The above table shows that there are outstanding residual requirements in the Tier One settlements of Wilpshire (42), Read and Simonstone (19), Mellor (18), Chatburn (18) and Mellor Brook (5). Since the monitoring date of 30th September further schemes have received permission or are awaiting the completion of Section 106 agreements which would contribute to these residual requirements as follows:

Settlement	location	Application	No.dwellings	Residual amount	note
Wilpshire	Moorfield Ave	3/2015/0592	1	42	
Read & Simonstone	Worthalls Farm	3/2015/0495	Up to 15	4	Awaiting S106

Sites to meet these requirements will be identified in the HEDDPD. A number of sites were identified in the Strategic Housing Land Availability Assessment, updated in 2013 to inform the Core Strategy and those which are considered to be in accordance with the Core Strategy development strategy may be further considered for allocation. Furthermore, there may be additional sites which should be given due consideration. These may be identified through a limited call for sites process although this is not required at a general, borough wide level given the limited level of residual requirements and their spatial distribution. Given the level of residual requirements, not all sites will be needed or allocated. The Council will consider and assess the potential sites in a consistent manner to enable to most suitable to be allocated.

Sites assessed and included in the SHLAA in relation to the outstanding Tier 1 settlements.

ISSUE 1:

The Council will consider which sites which should be allocated to meet any residual requirements and in accordance with the Development Strategy set out in the adopted Core Strategy. Account will be taken of appropriate sites in the SHLAA, noting that not all sites identified as deliverable will be required. A limited call for sites in relevant settlements might also be undertaken as part of the plan preparation process.

Potential sites will be assessed and identified for allocation through the DPD plan making process.

Update on Strategic Site

A strategic site at Standen is allocated in the Core Strategy for a mixed development to include 1040 dwellings. Outline planning permission was given for the scheme (reference 3/2012/0942) in April 2014. The scheme was then subject to an application for judicial review which was rejected.

The Core Strategy considers that the site will be fully delivered in the plan period i.e. by 2028. Development has yet to start on the site. However, it is an unprecedented large site in the Ribble Valley context and there has been considerable progress on the site to date, notwithstanding the delay incurred by the JR process

The approved scheme will deliver a new roundabout at the junction of Pendle Road and the A59. The Council is working with the developer and Homes and Communities Agency to deliver this significant site.

A developer is taking forward the development of the site. An application to vary conditions in relation to the outline planning permission (ref: 3/2015/0895) was considered by the Council in December 2015 and was recommended for approval subject to the completion of a satisfactory Legal Agreement. An application for Reserved Matters in relation to a Phase One of development for 220 homes and a Public House/restaurant is anticipated in the near future.

It is considered at this stage that no further policy is needed in relation to the Strategic site.

Housing outside the Principal settlements and the Tier 1 settlements

The Core Strategy does not direct any of the strategic housing requirement to settlements other than the Principal Settlements of Clitheroe, Longridge and Whalley and the Tier One settlements. Therefore it does not envisage any general housing development in the Tier Two settlements or locations outside of any of the settlements. Exceptions might be made where certain criteria are satisfied as set out in policies DS1 and DMG2 of the adopted Core Strategy. However, any such proposals would be dealt with as exceptions rather than making specific allocations in the HEDDPD.

Housing mix

Key Statement H2 of the Core Strategy seeks to deliver a suitable mix of housing in terms of type, tenure and size in accordance with future projected needs

The SHMA (2013) sets out the latest assessment of need giving information on the mix of affordable housing required and the projected dwelling size mix that helps inform this policy. It does not however go further to apply specific requirements to individual geographies.

There is a lack of monitoring information about the type and mix of housing that has been delivered since the inception of the plan period, other than the amount of affordable and market housing. Needs can change quickly and any policy approach must be responsive to the need for flexibility in accord with NPPF. At this stage it is considered that an extensive review of evidence would be required to inform specific targets for house types and that this would best be addressed as part of the refresh of the SHMA in due course. The Council is also in a position where it is seeking to allocate only a limited number of sites and dwellings to meet the residual requirements in the Housing and Economic DPD. Without doubt the availability of information to support the implementation of the policy would be beneficial and it has led to challenges when negotiating individual schemes through the DM process, however to date the council has continued to secure appropriate mixes of house type and tenure to satisfy local circumstances.

Affordable housing provision

Key Statement H3 seeks to secure an element of affordable housing as part of overall housing delivery in accordance with identified needs. It also seeks provision for older people as a priority.

The starting point set out at H3 is that proposed housing developments of 10 or more dwellings in the principal settlements of Clitheroe, Longridge and Whalley and of 5 or more units in all other locations, should provide 30% of the units as affordable housing on the site. This policy does not apply to smaller schemes.

As a rough guide, the overall housing provision for the plan period is 5600 dwellings, 30% of which is 1620.

Delivery of affordable housing in the plan period to date is shown in the table below. It shows new units delivered as part of the planning system. In addition, affordable housing is delivered through changes in the existing stock (e.g. through purchase and repair grant and landlord/tenant schemes). The total for each year is also shown.

Monitoring year	New affordable units – new build	Total no. affordable units – all sources
2008/9	37	49
2009/10	43	64
2010/11	27	45
2011/12	61	70
2012/13	29	69
2013/14	45	58
2014/15	113	125
2015/16 (first half only)	33	Info not available
TOTAL	355	480

(sources: RVBC Housing Land Monitoring October 2015 and Strategic Housing)

Of the 1214 new dwellings completed in the plan period to date of which 355 (29.2%) were affordable. Of the 4074 dwellings with planning permission at 30th September 2015, 949 (23.3%) were affordable. In addition, it is likely that affordable housing will continued to be delivered from sources within the existing stock via grant funding.

Housing delivery

Latest monitoring information at 30th September 2015 shows that 1214 dwellings have been built in the plan period to date (i.e. since 1st April 2008; a 7½ year period). The plan provides for the delivery of 5600 dwellings in the plan period, amounting to an annual average of 280 dwellings per year. The annual completions are shown below:

Monitoring year	Total completions
2008/9	75
2009/10	89
2010/11	69
2011/12	147
2012/13	172
2013/14	183
2014/15	345
2015/16 (first half only)	134

TOTAL	1214
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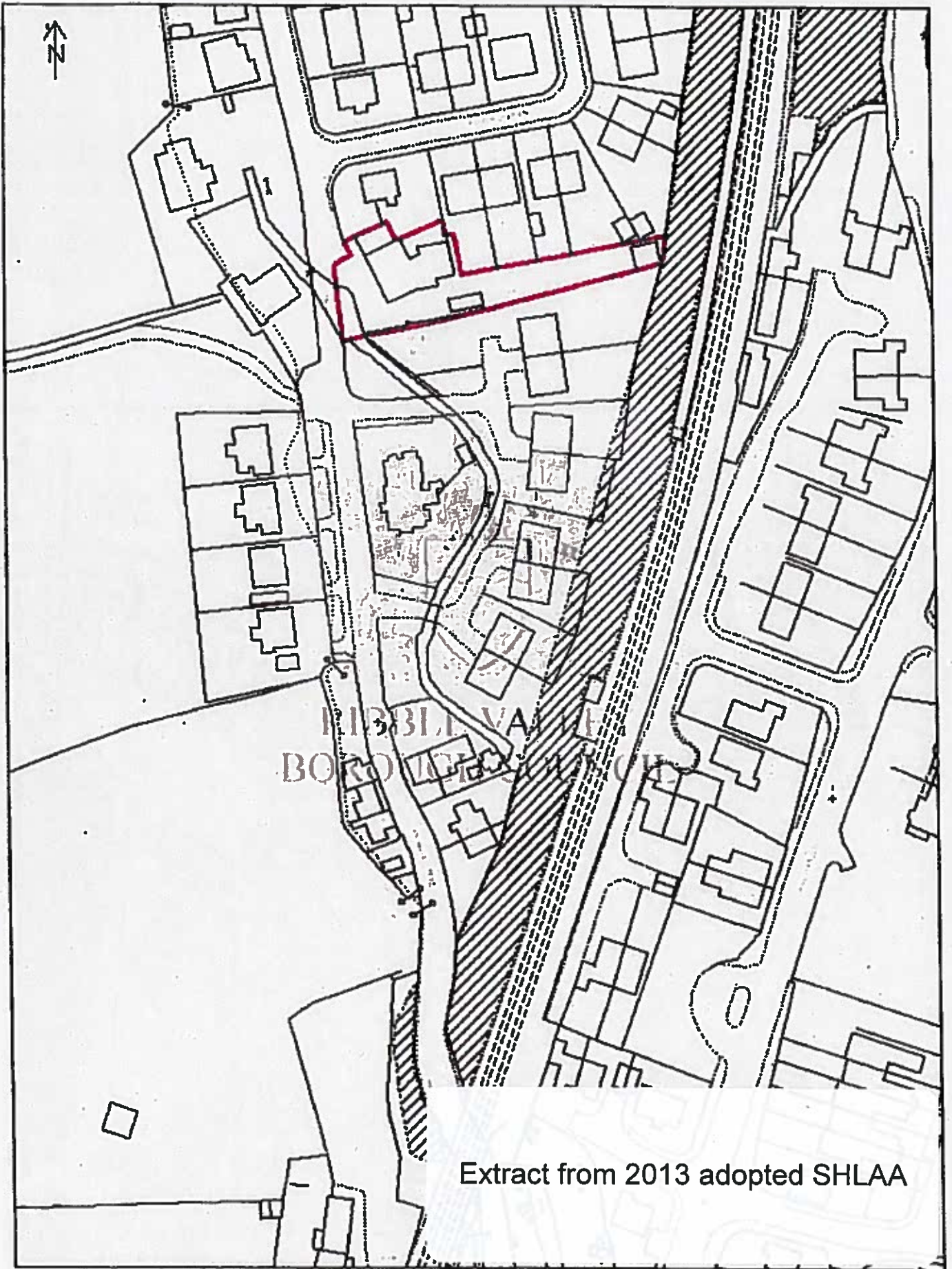
Ongoing monitoring throughout the plan period will reveal whether projected delivery will be on target to delivery strategic requirements.

Provision for G&T and TSP

Key Statement H4 of the Core Strategy commits the Council to identifying sites in the HED DPD to meet Gypsy and Traveller accommodation needs as set out in the up to date assessments. The latest Gypsy and Traveller Accommodation Assessment was undertaken in 2013 indicated a need for two additional residential pitches in the period 2023 to 2028. No need was identified for sites for Travelling Showpeople. The Core Strategy states that “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” (Core Strategy, p.59). Policy DMH2 sets out criteria for the determination of applications for G&T accommodation where a need is established. In addition, the Government has confirmed that the provision of accommodation for G&T and TS in the Green Belt amounts to inappropriate development³

It is anticipated that the evidence base in respect of need for G&T and TS accommodation will be updated during the life of the Core Strategy. If any further need is evidenced in the plan period, any applications will be considered against the criteria in DMH2.

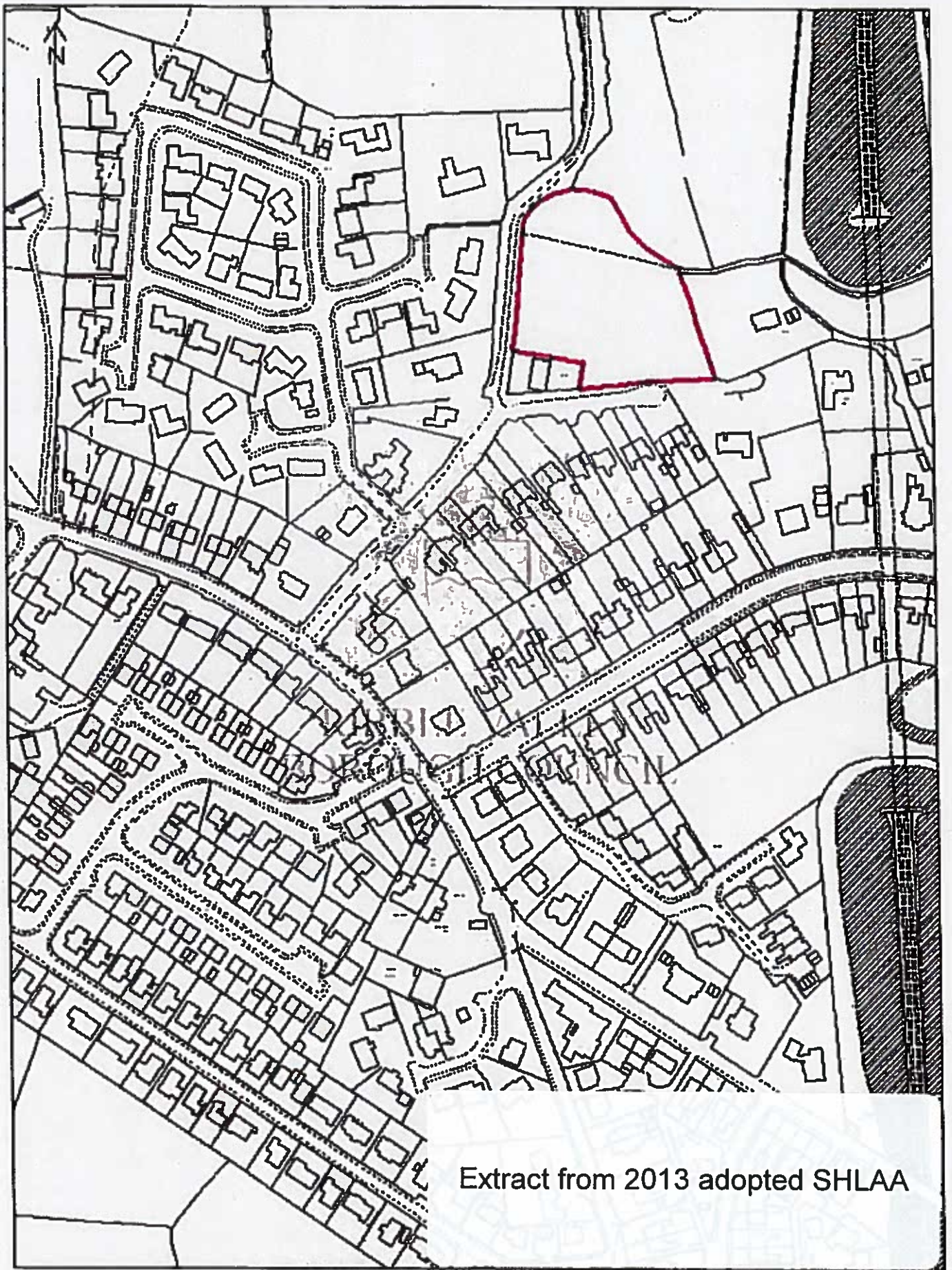
³ Planning policy for traveller sites, Department for Communities and Local Government, August 2015: Policy E



Extract from 2013 adopted SHLAA

Site 131 Land and buildings, 12 Knowsley Road, Wilpshire

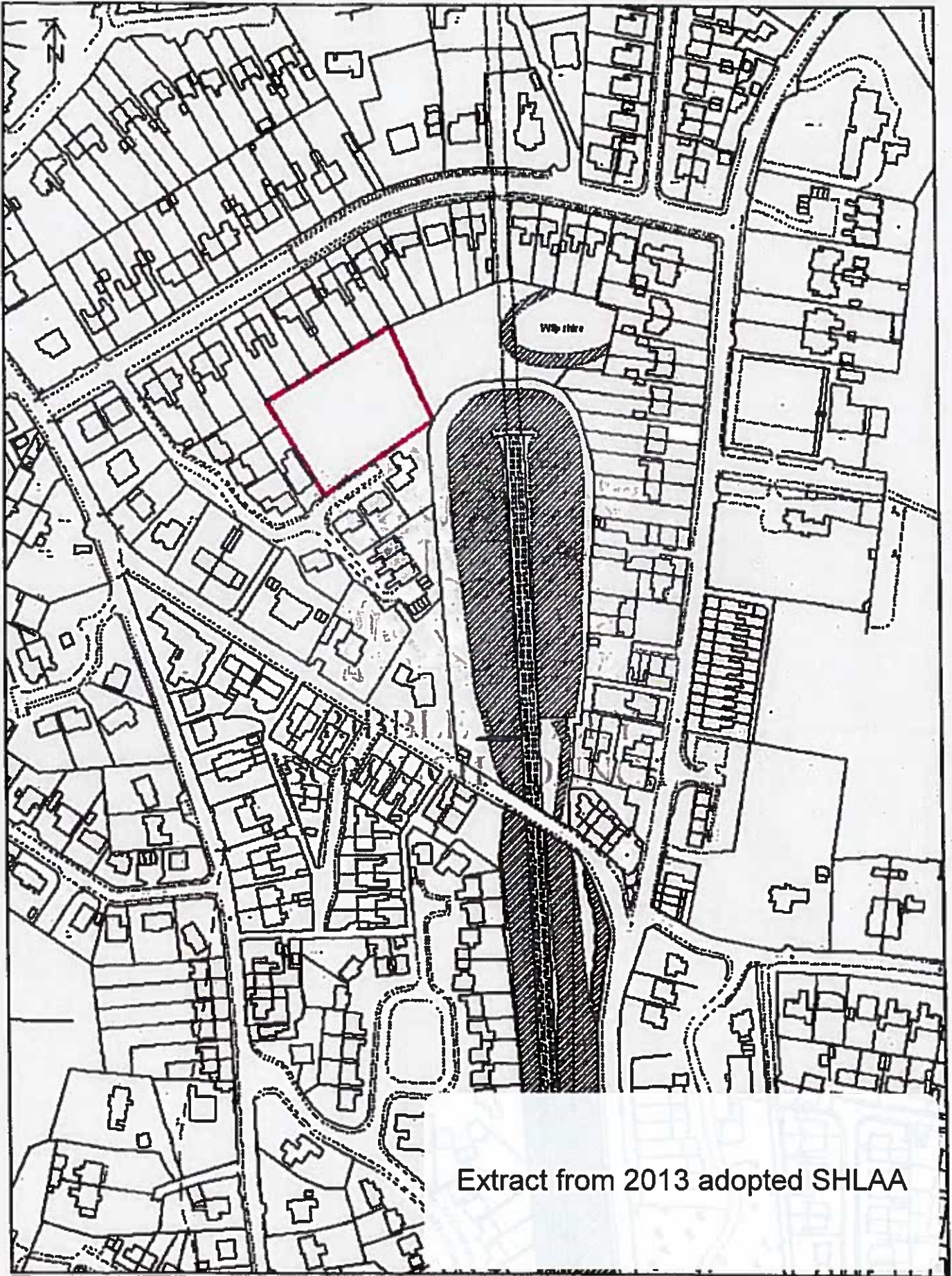
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Extract from 2013 adopted SHLAA

Site 169 Vacant land to east of Vicarage Lane, Wilpshire

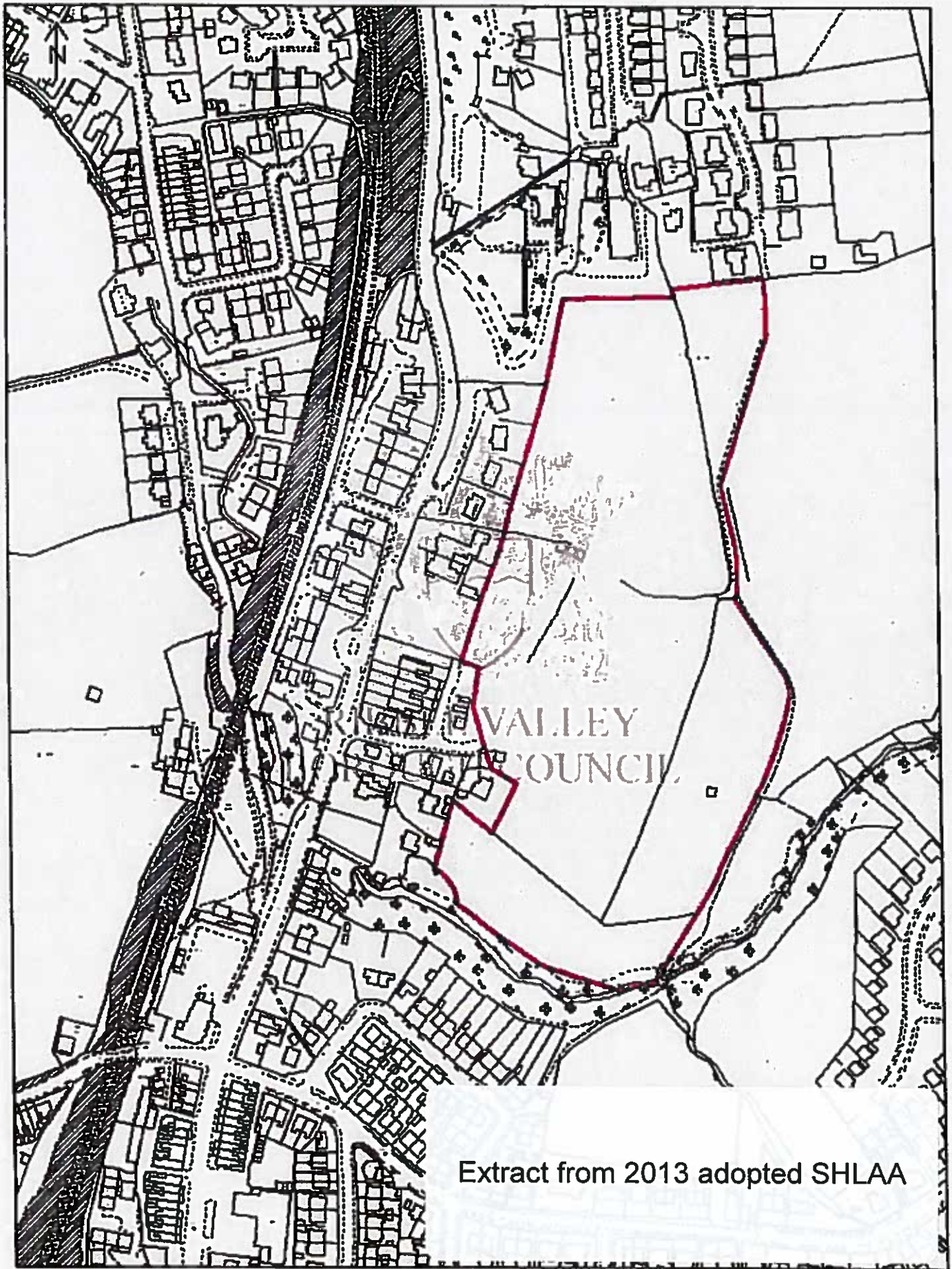
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Extract from 2013 adopted SHLAA

Site 170 Land off The Hawthorns, Wilpshire

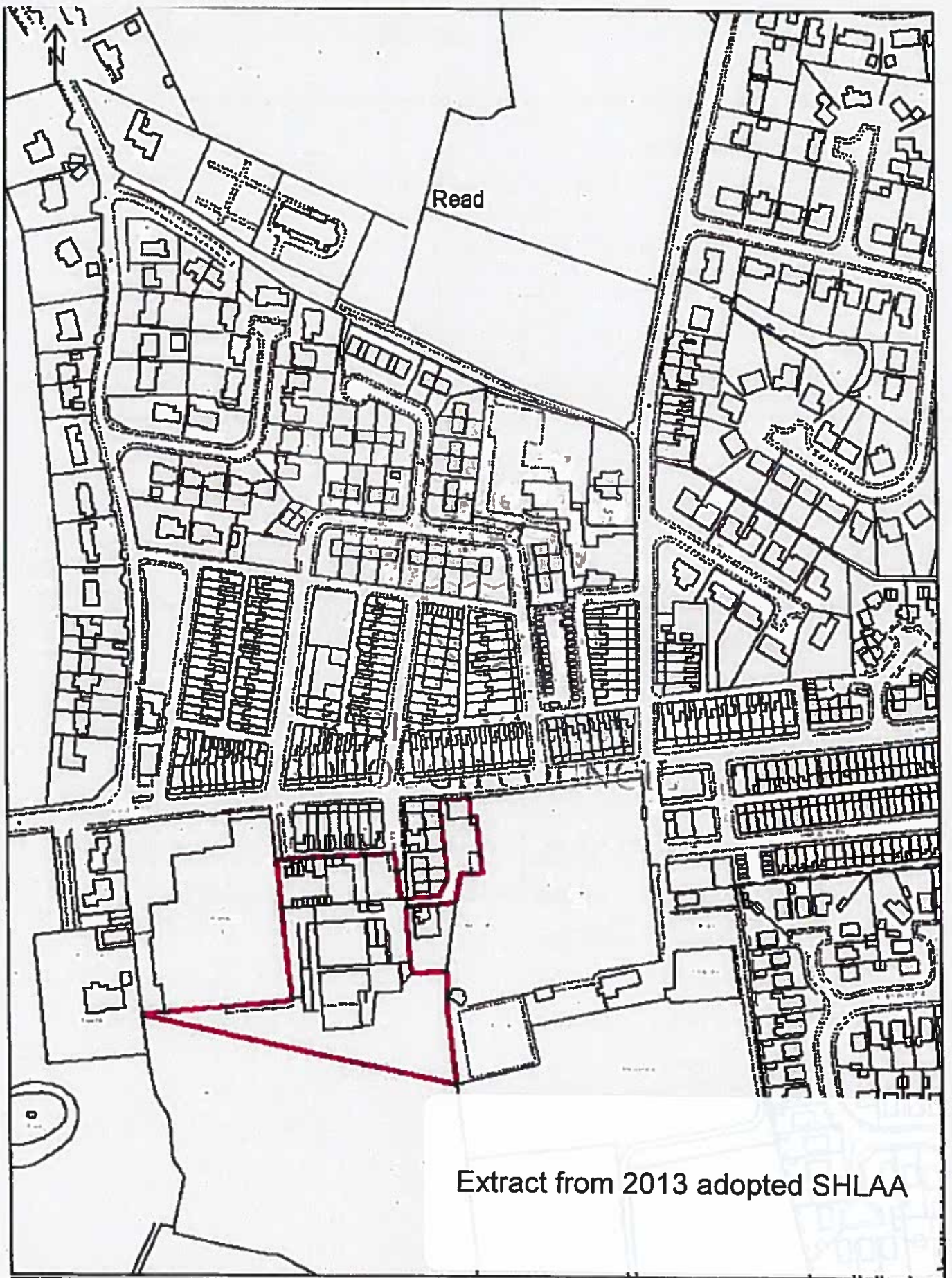
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Extract from 2013 adopted SHLAA

Site 303 Land at Wilpshire

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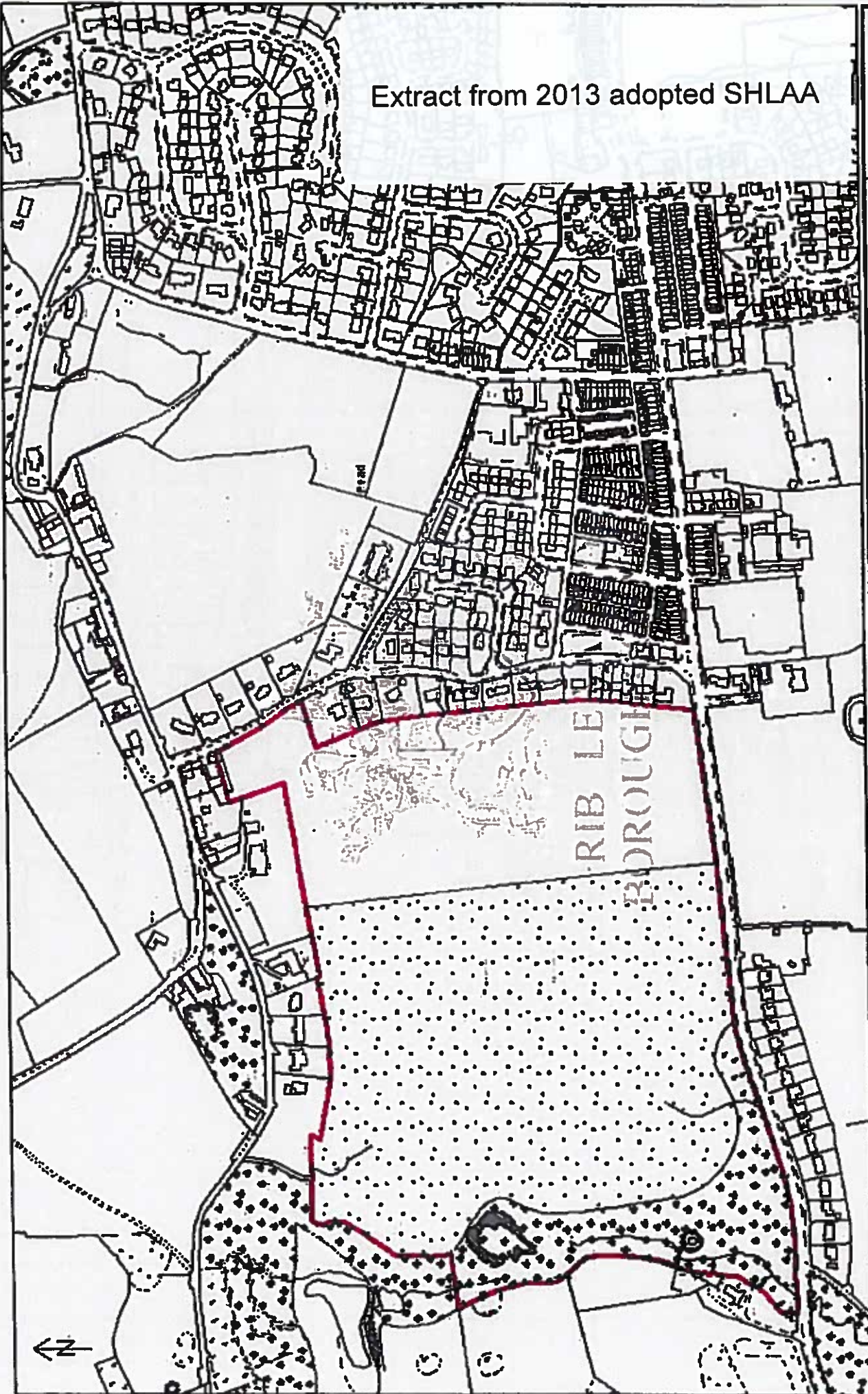
Extract from 2013 adopted SHLAA

Site 67 Rear of Whalley Road, Worthills Farm Yard, Read

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Extract from 2013 adopted SHLAA

SD7634
Scale 1:4500



Site 68 Hammond Ground, Whalley Road, Reed

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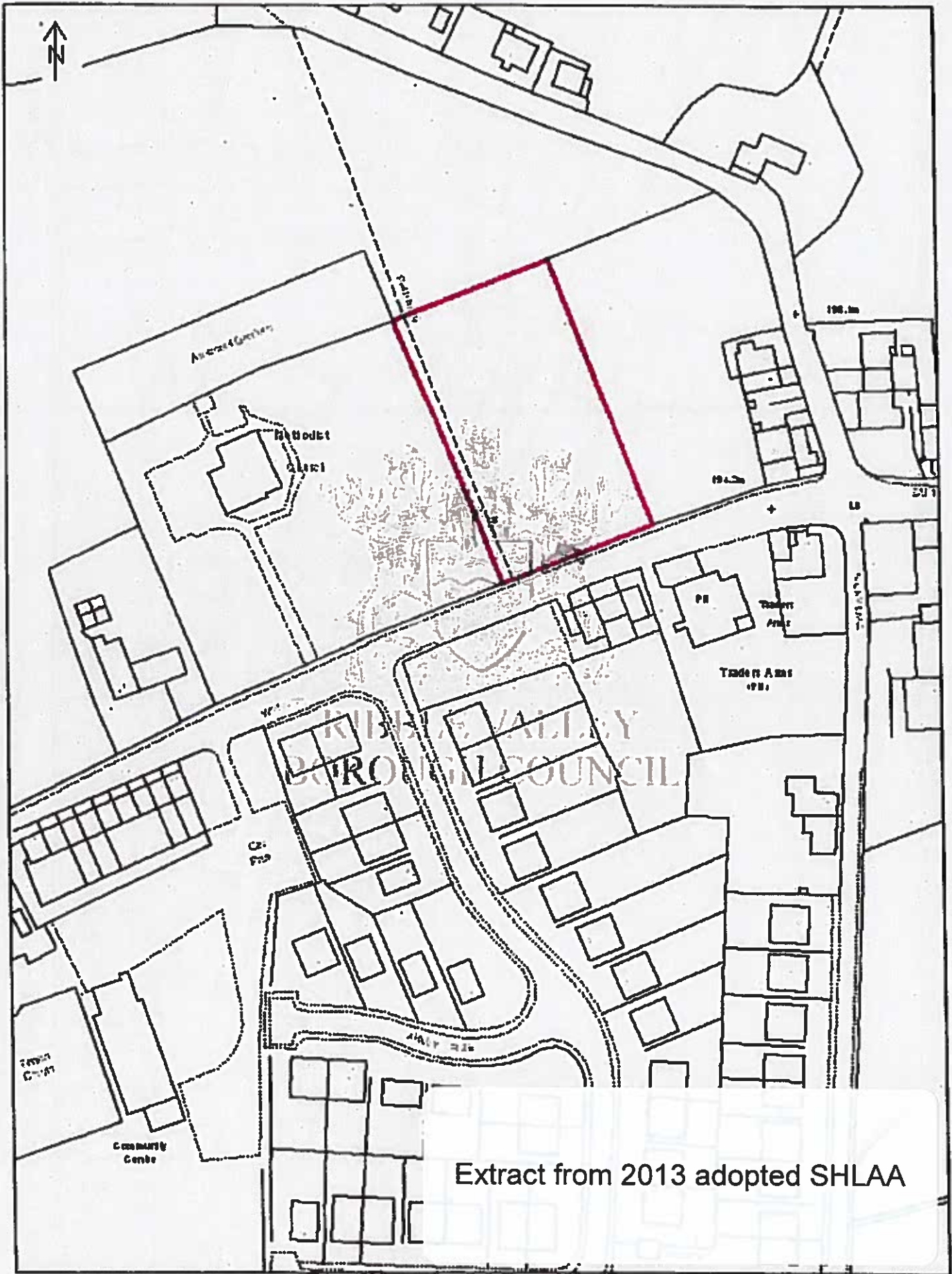
Extract from 2013 adopted SHLAA

SD7634SW
Scale 1:2500

SHLAA UPDATE 2013 SITE 398 PART OF HAMMOND GROUND READ

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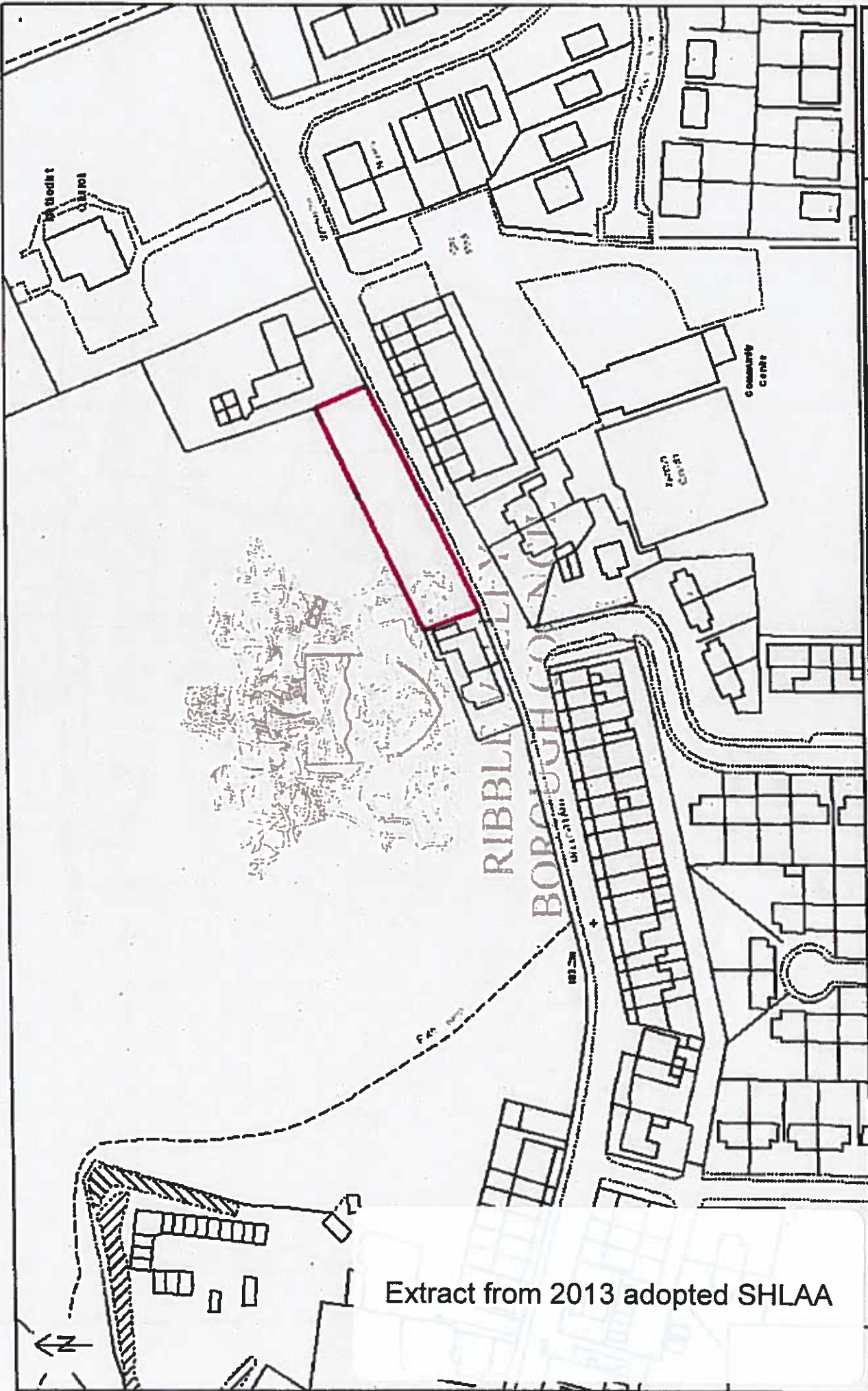




Extract from 2013 adopted SHLAA

Site 223 Field adj to Methodist church, Mellor Lane, Mellor

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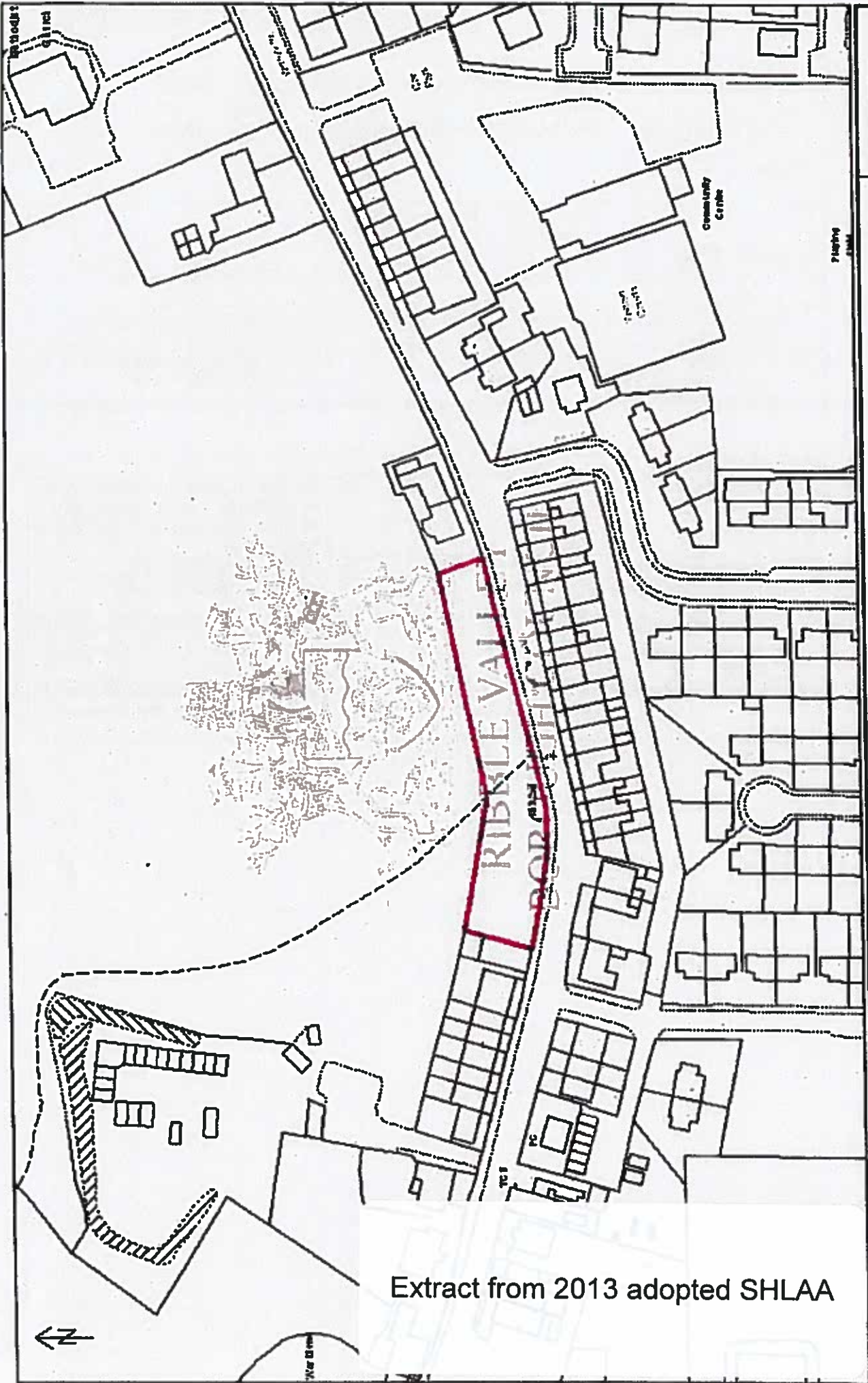


Extract from 2013 adopted SHLAA

SD6530NW
Scale 1:1250

Site 224 Field adj to 24 Mellor Lane, Mellor

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Extract from 2013 adopted SHLAA

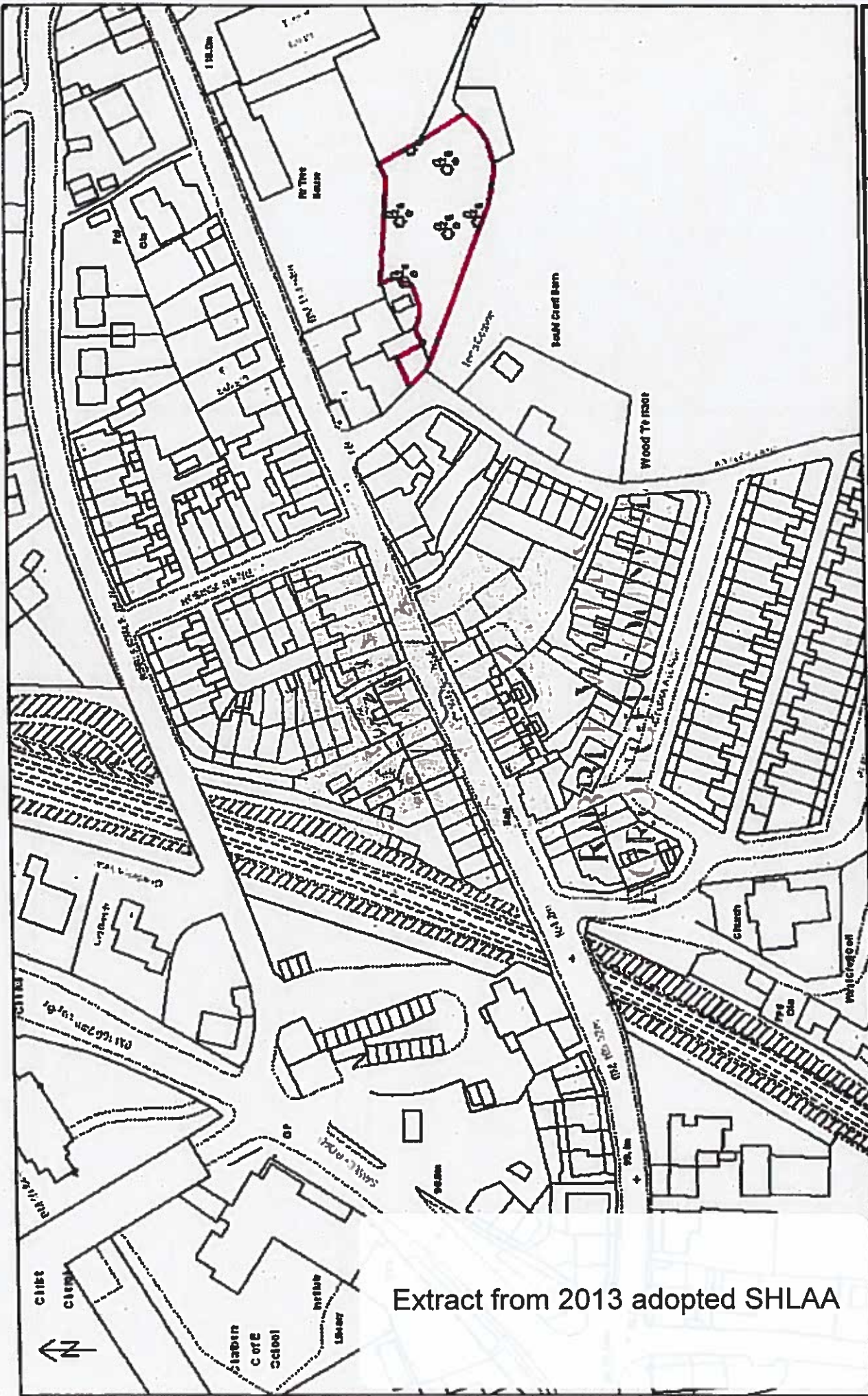
Site 225 Field adj to 22a Mellor Lane, Mellor

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SD6530NW

Scale 1:1250



Extract from 2013 adopted SHLAA

SD7744SW
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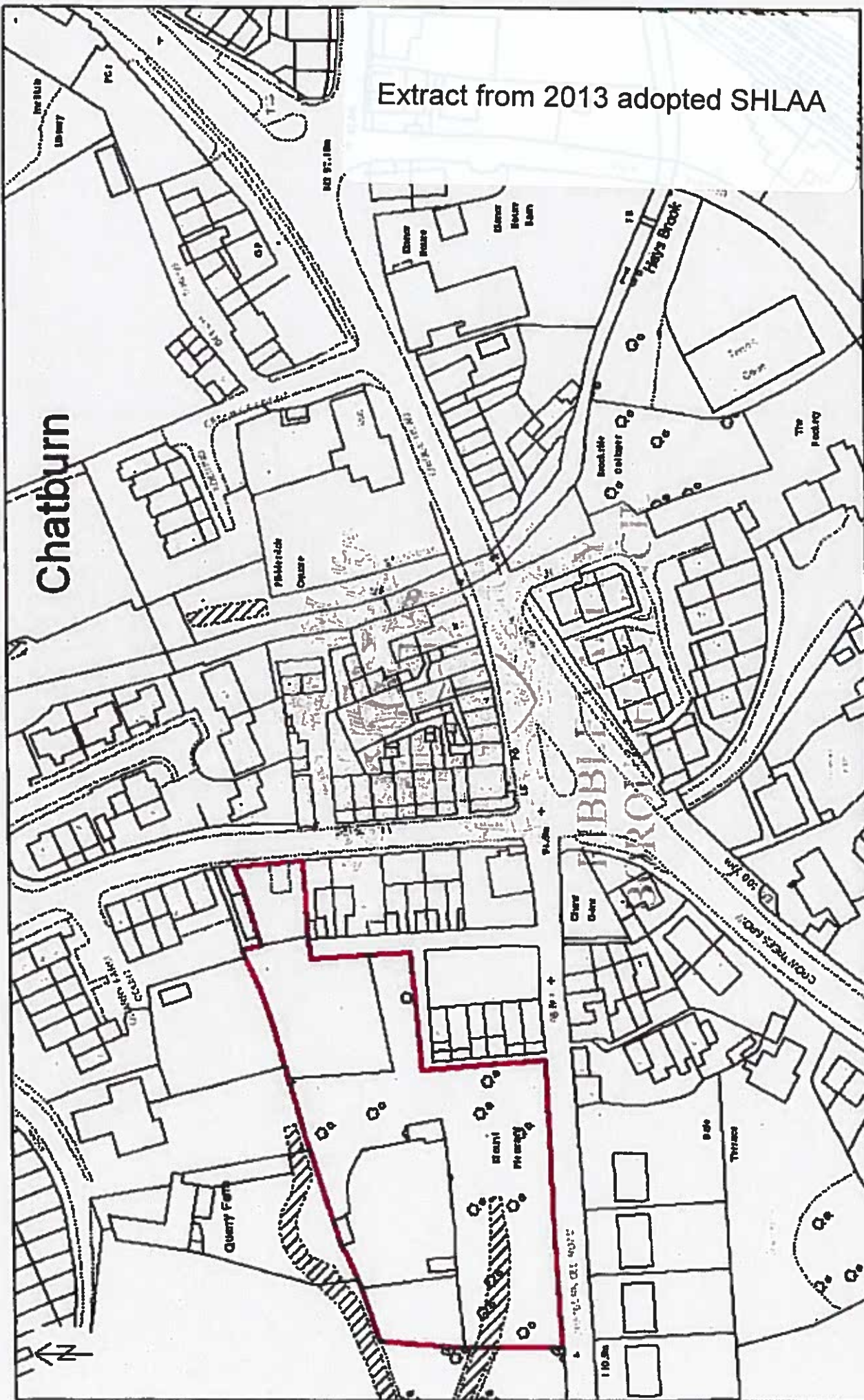
Site 116 Land off Downham Road, Chatburn

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Extract from 2013 adopted SHLAA

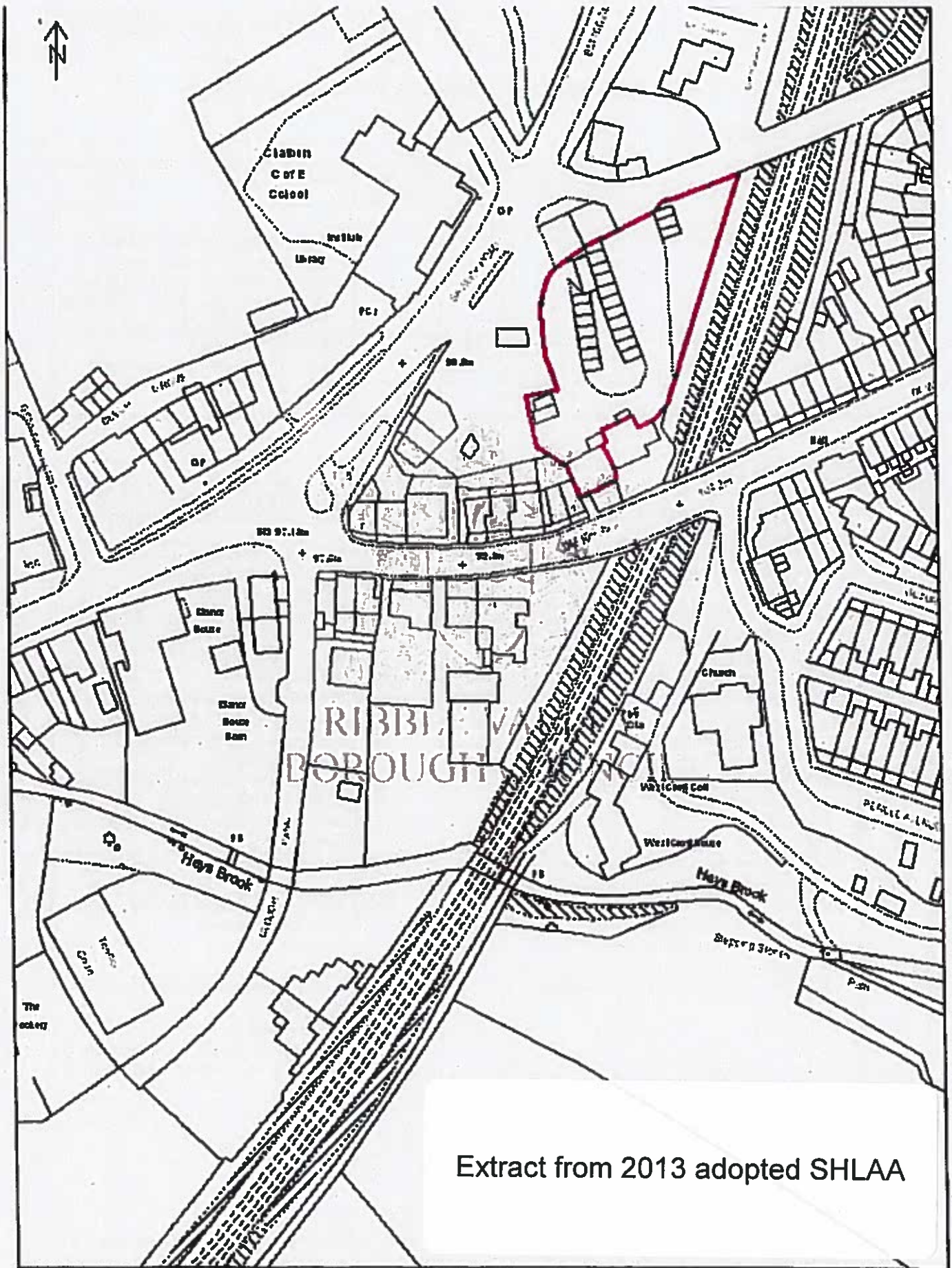
SD7644SE
Scale 1:1250

Chatburn



Site 117 Land to the rear of 13 Ribble Lane, Chatburn

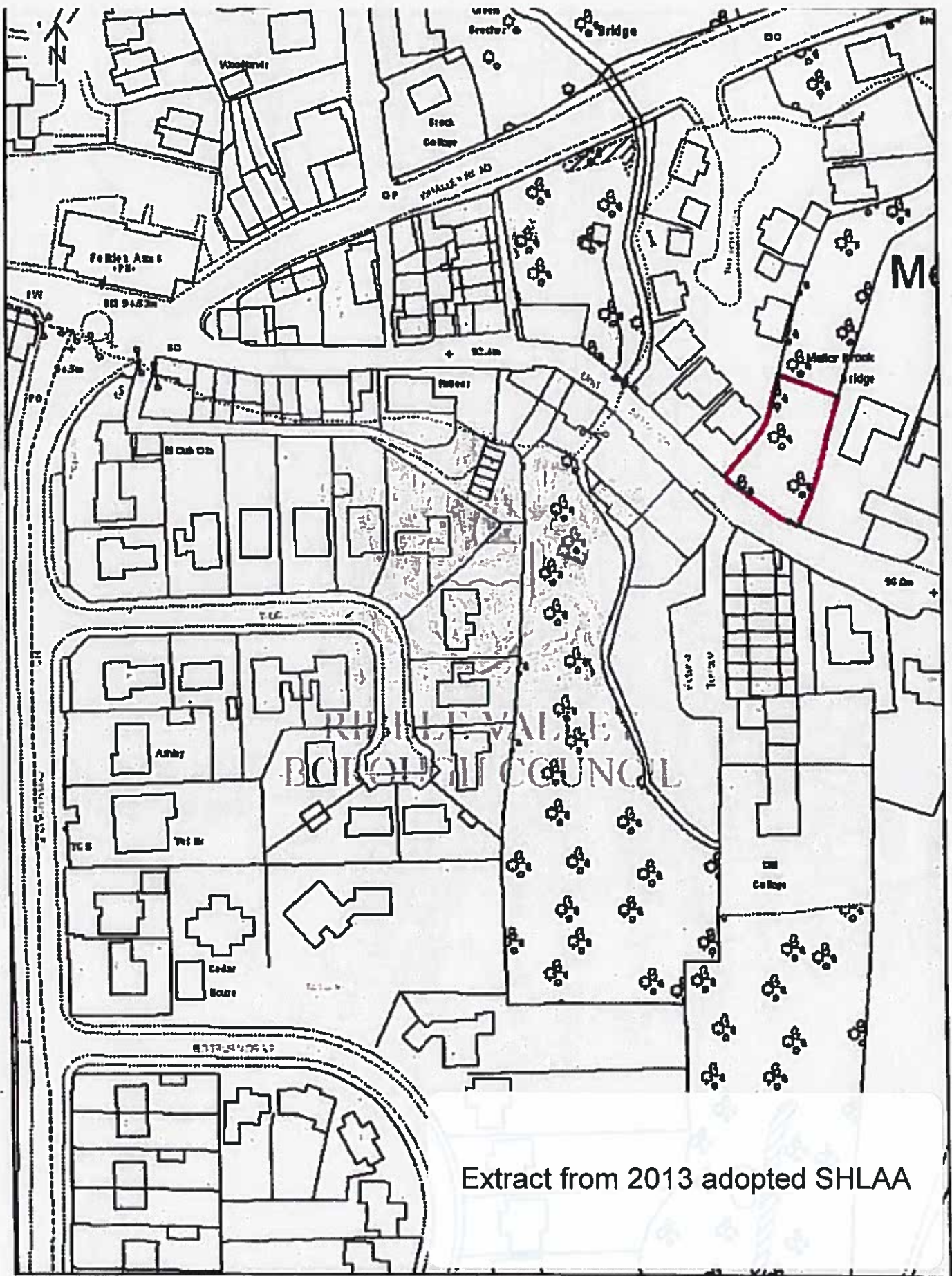
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Extract from 2013 adopted SHLAA

Site 203 Garage units off Ribblesdale View and Sawley Road, Chatburn

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Extract from 2013 adopted SHLAA

Site 217 site adjacent to 132 Mellor Brow, Mellor Brook

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Economy and Employment Land Issues Paper

CS Economy Priorities and Aims

The Core Strategy 2008-2028 was adopted in December 2014 and sets the statutory planning framework for the Borough. The Housing and Economic Development Plan Document (HED DPD) must be in general conformity with the Core Strategy and so policies should be aligned.

The Core Strategy sets out the following aims and priorities in relation to employment:

- 3.14: Improve the competitiveness and productivity of local businesses by safeguarding and promoting local employment opportunities;
- 3.16: Support existing retail business whilst improving the retail offer by ensuring the vitality and viability of the retail areas are considered; and
- 3.17: Co-ordinate, innovate and diversify sustainable tourism, building on our strengths and developing new initiatives.

For clarification, the term employment land is taken to mean uses with classes B1-B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended¹).

Locations for new employment development

Key Statement EC1 of The Core Strategy directs employment development towards the following locations, comprising two broad locations of:

- The main settlements of Clitheroe, Longridge and Whalley; and
- Locations well related to the A59 corridor.

And the two specific locations of:

- Land at Barrow Enterprise site; and
- The Lancashire Enterprise Zone at Samlesbury.

It is not part of the HED DPD process or this consultation to reconsider the Core Strategy in relation to the location of new employment development

Employment Land requirement

In line with the evidence base, the Core Strategy seeks to make provision for an additional 8ha of land for employment purposes for the plan period (2008 to 2028) “in appropriate and sustainable locations during the lifetime of the plan” (Key Statement EC1). This is over and above the sites which had permission at the time the evidence base was updated in 2013.

It is not part of the HEDDPD process or this consultation to reconsider the amount of land needed for employment purposes in the plan period.

¹ The most recent amendment is the Town and Country Planning (Use Classes)(Amendment)(England) Order 2015

Since the Core Strategy was adopted in December 2014, planning applications have been granted for employment uses which will contribute to the 8 ha requirement as follows:

Application	Location	Amount of employment land (ha)	Type of use	Notes
3/2012/0942	Land at Higher Standen Farm and part Littlemoor Farm, Clitheroe	2.25	B1	Employment land provided as part of wider scheme on strategic site
3/2015/0159	Former Golf Driving Range Upbrooks Lincoln Way Clitheroe	2.24	B1, B2	Proposed erection of 21 industrial units (B1 and B2 use)
3/2014/1044	Carr Hall Garden Centre Whalley Road Wilpshire	1.1	B1	
TOTAL		5.59		

The residual amount of land to be allocated to meet the strategic requirement in the remainder of the plan period is **2.41ha**. There have been no significant losses of employment land since the base date of the ELR which need to be compensated for in the land calculations.

Consideration needs to be given to the allocation of sites to meet the outstanding requirement and any specific locations.

Current options:

Land at Mellor – Sykes Holt 1.7ha

Land at Grimbaldeston Farm – Longridge 1.8ha

Land at Higher College Farm – Longridge 2.2ha

Land at Time Technology Park – Simonstone 1.0ha

Plans of these options are included at Appendix A

A limited Call for Sites to identify further options should be undertaken

Protecting existing employment land commitments

In considering future employment land requirements, the evidence base took account of key sites which were already committed (i.e. had planning permission) for employment land use but which were undeveloped at the base date of the Employment Land Study (31st March 2012). These sites were considered to contribute significantly to the future supply of employment land in the Borough. Together they comprised 20 ha of future employment land. However, taking account of one site which was unlikely to come forward, and which is subsequently being developed for housing, the total amount taken into account was 15.68 ha. It is therefore important that they are safeguarded for employment uses in the plan period so that their contribution to the overall land requirement and an enhanced economy

might be fully achieved. Conversely the loss of these sites might be considered to have a detrimental impact on the Borough's economy. Any such loss may therefore need to be compensated for in the plan period.

The sites to be protected are:

Site	Area	Notes
Land at Salthill Industrial Estate, Lincoln Way, Clitheroe ²	0.46ha	Part of site complete
B Dugdale and Son, Bellman Mill, Salthill, Clitheroe	0.38ha	
Land North of Barrow Brook Business Village, Barrow	3.33ha	
Land off Hey Road, Barrow Brook Business Village, Barrow	2.43ha	
Hindle and Schofield Site, Barrow Brook Business Park, Barrow	1.19ha	Planning permission has lapsed
Papillon Site, Barrow Brook Business Park, Barrow	1.00ha	
Land at BAe Systems, Samlesbury Aerodrome, Myerscough Road, Balderstone	2.69	Development complete at 31/12/15
Building 611, Samlesbury Aerodrome, Myerscough Road, Balderstone	2.38	Development complete at 31/12/15
Casting Foundry site, Fort Vale, Calder Vale Park, Simonstone	0.87ha	Outstanding permission (and new current application (at 26/1/16)
Rear of Building S, Fort Vale Engineering , Calder Vale Park, Simonstone	0.5ha	Development complete at 31/12/15
Land Adj. Simonstone Lane, Time Technology Park, Simonstone	0.45ha	
TOTAL	15.68	

Most of the sites had planning permission for employment uses at the base date of the Employment Land Review in some cases the development of the site has taken place. As the sites also all fall within the Principle Employment Sites (see below) they will continue to be protected for employment use.

Maps detailing these existing committed sites to be safeguarded are set out at Appendix A.

It is not part of the HEDDPD process or this consultation to reconsider the inclusion of these sites.

Sites in existing operational use to be safeguarded for employment purposes

In addition to new sites which are to be allocated for the employment purposes and sites which are already committed for employment uses and which will be safeguarded, the ELR identified a number of existing employment area i.e. currently in operational employment uses which make a significant contribution to the Borough's economy and provide significant employment opportunities. Often these are provided in clusters of uses such as business parks and industrial estates. Their scale, graded in the context of Ribble valley according to function, varies from flagship sites through key employment sites to those that are key in the local and rural contexts. A key strand of protecting and improving business vitality and competitiveness is to protect these areas from decline. A key planning policy tool is both to protect these areas for the consolidation and enhancement by encouraging further employment uses (B1-B8 uses) and preventing the introduction or redevelopment for inappropriate uses which would undermine the economic/employment vitality of the areas.

The sites identified as Principle Employment Sites are those which are significant clusters of employment uses and/or with large single users that are key in the Borough context. Two large sites at the Barrow Enterprise site and BAe Systems at Samlesbury are flagship sites, the latter in particular being of wider significance to the sub region. Four of the Principle sites at BAe Systems, Samlesbury, Barrow Enterprise site, Salthill Industrial Estate and Simonstone Business Park contain a combination of existing uses/operations and existing commitments. The Principle Employment Sites are:

1. BAE Systems - Samlesbury Enterprise Zone
2. Barrow Enterprise site, Barrow
3. Salthill Industrial Estate, Clitheroe
4. Link 59 Business Park, Clitheroe
5. Shay Lane Industrial Estate, Longridge
6. Simonstone Business Park, Simonstone.
7. Sidings Business Park, Whalley

(the following will be included in Simonstone Business Park Principle Employment Site so won't be shown separately)

1. Seaways Services Site, Blackburn Rd, Simonstone BB12 7NQ
2. Simonstone Business Park (DWP site), Simonstone BB12 7NQ
3. Calder Vale Park (Fort Vale site), Simonstone BB12 7ND

Other Existing Employment Areas which are key in the local or rural context to be protected are:

Clitheroe, Longridge and Whalley

4. Albion Court / Waterloo Mill, Clitheroe
5. *Holmes Mill (Thornbers), Clitheroe BB7 1EB*
6. *Stanley House, Lowergate, Clitheroe BB7 1AD*
7. Fern Court, Moor Lane, Clitheroe, BB7 1BE
8. Primrose Mill & Studios, Clitheroe BB7 1BT
9. *Bawdlands Garage site, Clitheroe, BB7 2LA*
10. *Chapel Hill Industrial Estate, Longridge PR3 2YB*
11. *Business Centre, Stanley Street, Longridge PR3 3NJ*
12. *Abbey Works, Whalley BB7 9SP*

Other settlements/areas

13. Myerscough Smithy Road, Balderstone
14. Whalley Business Park, Barrow BB7 9WP
15. *Backridge Farm Bashall Eaves, BB7 3LG*
16. Pendle Trading Estate, Chatburn BB7 4JY
17. Fairfield Farm Business Park, Clayton-Le-Dale BB2 7JA
18. *Brookside Barn, Brookside, Downham, BB7 4BP*
19. Root Hill Estate Yard, Dunsop Bridge, BB7 3AY
20. Gisburn Auction Mart Site, Gisburn BB7 4ES
21. Gisburn Business Park, Gisburn, BB7 4JP
22. *Mill Lane Industrial Estate, Gisburn BB7 4LN*
23. *Grindleton Business Centre, Grindleton BB7 4DH*
24. *Halls Arms Business Centre, Knowle Green, PR3 2XR*
25. *Ramsgreave Works & Bakery site, Ramsgreave BB1 8QW*
26. *Friendship Mill, Read BB12 7PN*
27. Bee Mill, Ribchester, PR3 3XL
28. Asturian House, Asturian Gate, Ribchester, PR3 3XQ
29. Manor Court at Salesbury Hall, PR3 3XR
30. Poor'sland Barns, Slaidburn, BB7 3AE
31. Former Genus site, Mitton Road, Whalley
32. Monks Haulage site, Mellor BB2 7LB

Maps of these are shown at Appendix B

Consideration has been given to including the following, single user larger sites however it has been concluded that they be excluded for the reasons stated.

Berrys site, Chipping – site could be dealt with as regeneration site

Castle Cement Site – not included as it is a single existing user in current operation

Johnson Matthey Site – not included as it is a single existing user in current operation

Brockhall Training Centre, Langho, BB6 8BF – Not included as not employment B1-B8

BAe Enterprise Zone

The Lancashire Enterprise Zone was established in 2011 in recognition of the contribution of the advanced engineering and manufacturing sector to the regional and national economy. It includes land within the British Aerospace site at Samlesbury, which itself straddles the boundary of Ribble Valley and South Ribble boroughs. A Local Development Order was adopted in February 2014, referred to formally as the Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order No 2 (2014). It covers all the land within the Enterprise Zone at Samlesbury (72.5 hectares).

The LDO permits specified development across the Enterprise Zone subject to conditions. It seeks to strengthen and enhance growth and investment in this important sector by authorising specified advanced engineering and manufacturing uses; ancillary, complementary and supporting uses; and associated infrastructure and development subject to conditions. Further development beyond that specified would require the submission of a planning application to the Council.

Preparation of the LDO took account of an adopted Masterplan for the site which sets out long term strategic objectives for the growth of the site and the delivery of related infrastructure. The LDO will facilitate the delivery of the Masterplan and guide its implementation.

The LDO is effective for a period of 10 years following its adoption (i.e. from February 2014). Its review and potential renewal, revision etc. will be considered within the period it is effective. Upon its adoption, the LDO replaced a previous (No1 LDO) which had been adopted in 2012. It is considered that the LDO provides sufficient policy cover for the site for most of the plan period.

Outside the site, the Central Lancashire Highways and Transport Masterplan (March 2013) includes provisions to bring forward strategic highway and transport infrastructure within the wider areas to support the growth of the site.

The full extent of the BAe operation within Ribble Valley is not included in the Enterprise Zone/LDO. The operational area outside the EZ will be identified as a Principle Employment site. Together the two designations will identify the full extent of existing operations and future development potential within the borough. A plan is included at Appendix B

Extent of the BAe site/Enterprise Zone and existing employment area to be shown on the Proposals Map

Wider Economic Uses

Town Centre policies

The study undertaken by Urban Vision has reviewed the town centre policies of the DWLP. The Urban Vision report has been previously circulated.

New Retail floorspace in the Main Centres

The Core Strategy identifies the need for further retail floorspace in the borough in the plan period. Key statement EC2 directs this to the main centres of Clitheroe, Longridge and Whalley in relation to the following amounts:

settlement	Additional floorspace (m ²)	
	convenience	comparison
Clitheroe	1815	2630
Longridge	140	640
Whalley	250	240

Since the Core Strategy was adopted planning permission has been granted for a retail development at Clitheroe which would contribute to these requirements as follows:

Application	Location	Amount of retail floorspace (m ²)		notes
		convenience	comparison	
3/2014/0071	Former Barkers Garden centre, Whalley Road,	1520	557	Development constructed comprising foodstore and pet store

	Clitheroe			
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The residual requirement for additional retail floorspace in Clitheroe for the remainder of the plan period:

- Convenience floorspace - 295 m²; and
- Comparison floorspace – 2073 m².

Retail development outside the main centres

We have considered whether there is a need for further policy support to support and manage further retail development outside the main centres and have concluded that this is satisfactorily covered by the CS policy framework. No issues have been identified and it is anticipated that the CS policy framework provides an adequate framework to manage development proposals. Monitoring will inform any need for future review.

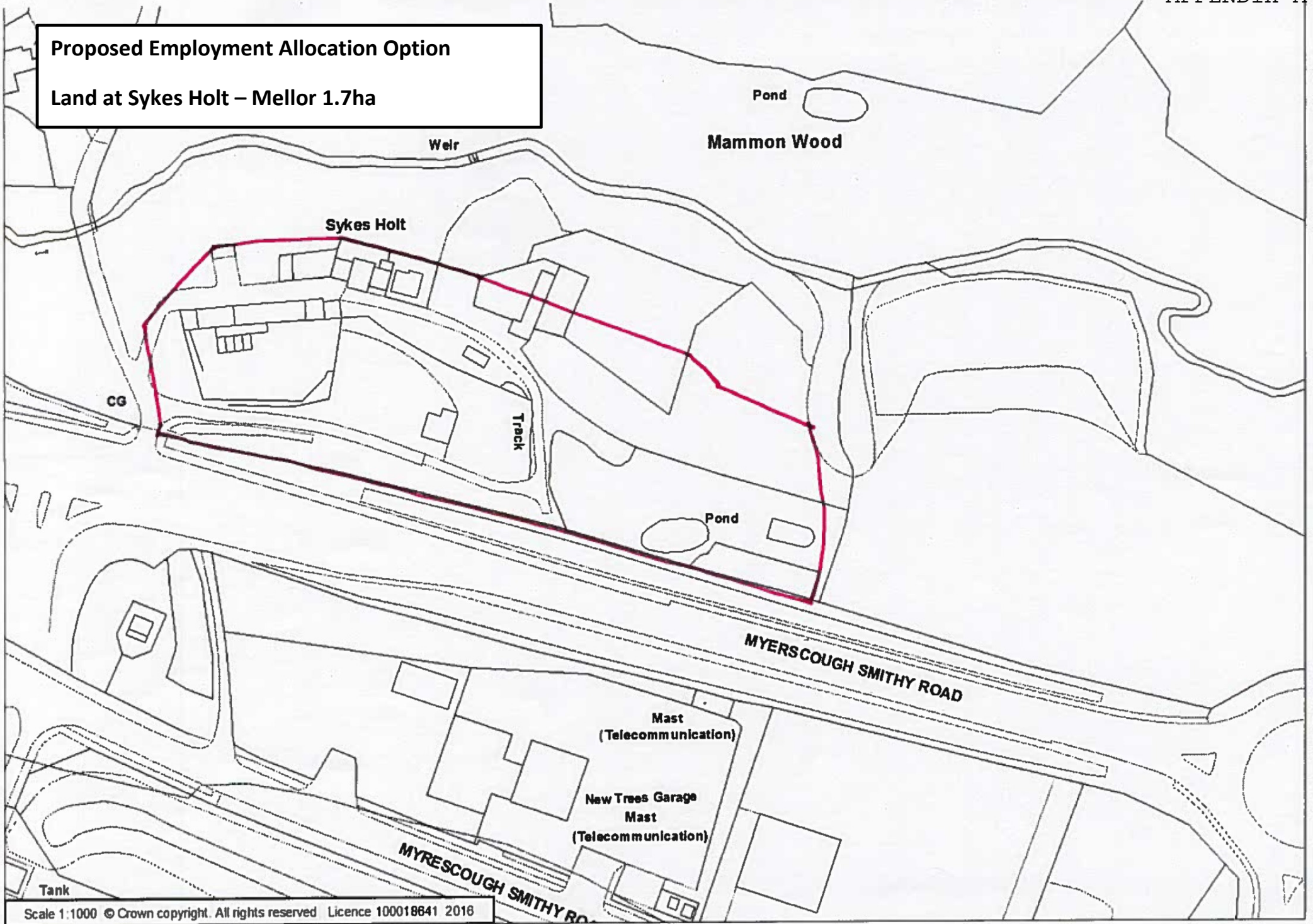
Tourism

Tourism policies are set out in the Core Strategy Key Statements and DM policies. It is not intended to include specific tourism allocations. Whilst recognising that tourism developments can give rise to issues in themselves, it is not considered necessary to include any further policies beyond the CS policies (e.g. farm diversification, holiday caravan sites, holiday chalets and generally, tourism development facilities) but that continued monitoring of the CS policies should be undertaken to ensure the existing framework is robust. There may be matters to be addressed in a future review, but this will be informed by the results of the monitoring.

Proposed Options for new Employment Land Allocations

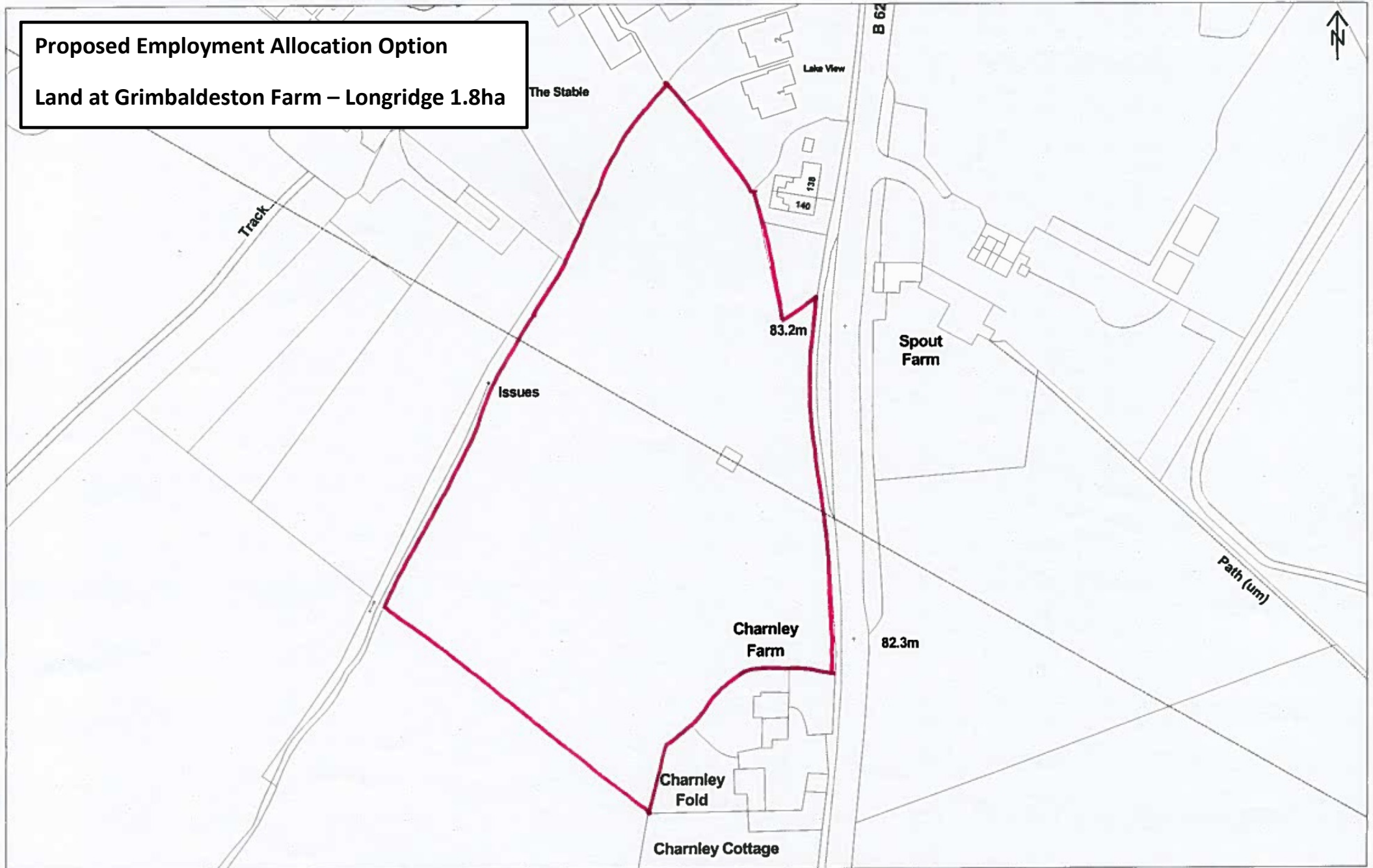
Note: maps may not be to scale shown due to resizing

Proposed Employment Allocation Option
Land at Sykes Holt – Mellor 1.7ha



Proposed Employment Allocation Option

Land at Grimbaldeston Farm – Longridge 1.8ha

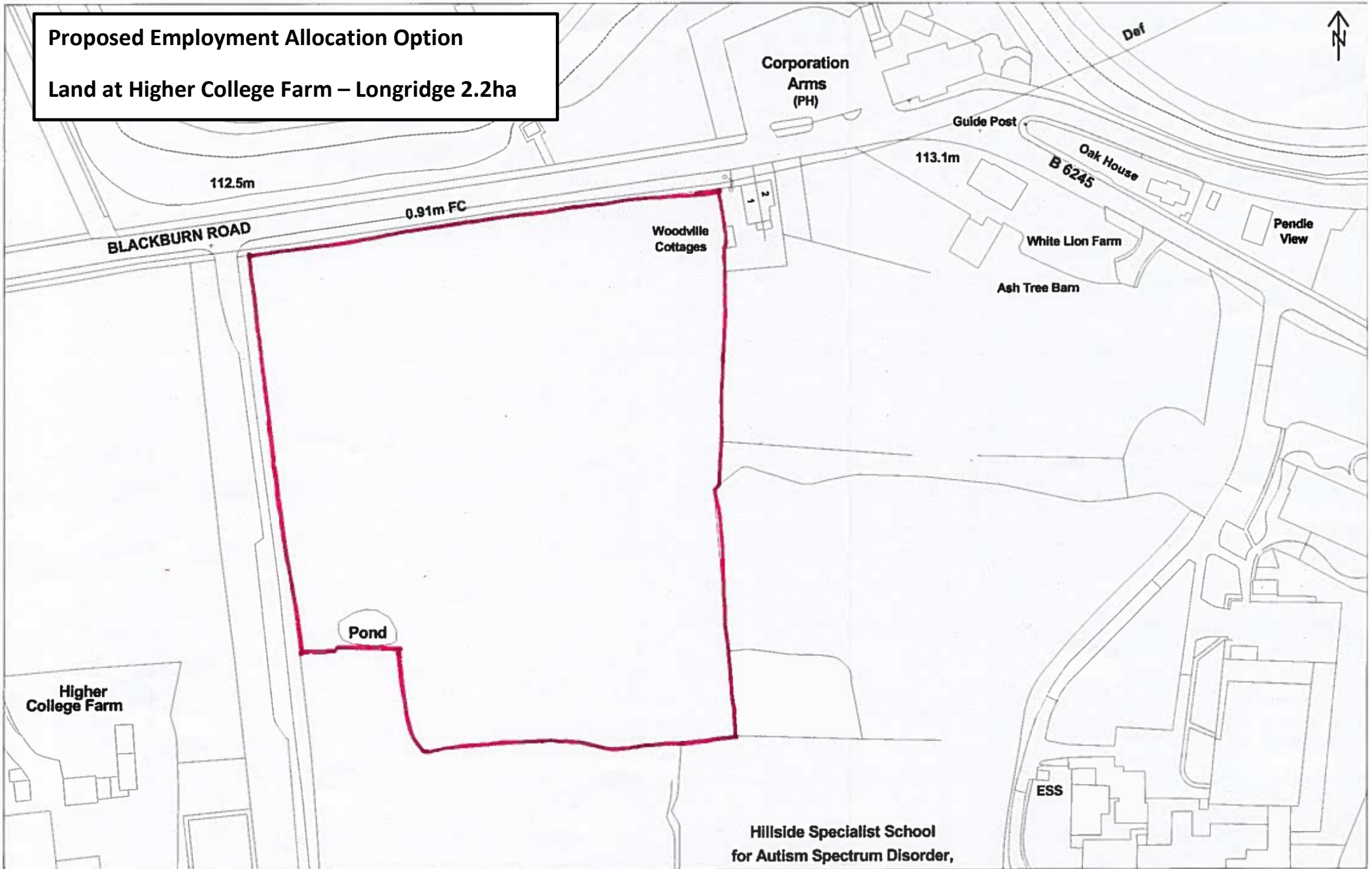


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Proposed Employment Allocation Option

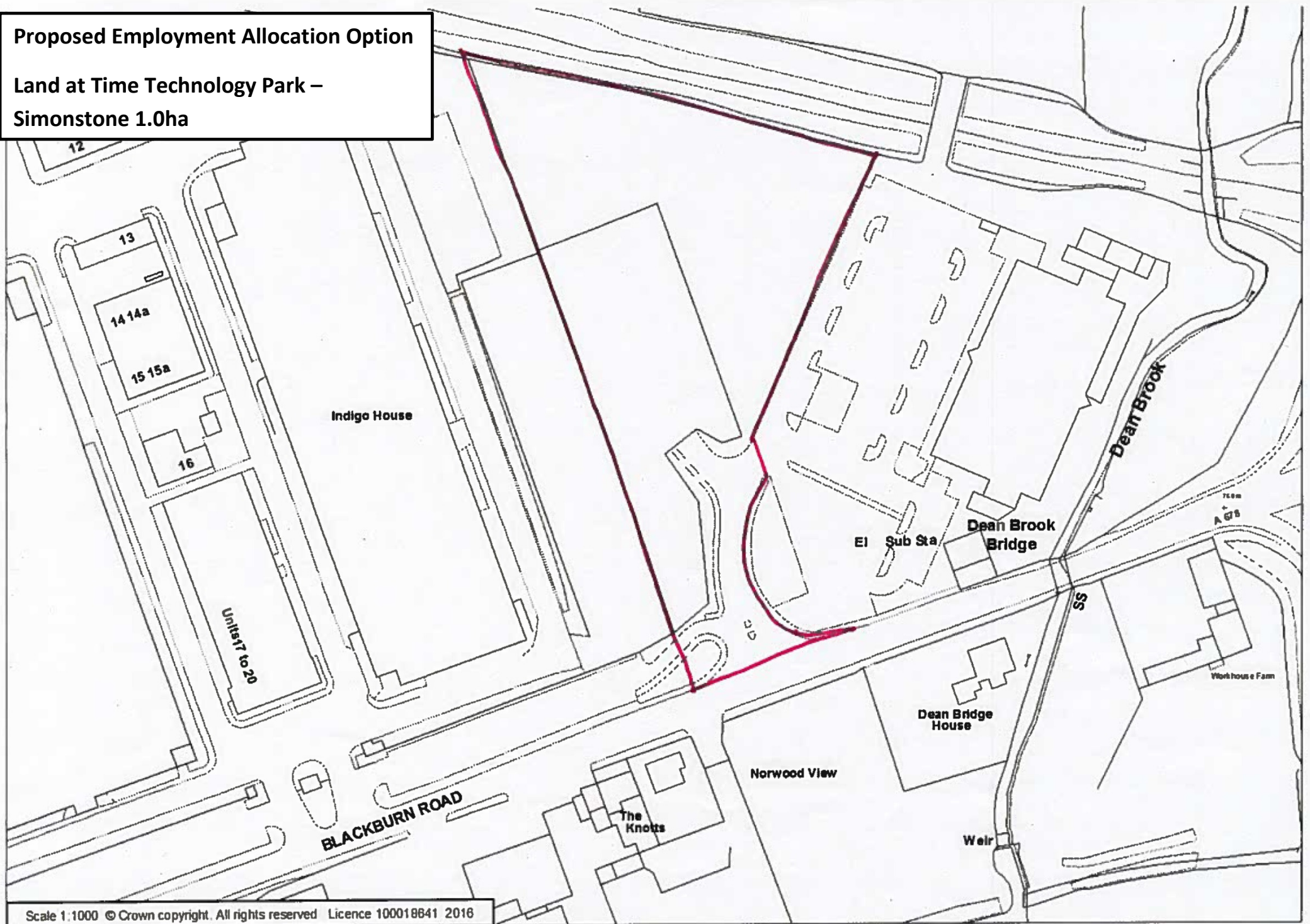
Land at Higher College Farm – Longridge 2.2ha



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Proposed Employment Allocation Option
Land at Time Technology Park –
Simonstone 1.0ha

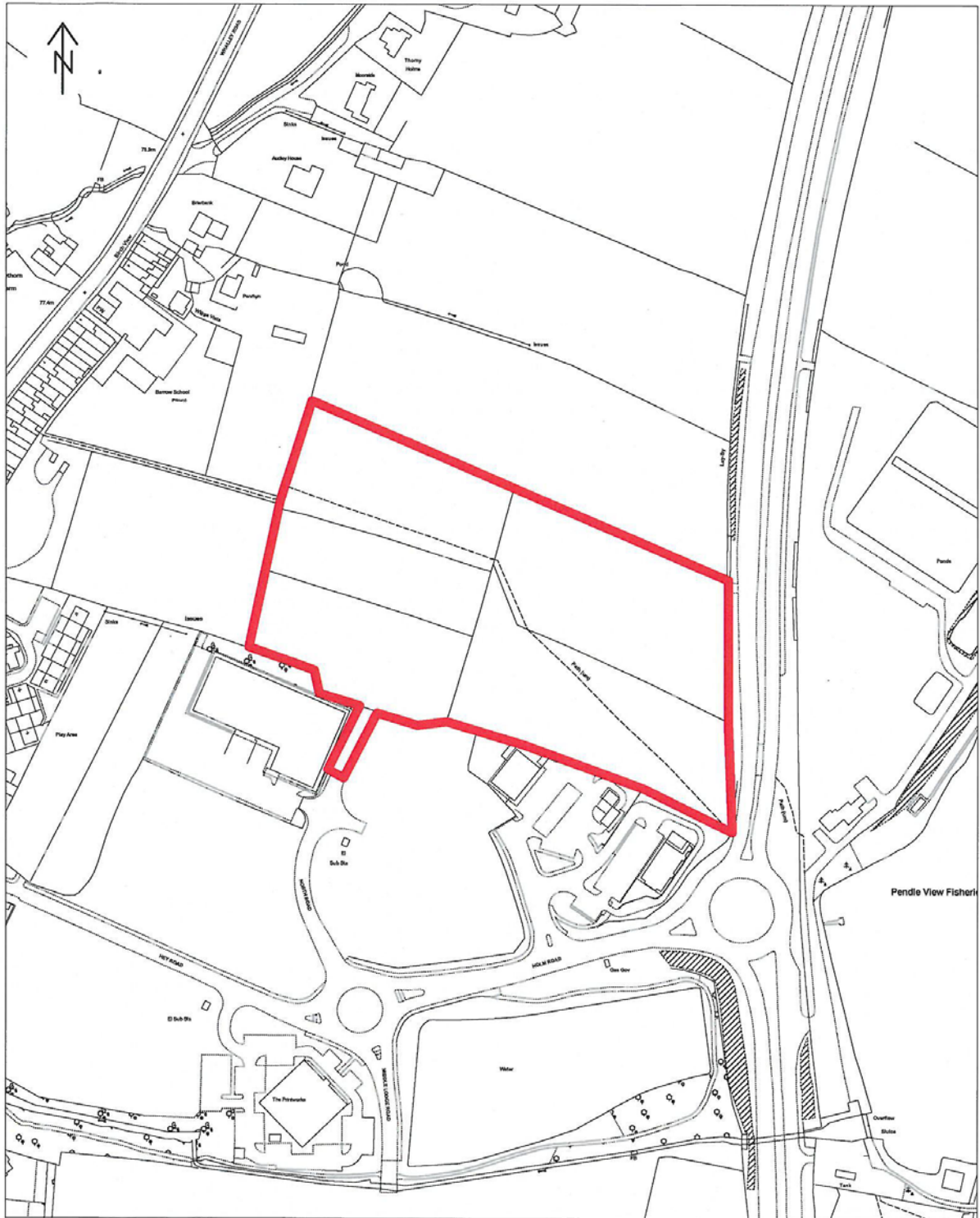


APPENDIX B

Existing Employment Land Commitments to be safeguarded in the HED DPD

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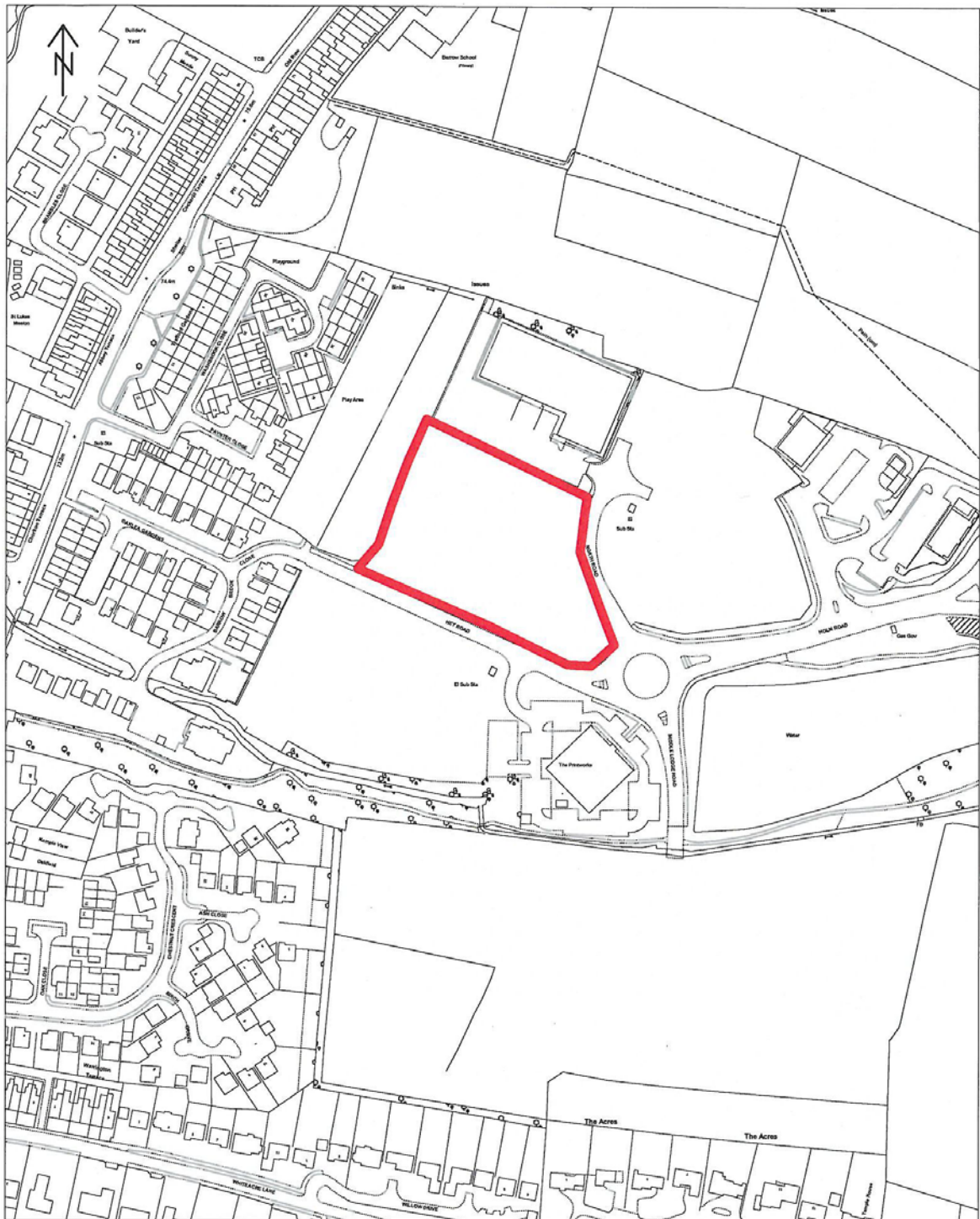
Site Name: Land North of Barrow Brook Business Village, Barrow
Size: 3.33ha



Scale 1:2500 17 April 2013

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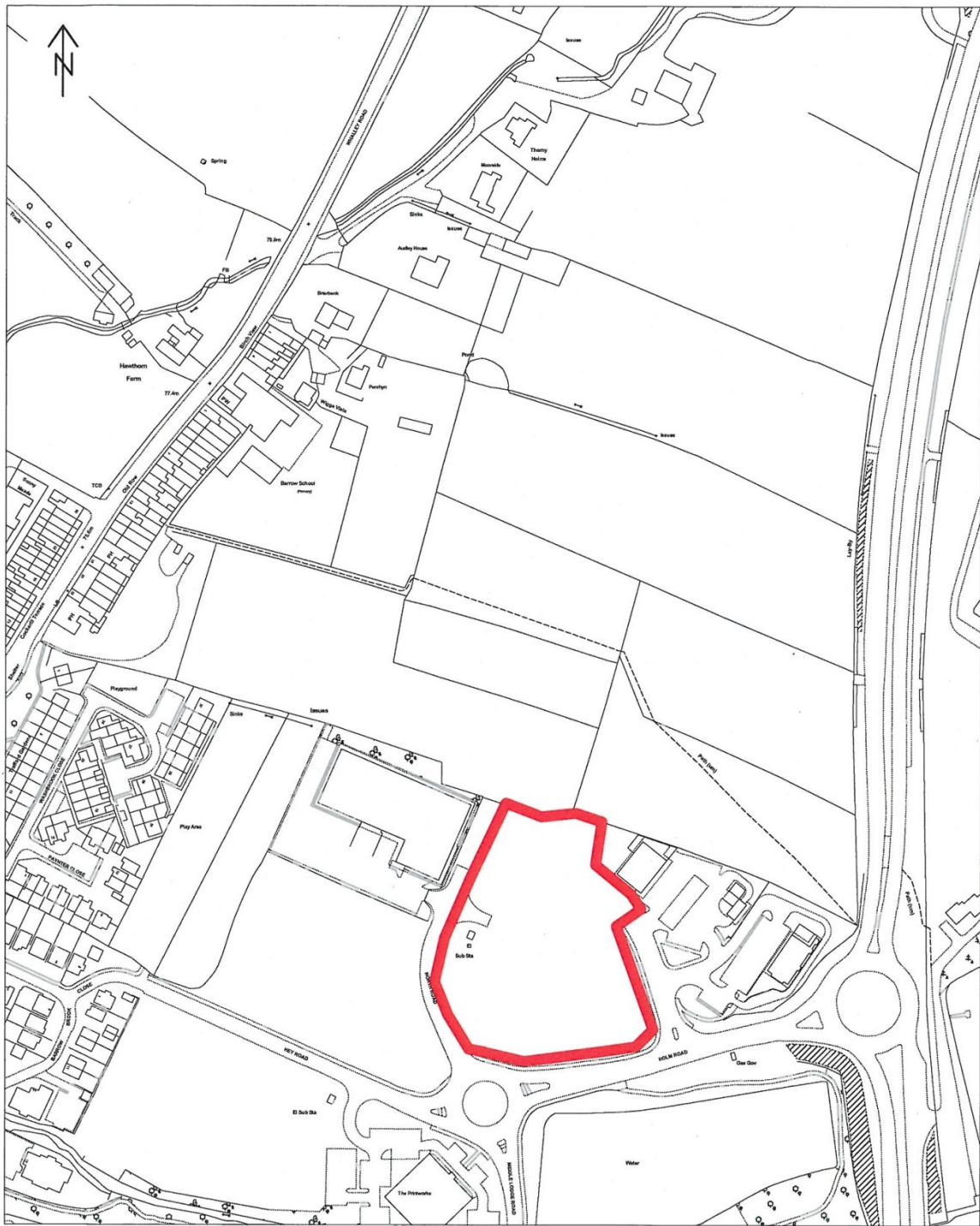
Site Name: Hindle and Schofield Site, Barrow Brook Business Park, Barrow
Size: 1.19ha



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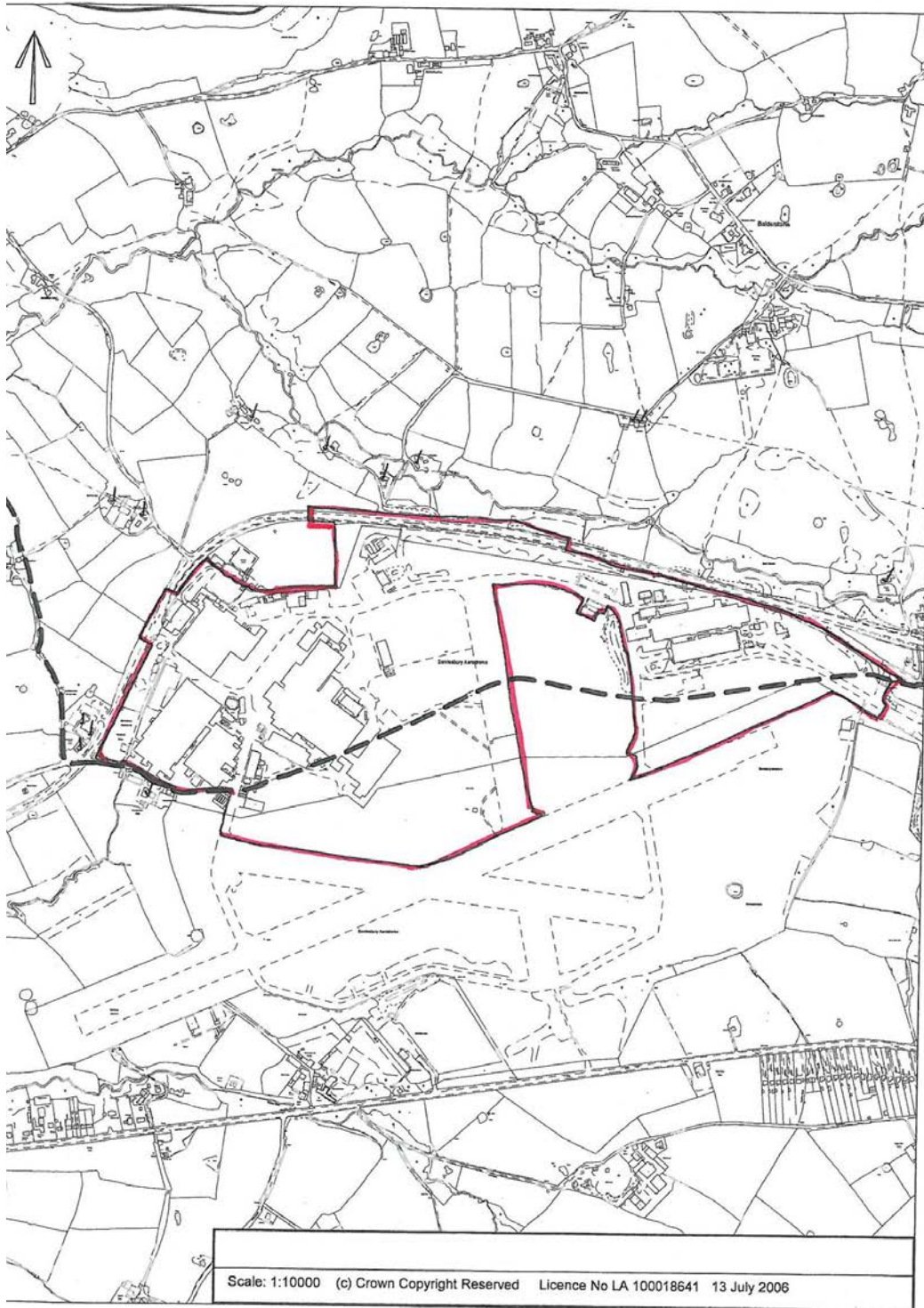
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Site Name: Papillion Site, Barrow Brook Business Park, Barrow
Size: 1.00ha

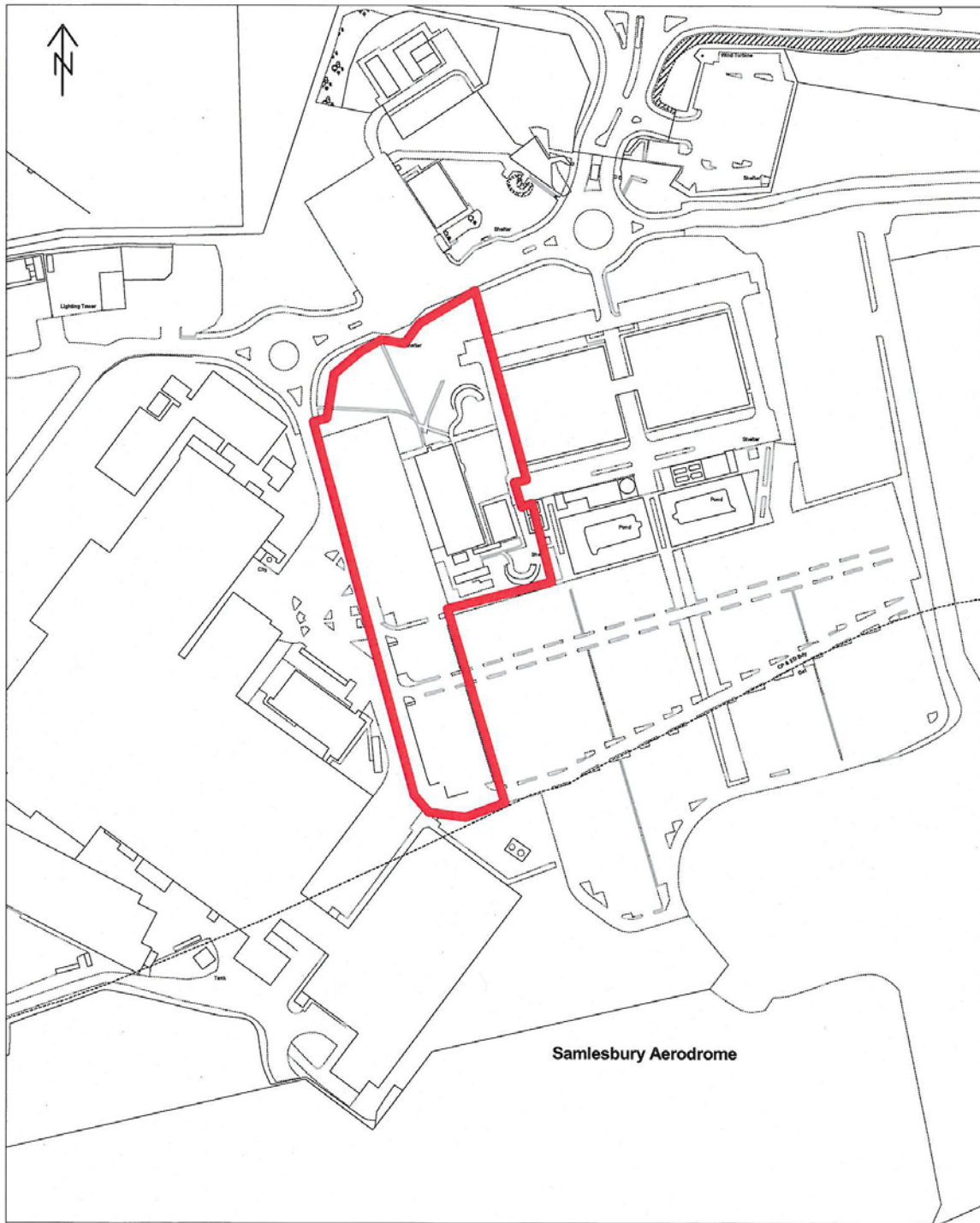


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Site Name: BAE Systems, Samlesbury Aerodrome, Myerscough Road, Balderstone
Size: 2.69ha



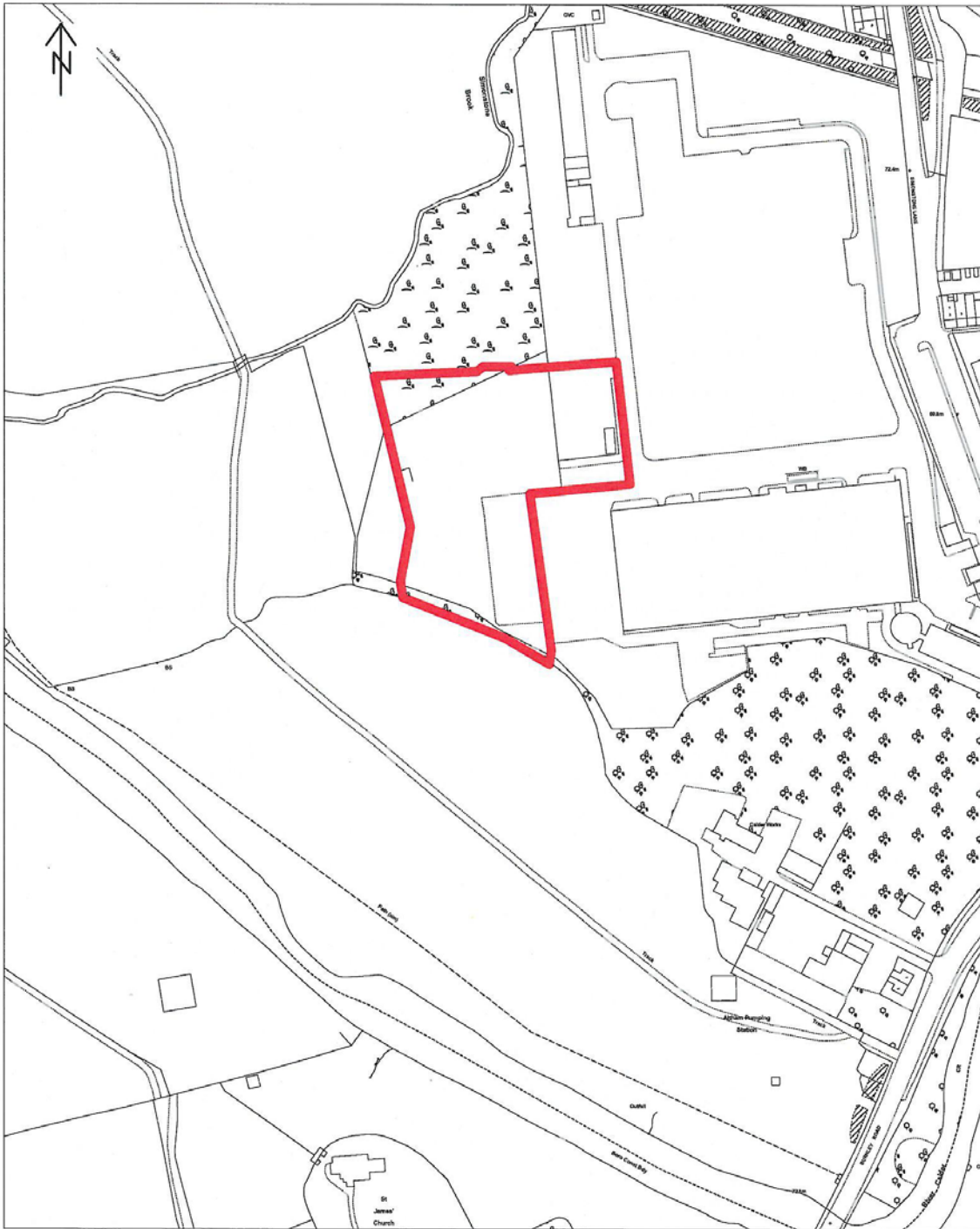
Site Name: Building 611, Samlesbury Aerodrome, Myerscough Road, Balderstone
Size: 2.38ha



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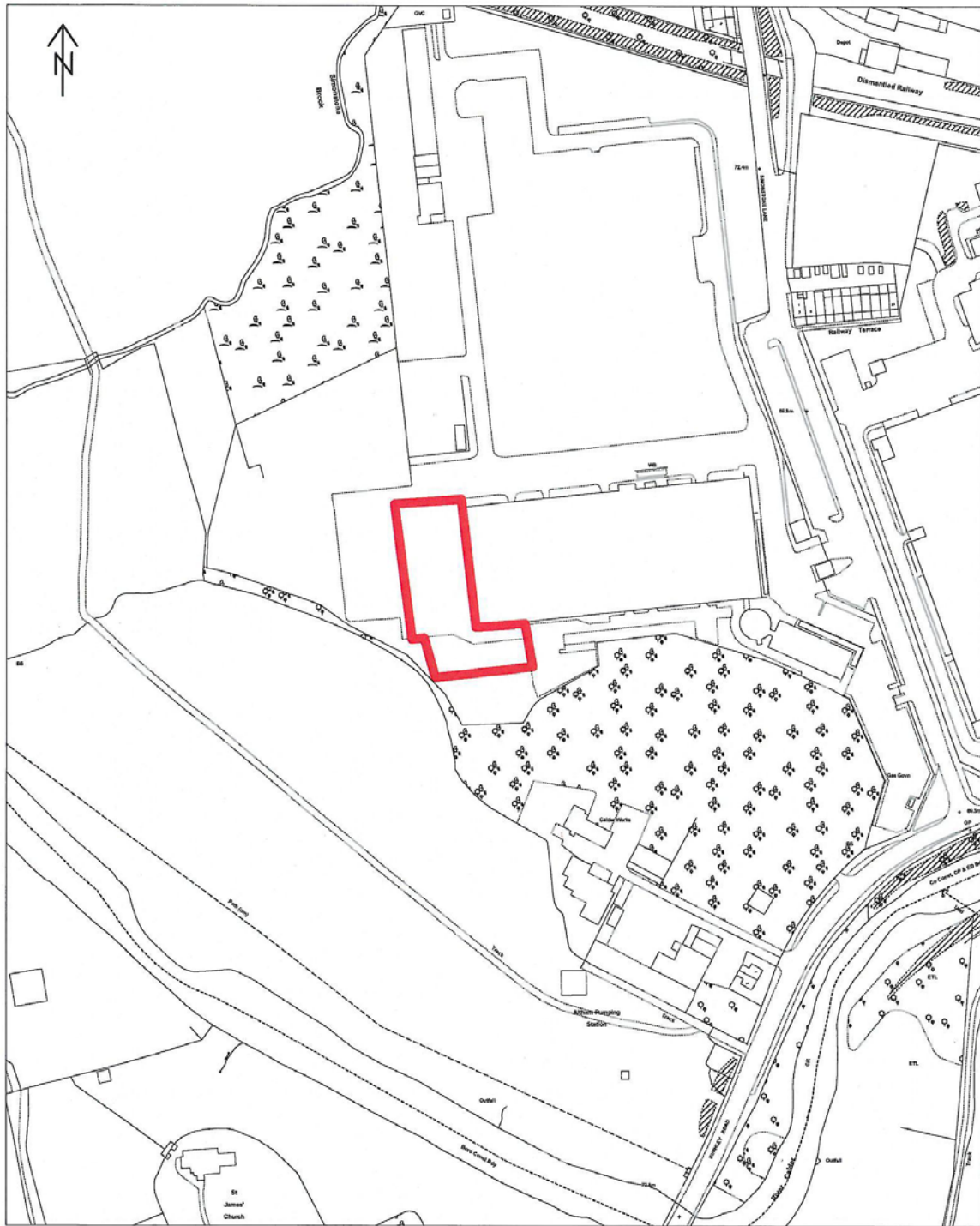
Site Name: Casting Foundry Site, Fort Vale, Calder Vale Park, Simonstone
Size: 0.87ha



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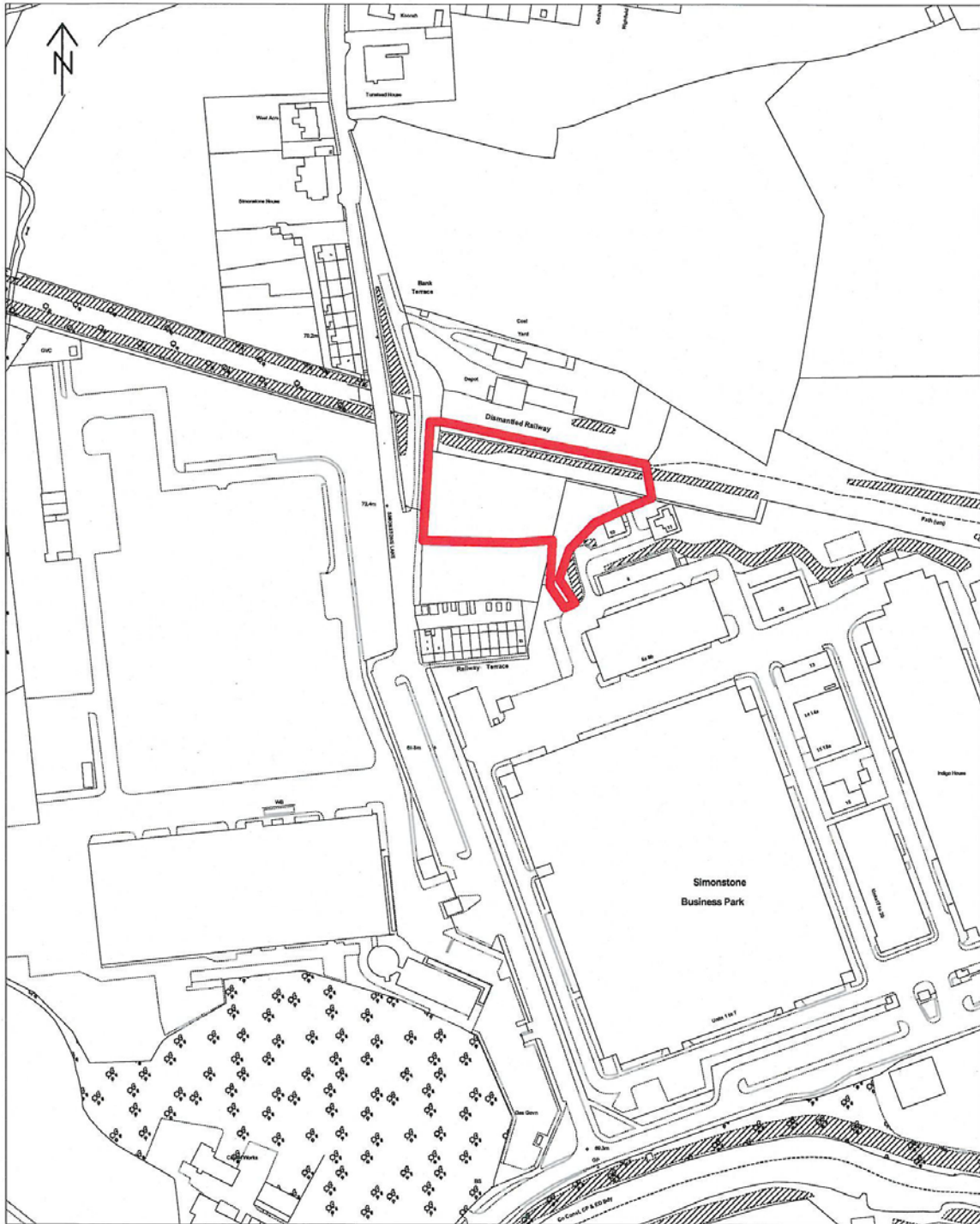
Site Name: Rear Building S, Fort Vale Engineering, Calder Vale Park, Simonstone
Size: 0.50ha



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Site Name: Land Adj. to Simonstone Lane, Time Technology Park, Simonstone
Size: 0.45ha



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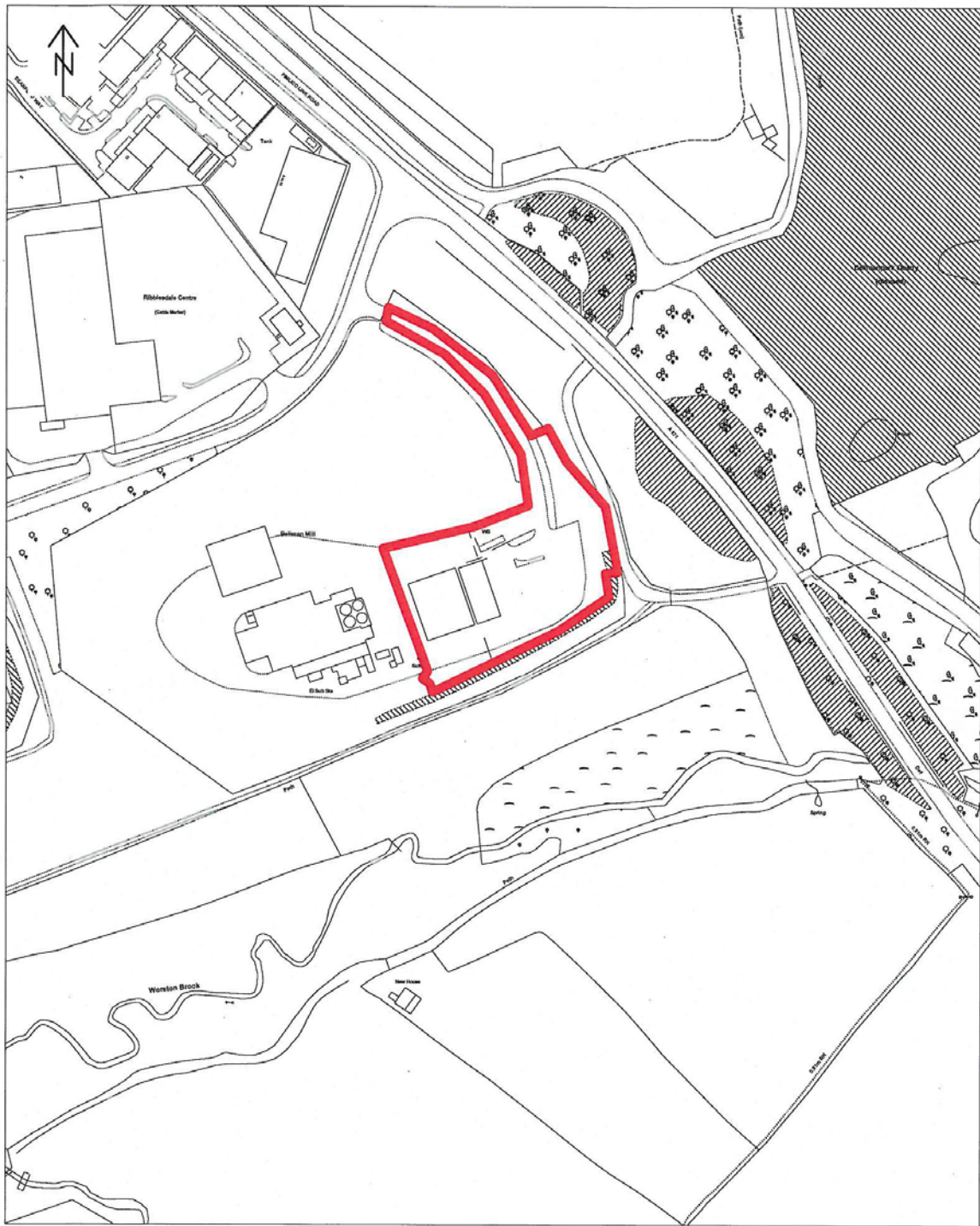
Site Name: Land at Salthill Industrial Estate, Lincoln Way, Clitheroe
Size: 0.46ha



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Site Name: B Dugdale and Son, Bellman Mill, Salthill, Clitheroe
Size: 0.38ha



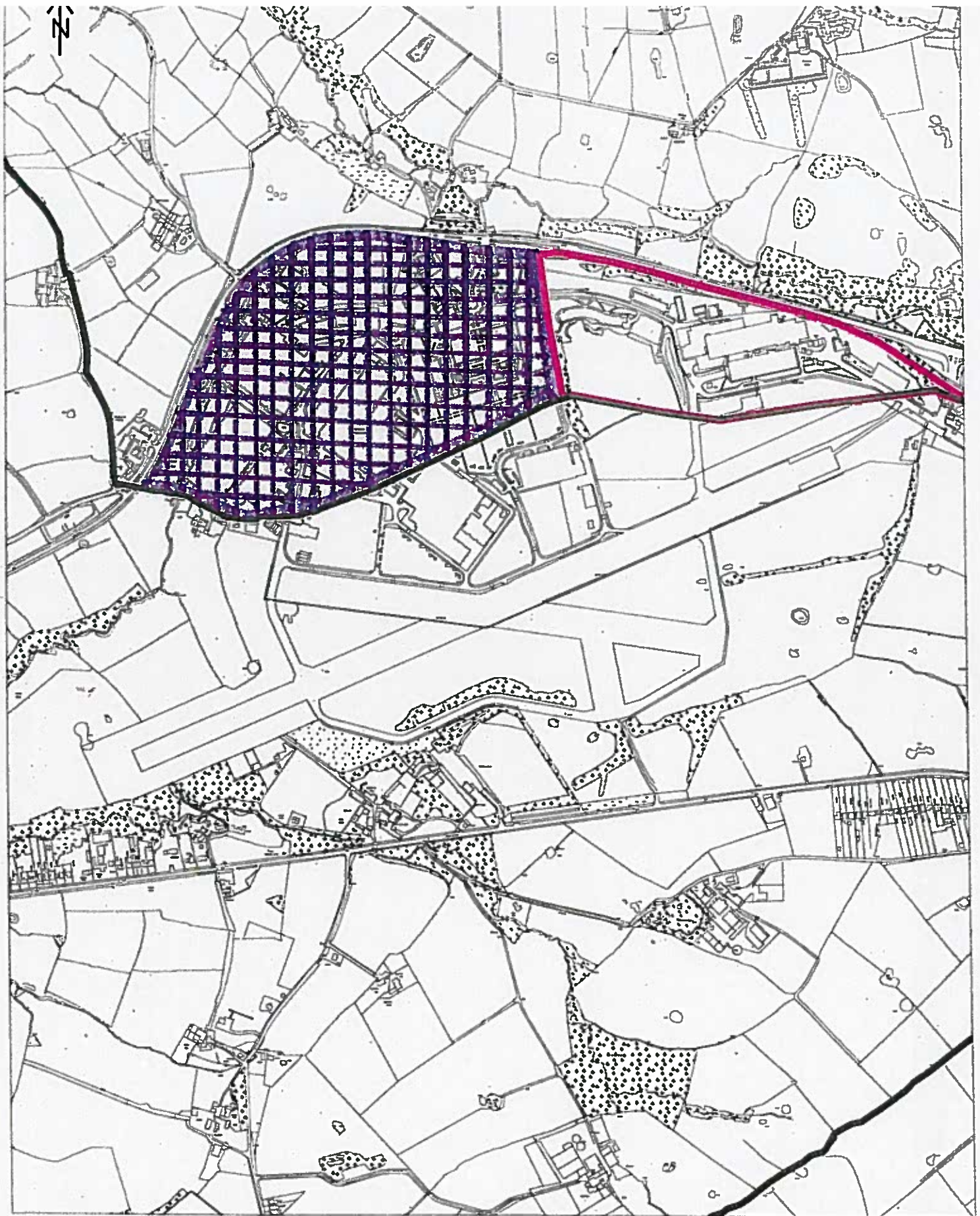
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2011

APPENDIX C

Principle Employment Sites and Existing Employment Areas to be safeguarded
in the HED DPD

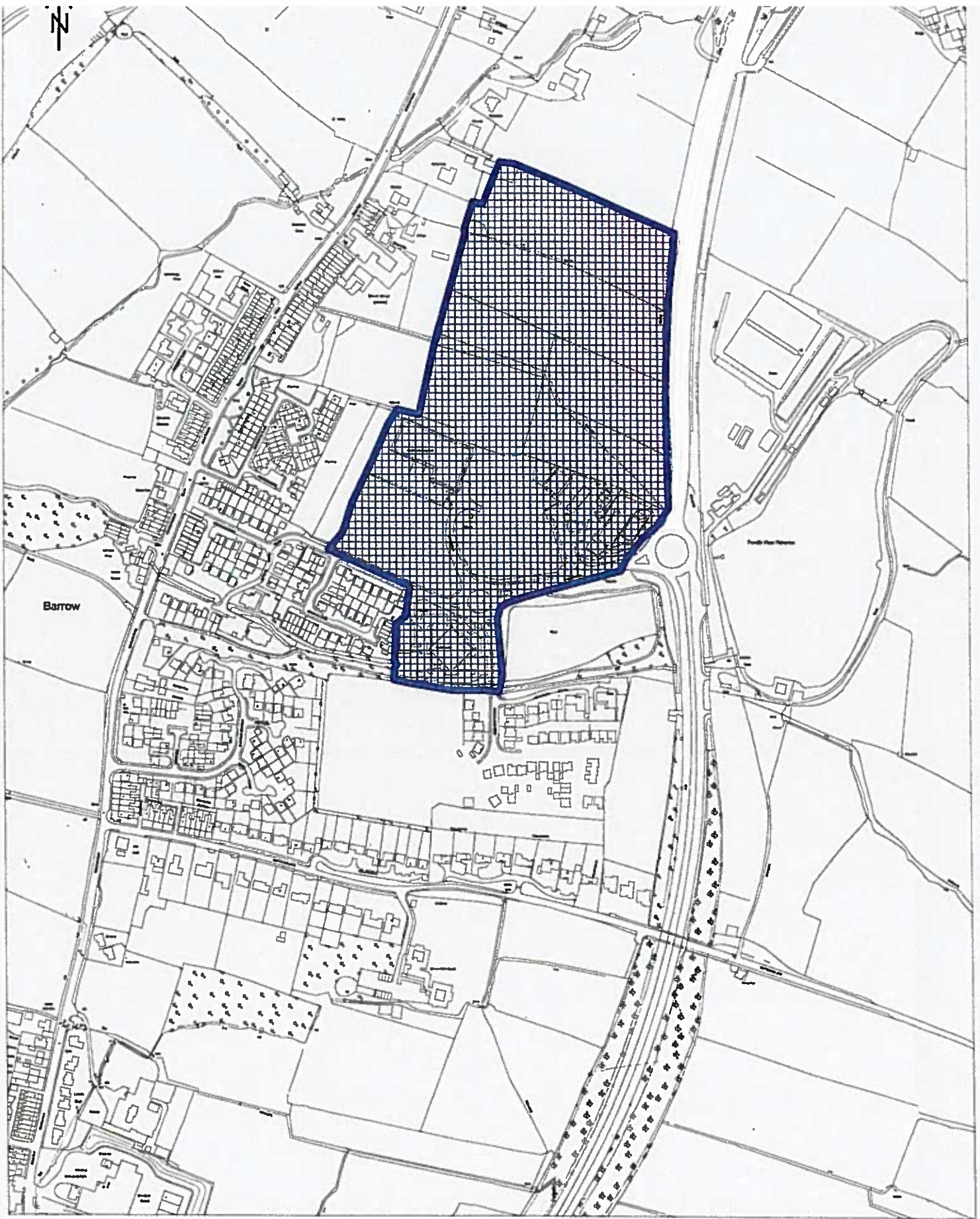
Note: maps may not be to scale shown due to resizing



Principle Employment Site and Enterprise Zone: BAe/Samlesbury

Scale 1:10000

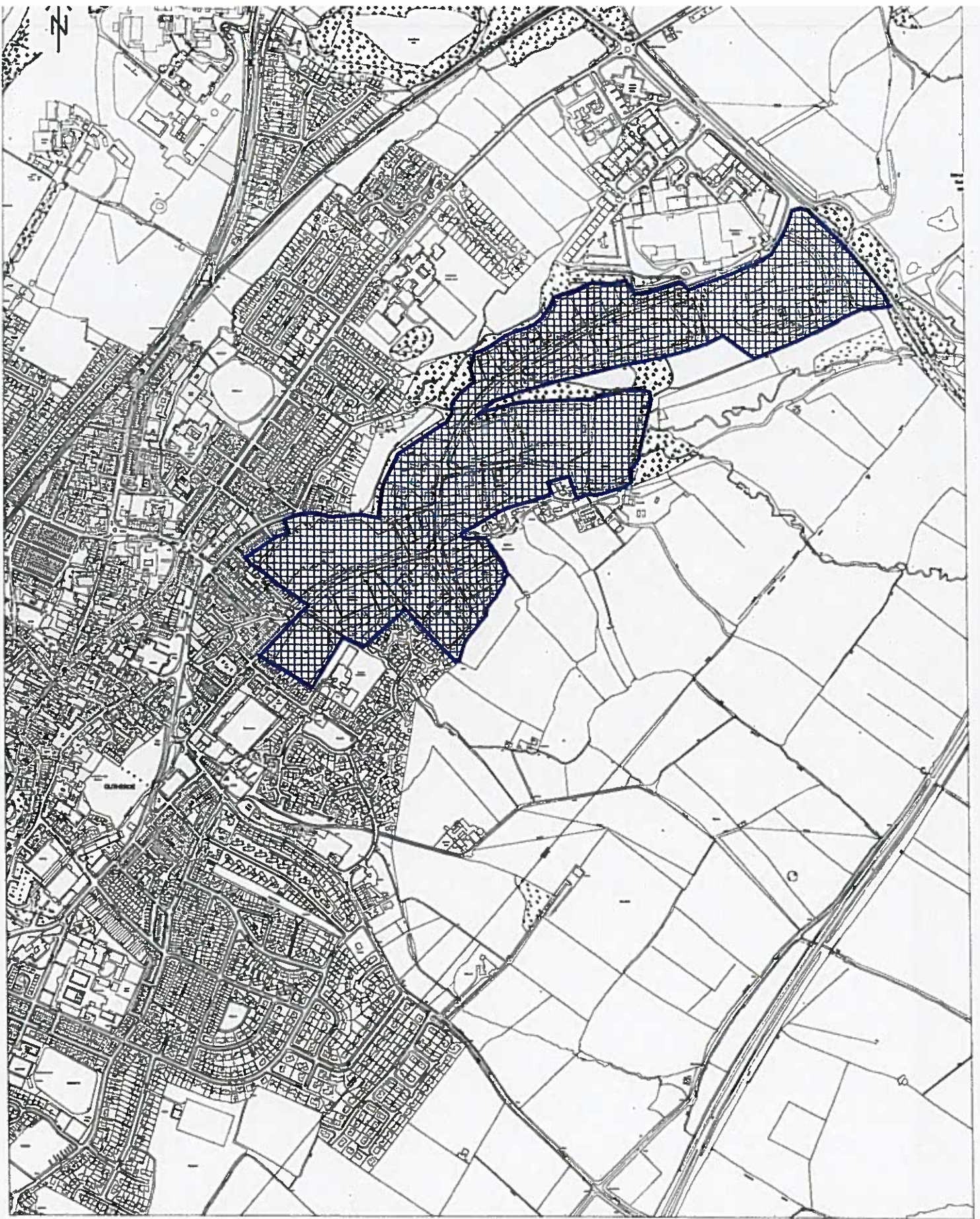
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Principle Employment Site: Barrow Enterprise Site, Barrow

Scale 1:5000

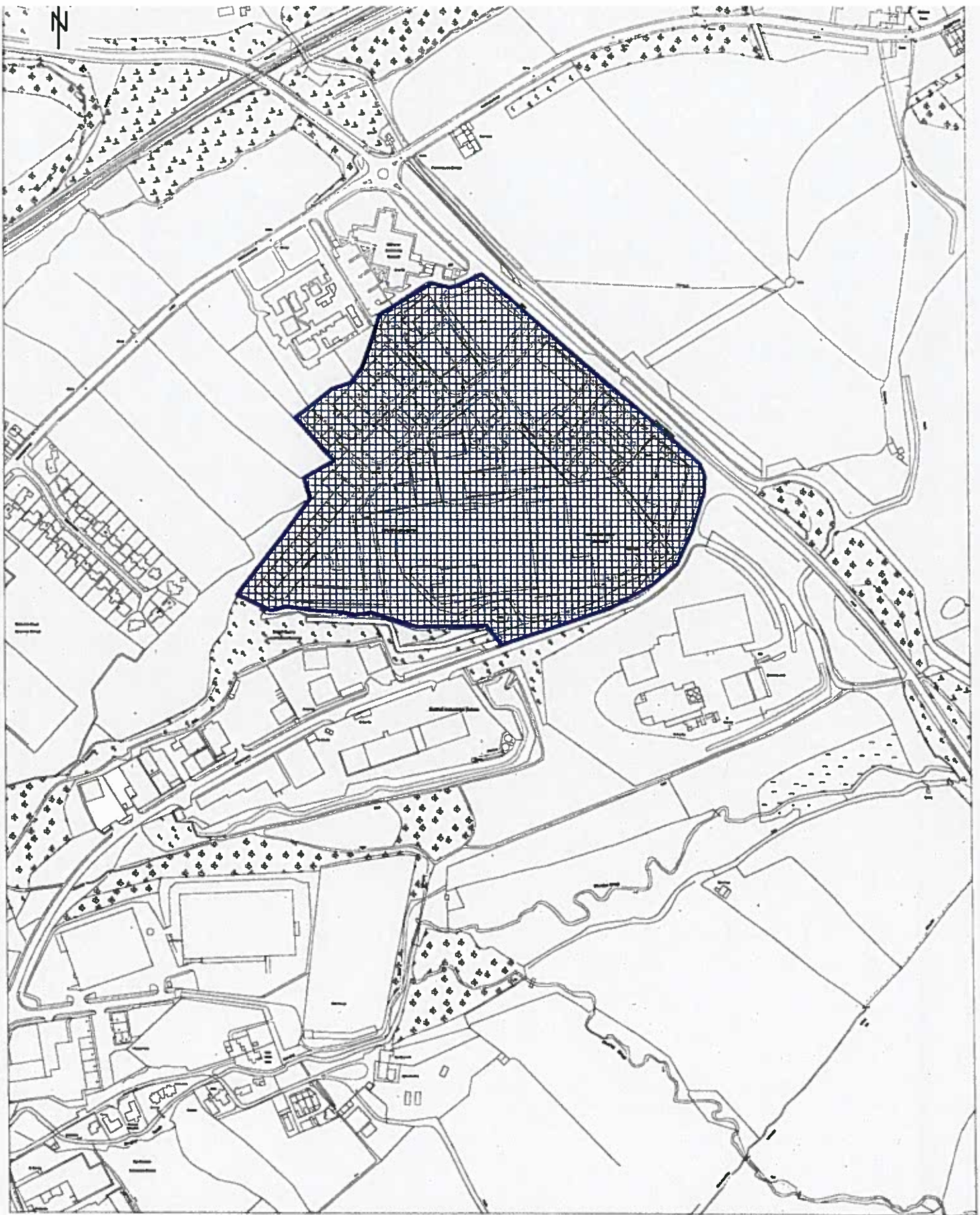
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Principle Employment Site: Salthill Industrial Estate, Clitheroe

Scale 1:10000

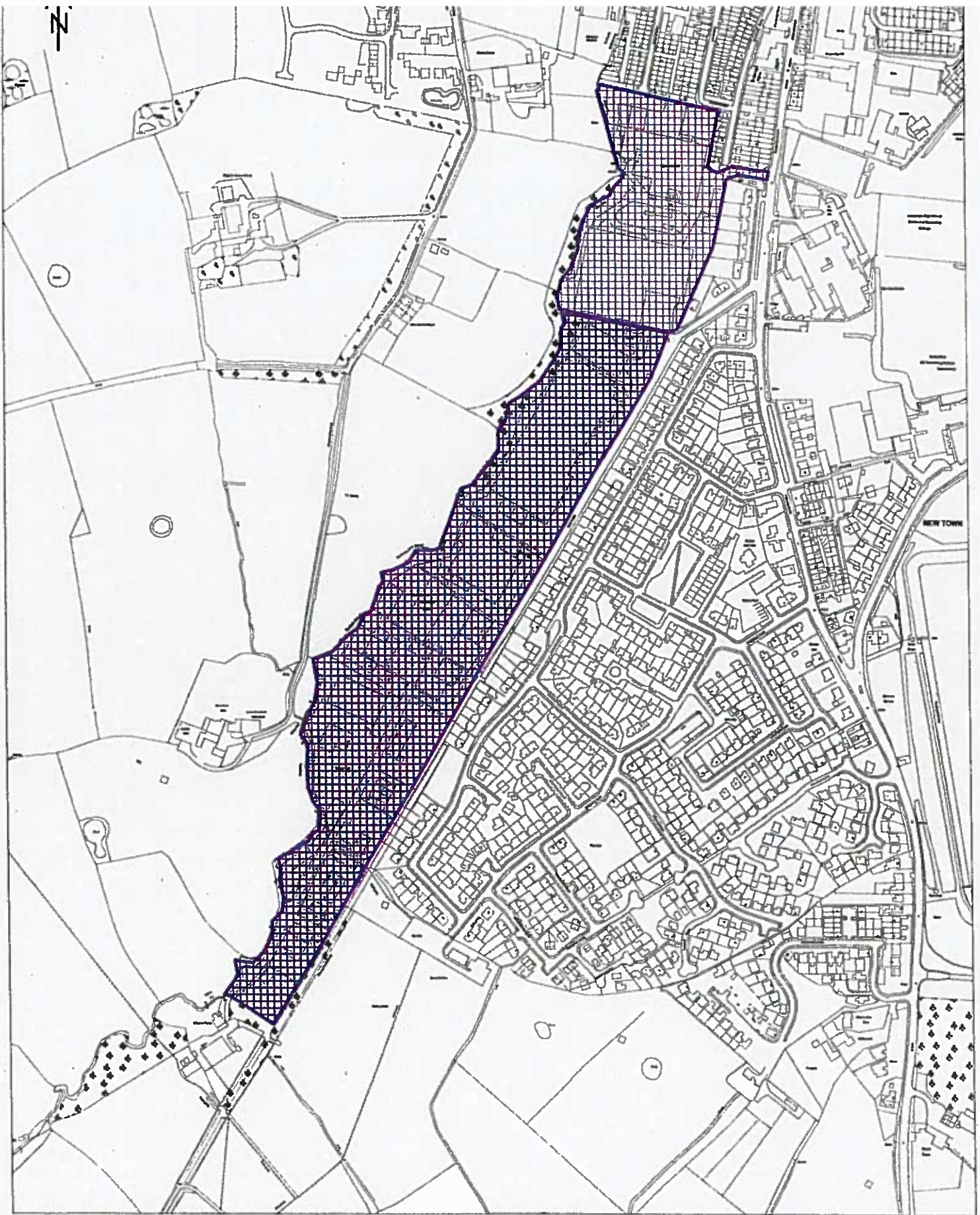
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Principle Employment Site: Link 59 Business Park

Scale 1:5000

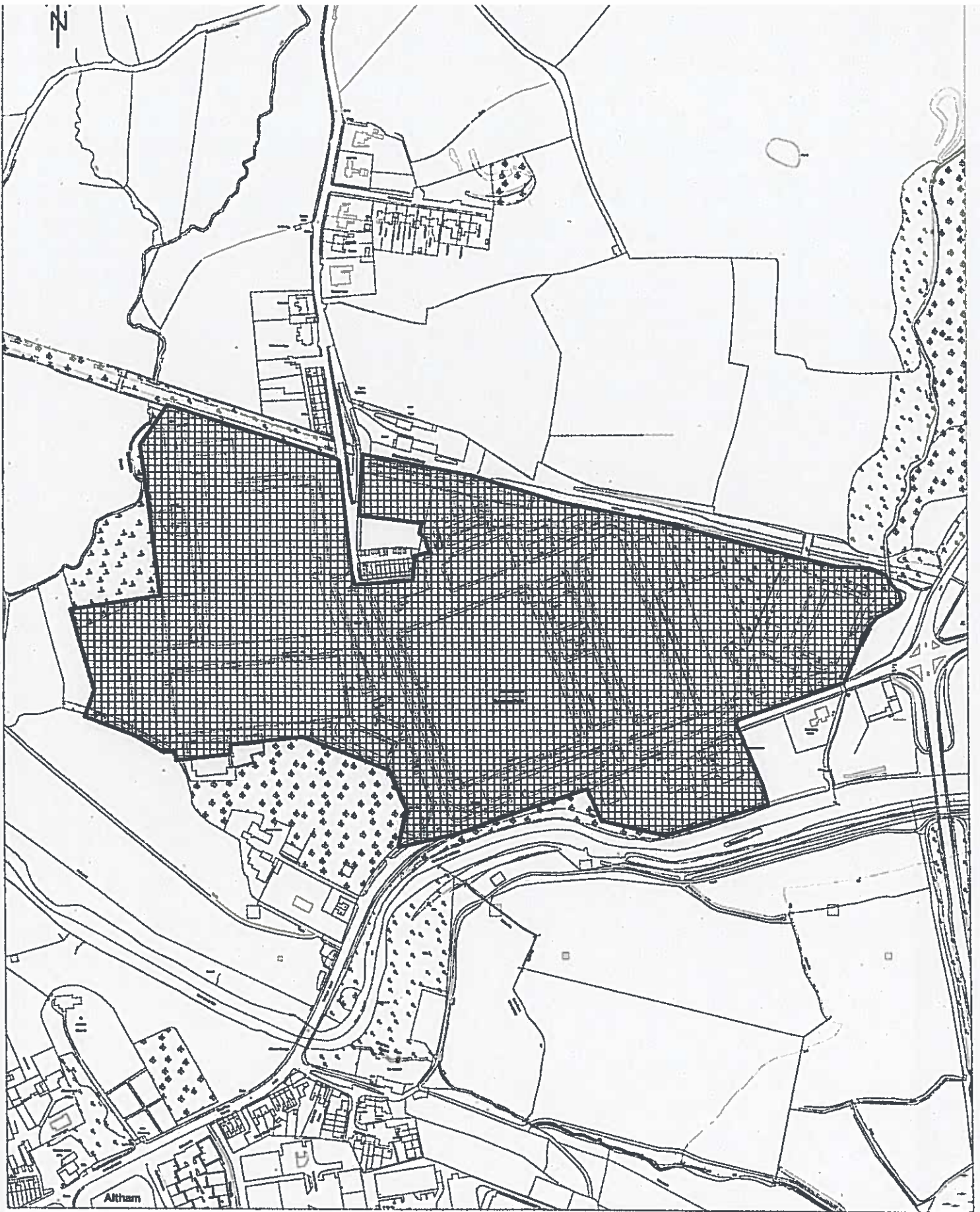
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Principle Employment Site: Shay Lane Industrial Estate, Longridge

Scale 1:5000

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Principle Employment Site: Simonstone Business Park

Scale 1:5000

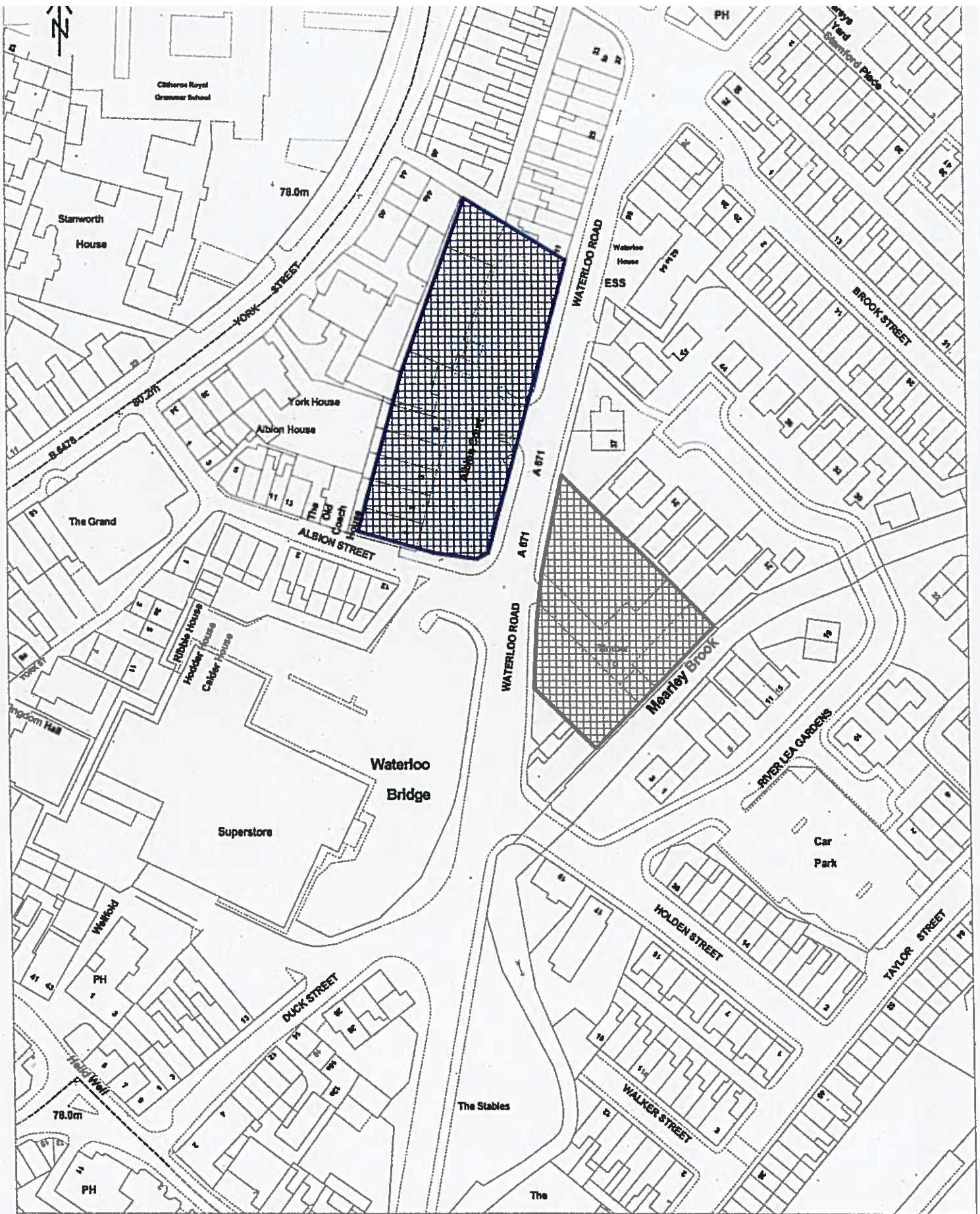
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Principle Employment Site: Sidings Business Park, Whalley

Scale 1:2500

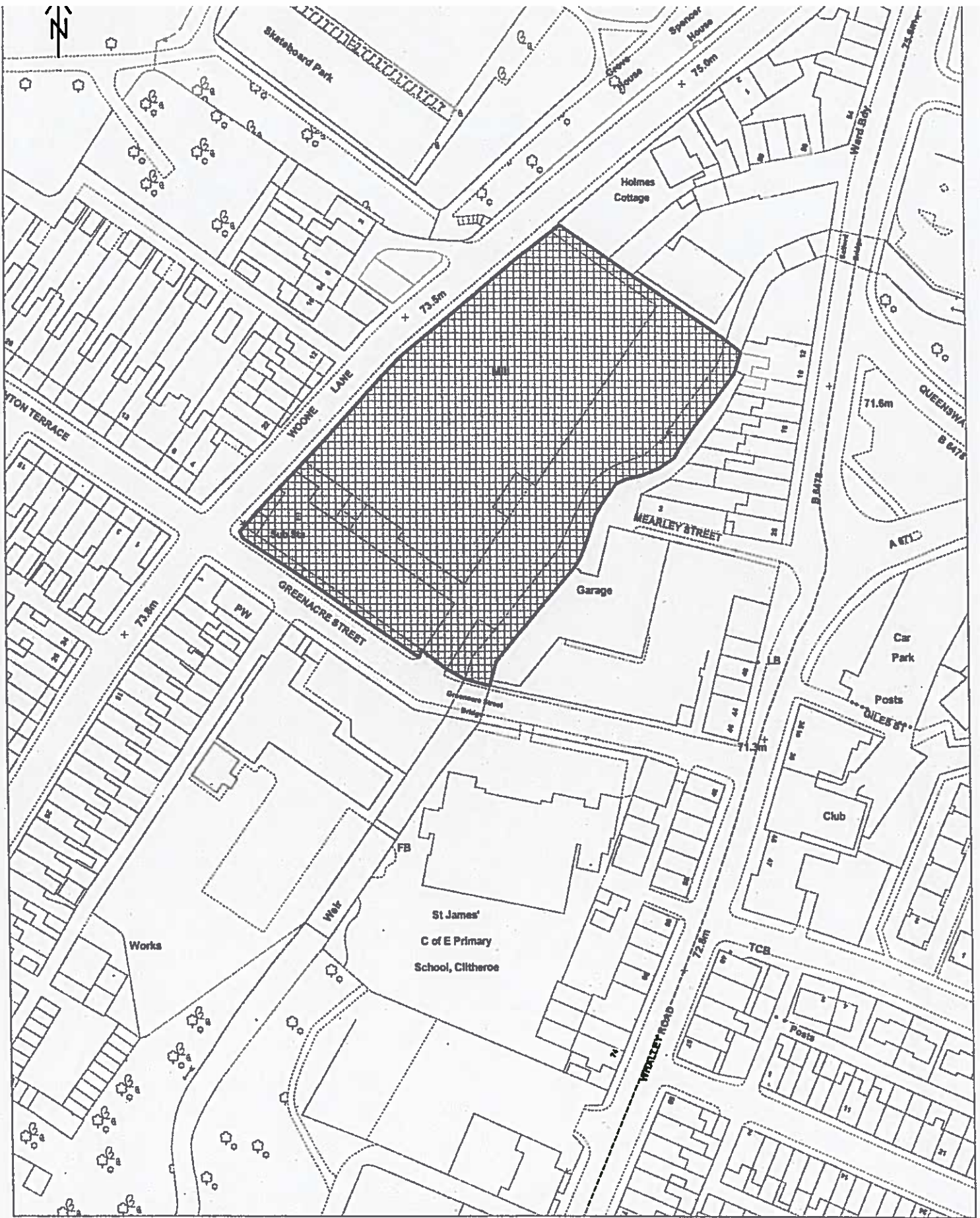
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Existing Employment Area: Albion Court/Waterloo Mill, Clitheroe

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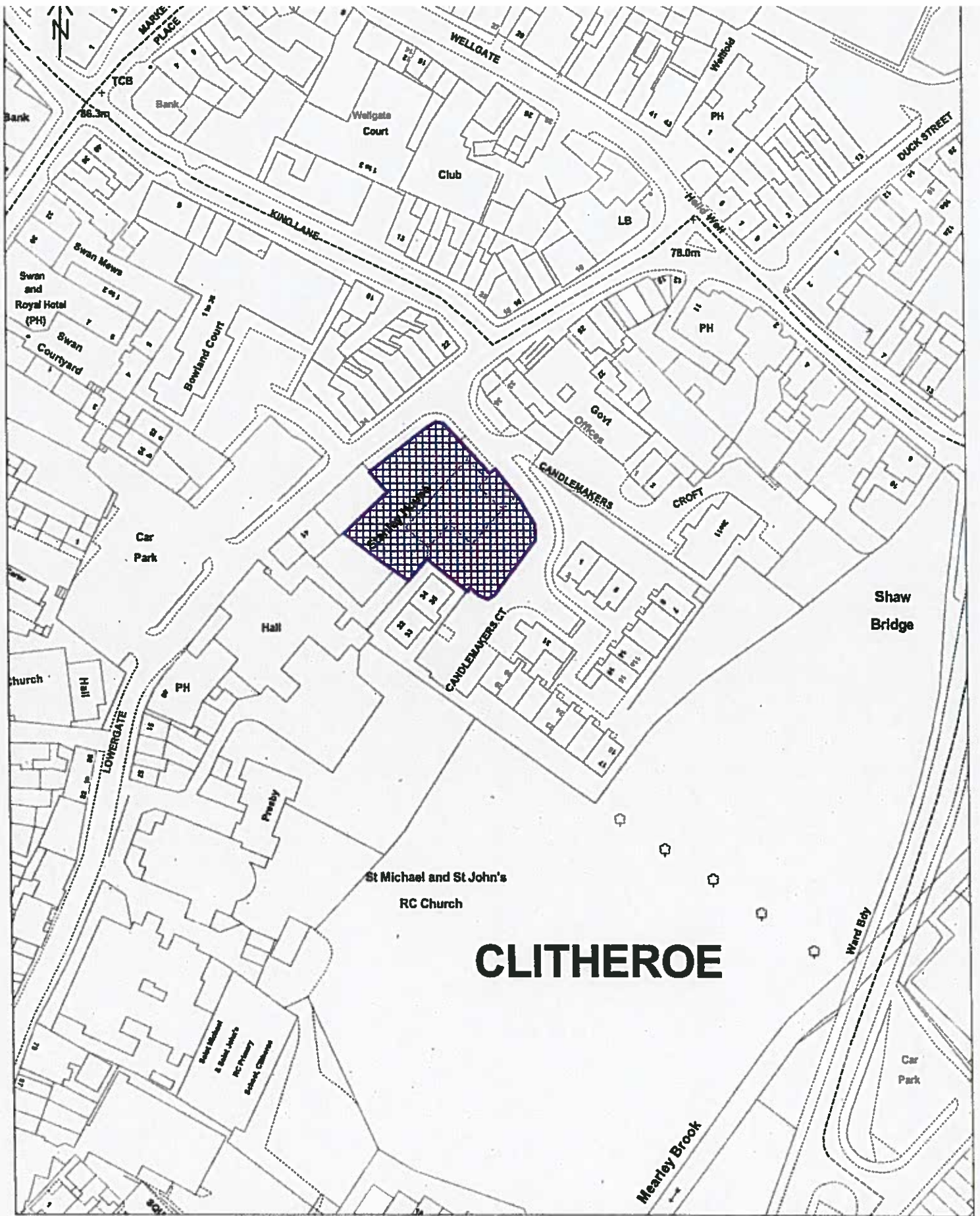
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Existing Employment Area: Holmes Mill, Clitheroe

Scale 1:1250

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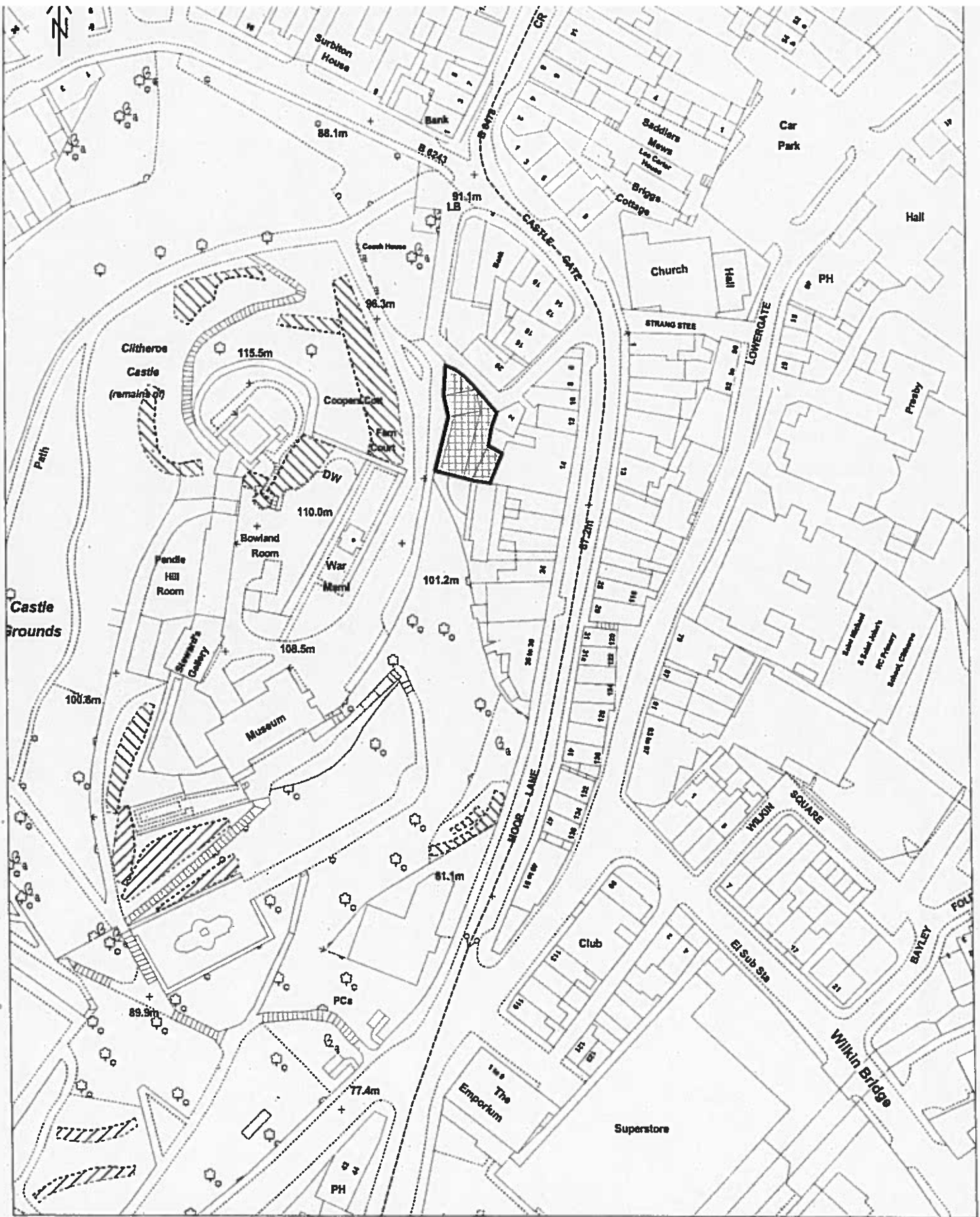


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Existing Employment Area: Stanley House, Clitheroe

Scale 1:1250

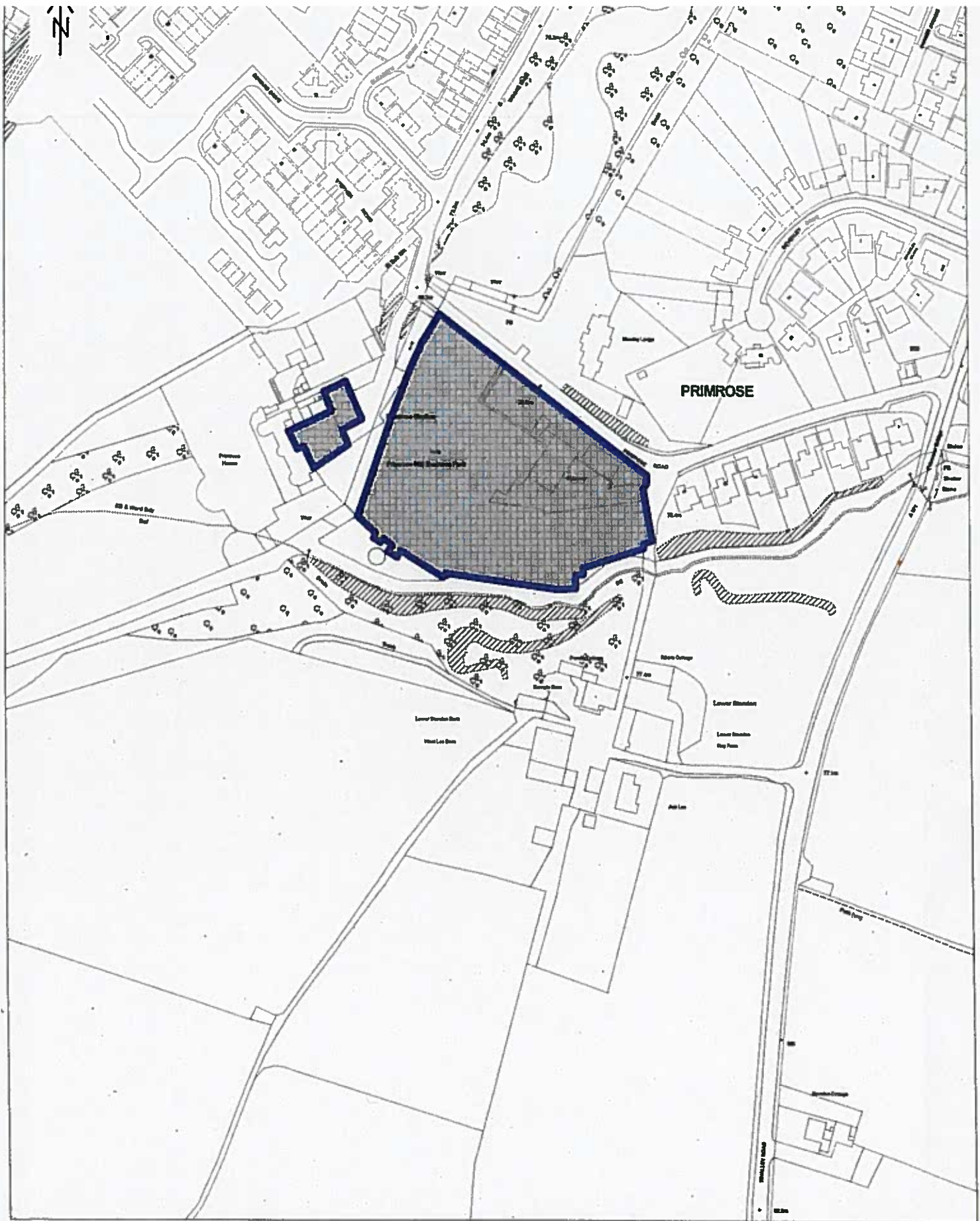
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Existing Employment Area: Fern Court, Clitheroe

Scale 1:1250

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Existing Employment Area: Primrose Mill and Studios, Clitheroe

Scale 1:2500

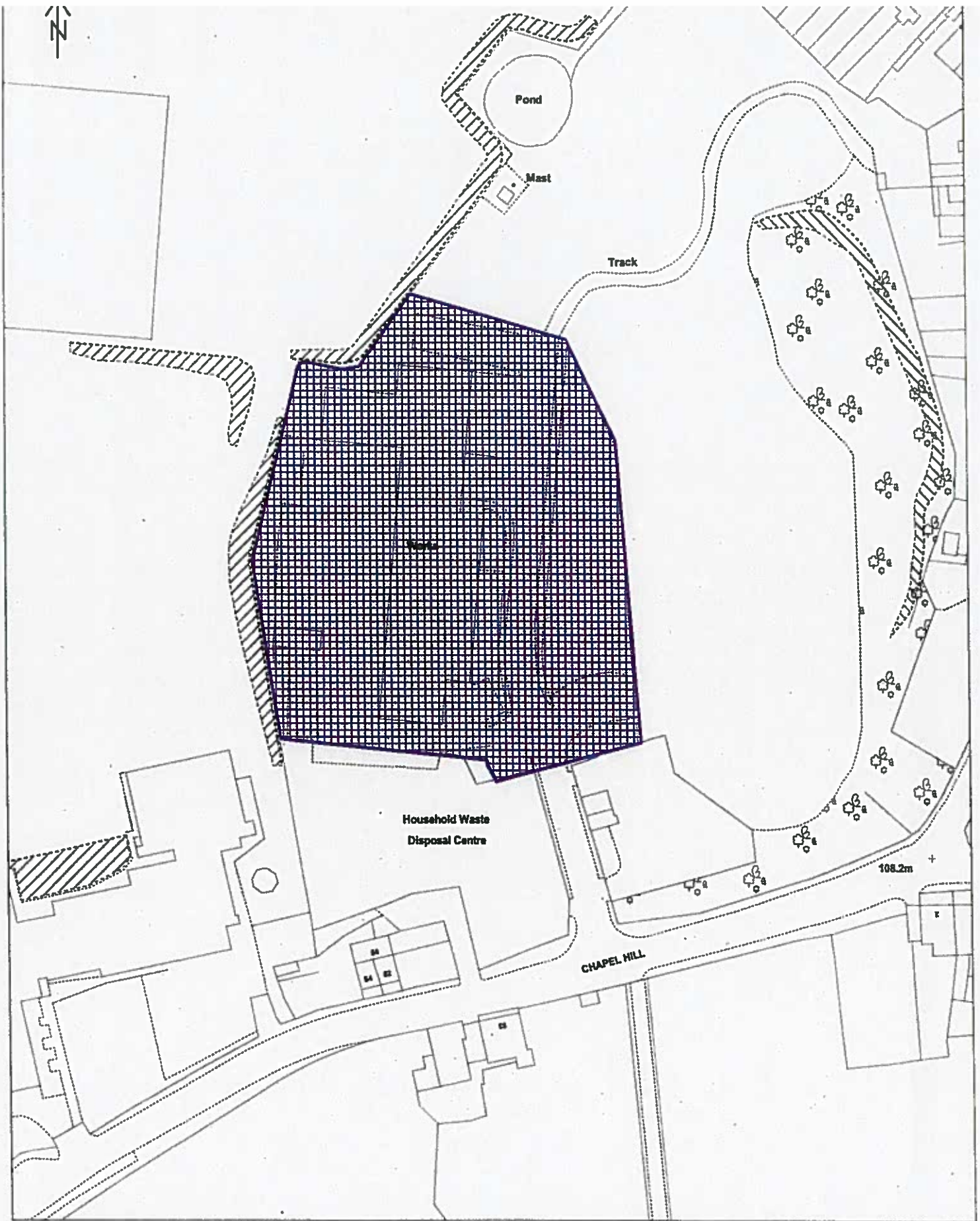
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Existing Employment Area: Bawdlands Garage site, Clitheroe

Scale 1:1250

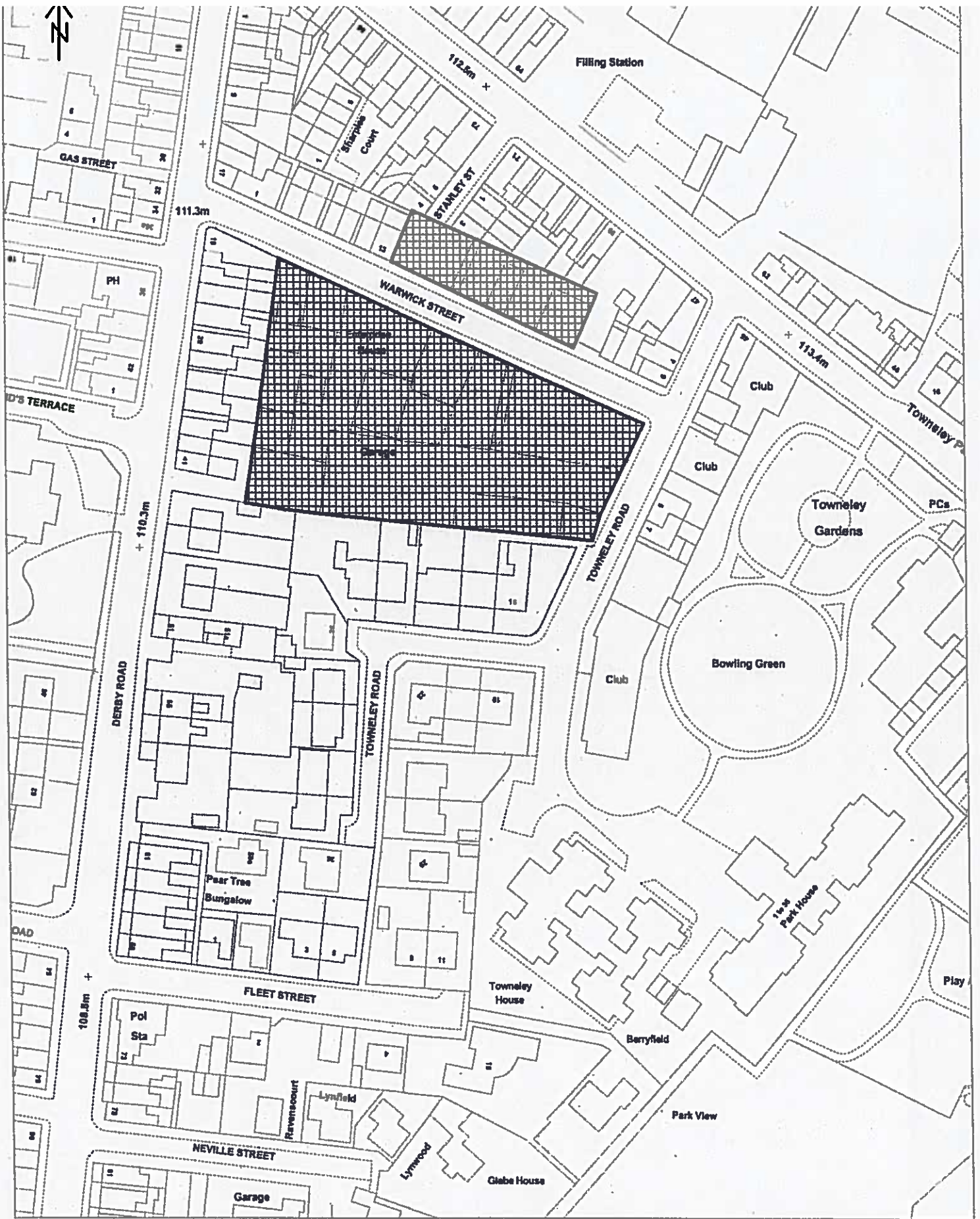
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Existing Employment Area: Chapel Hill Industrial Estate, Longridge

Scale 1:1250

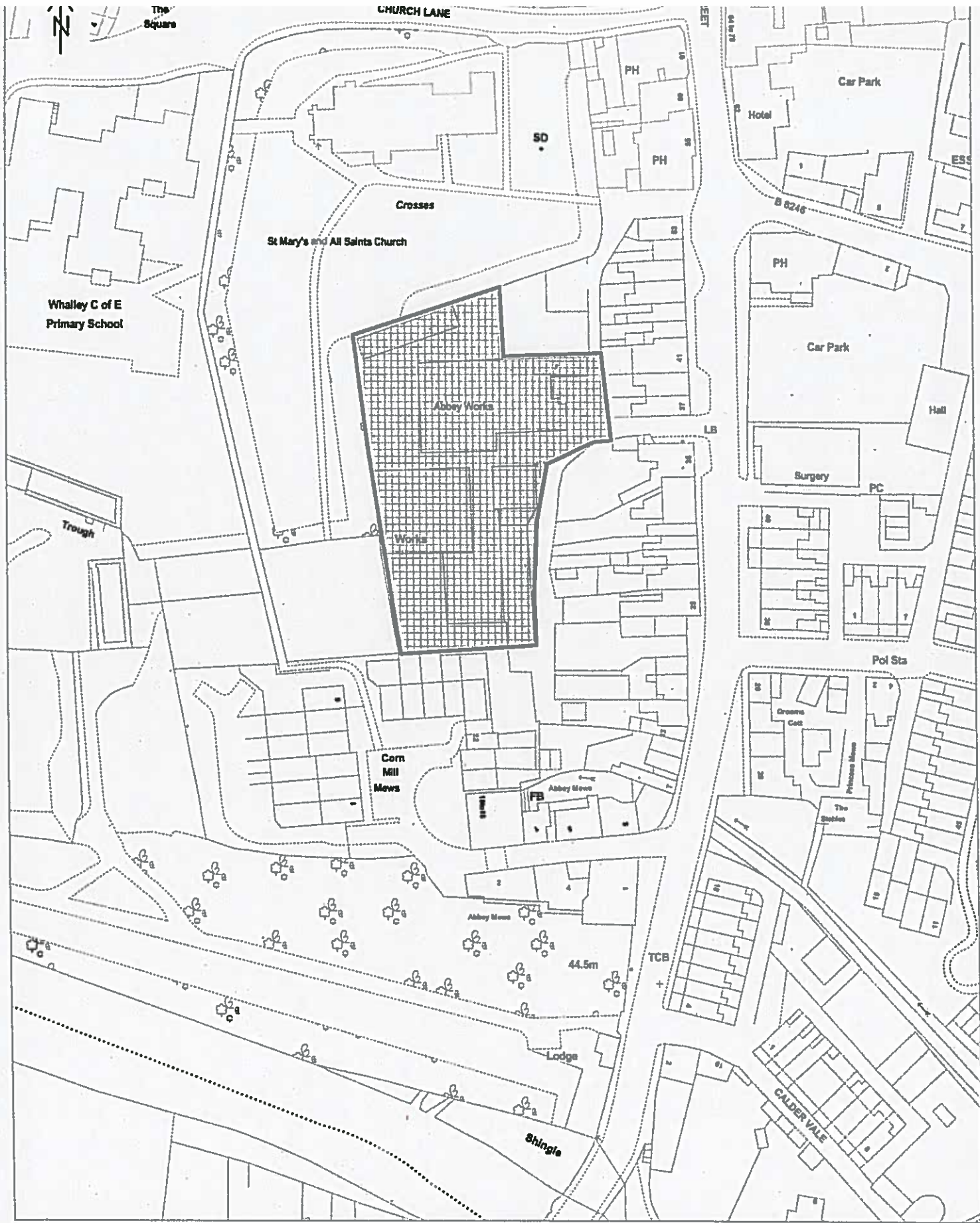
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Existing Employment Area: Business Centre, Stanley St, Longridge

Scale 1:1250

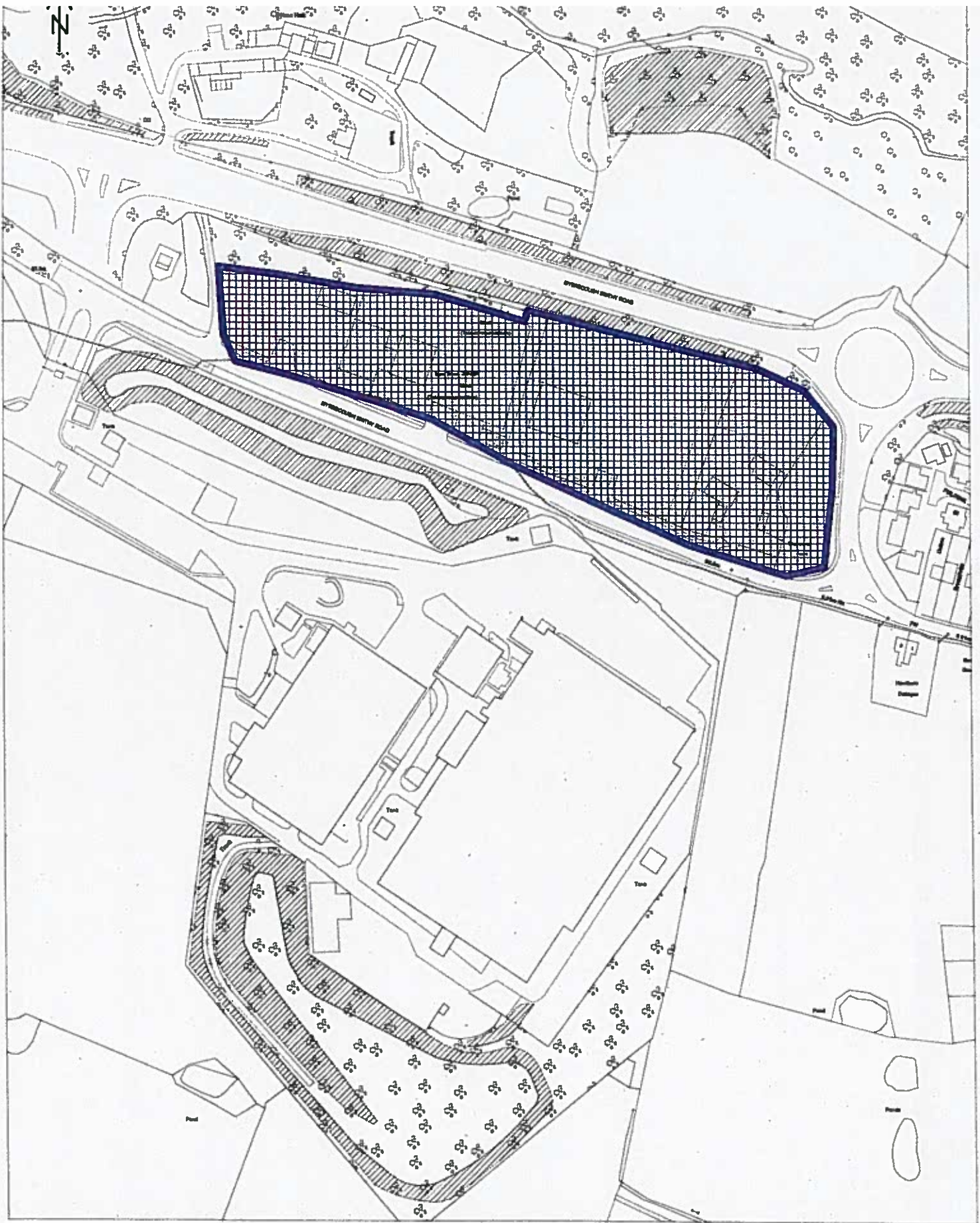
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Existing Employment Area: Abbey Works, Whalley

Scale 1:1250

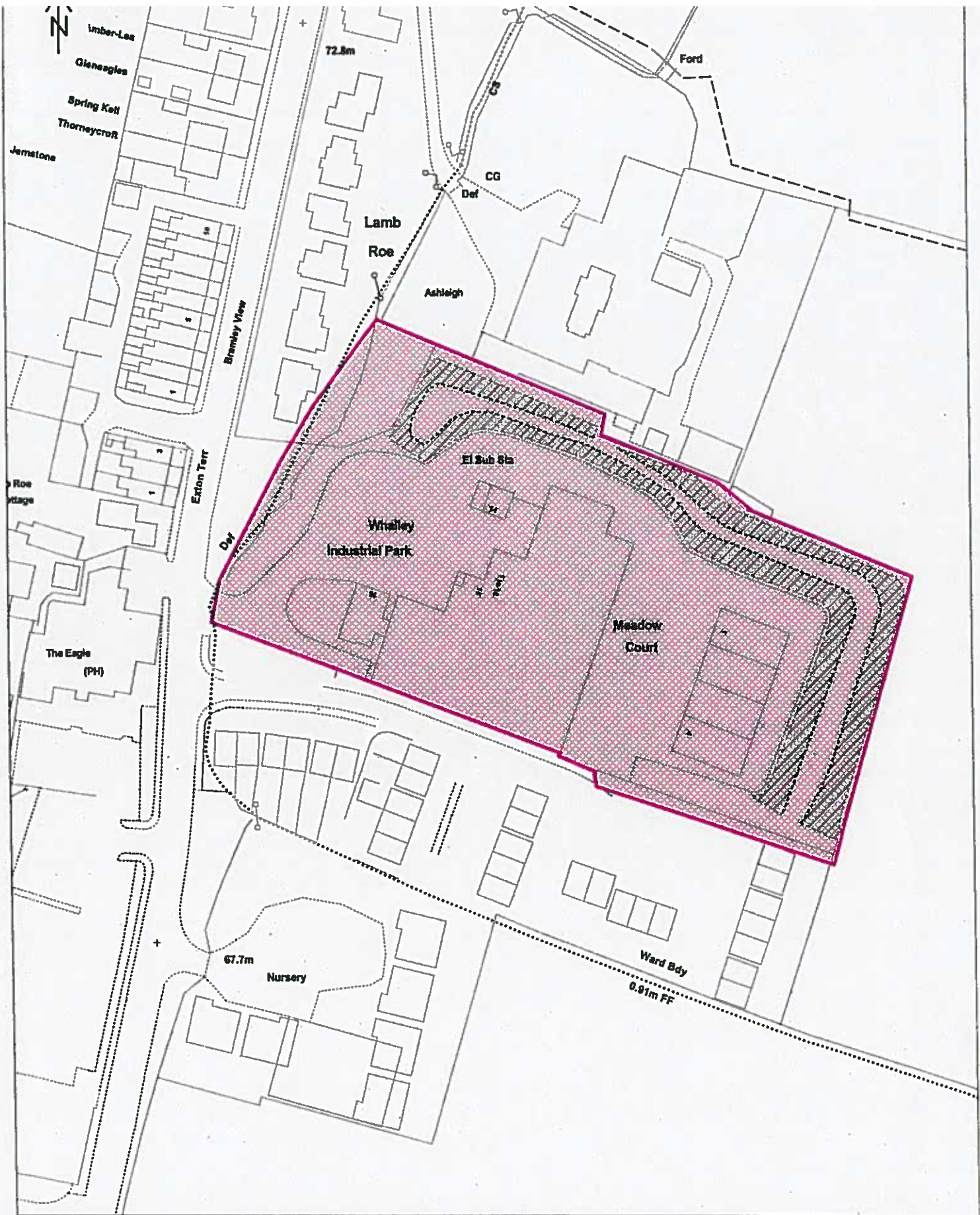
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Existing Employment Area: Myerscough Smithy Road, Balderstone

Scale 1:2500

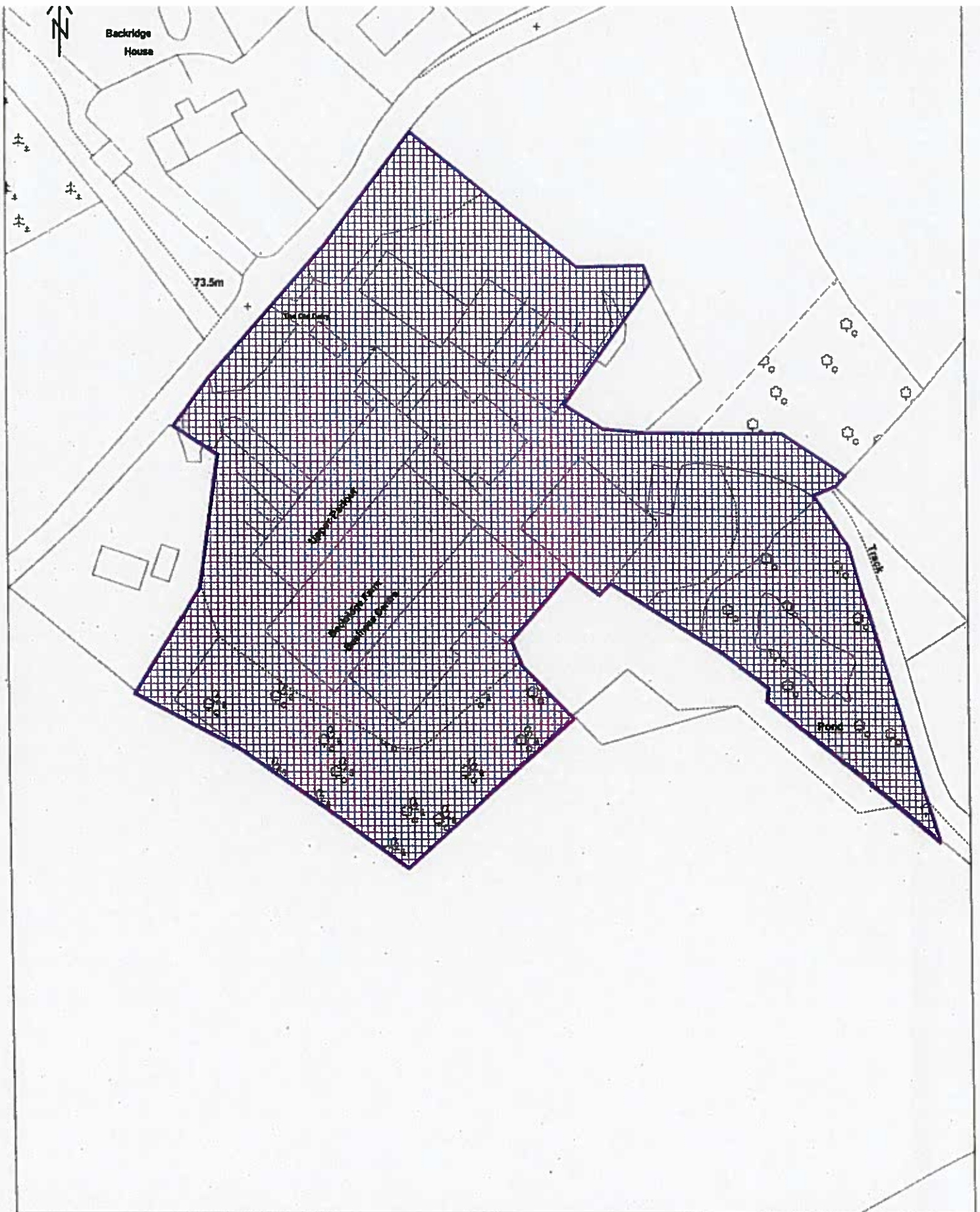
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Existing Employment Area: Whalley Business Park , Barrow

Scale 1:1250

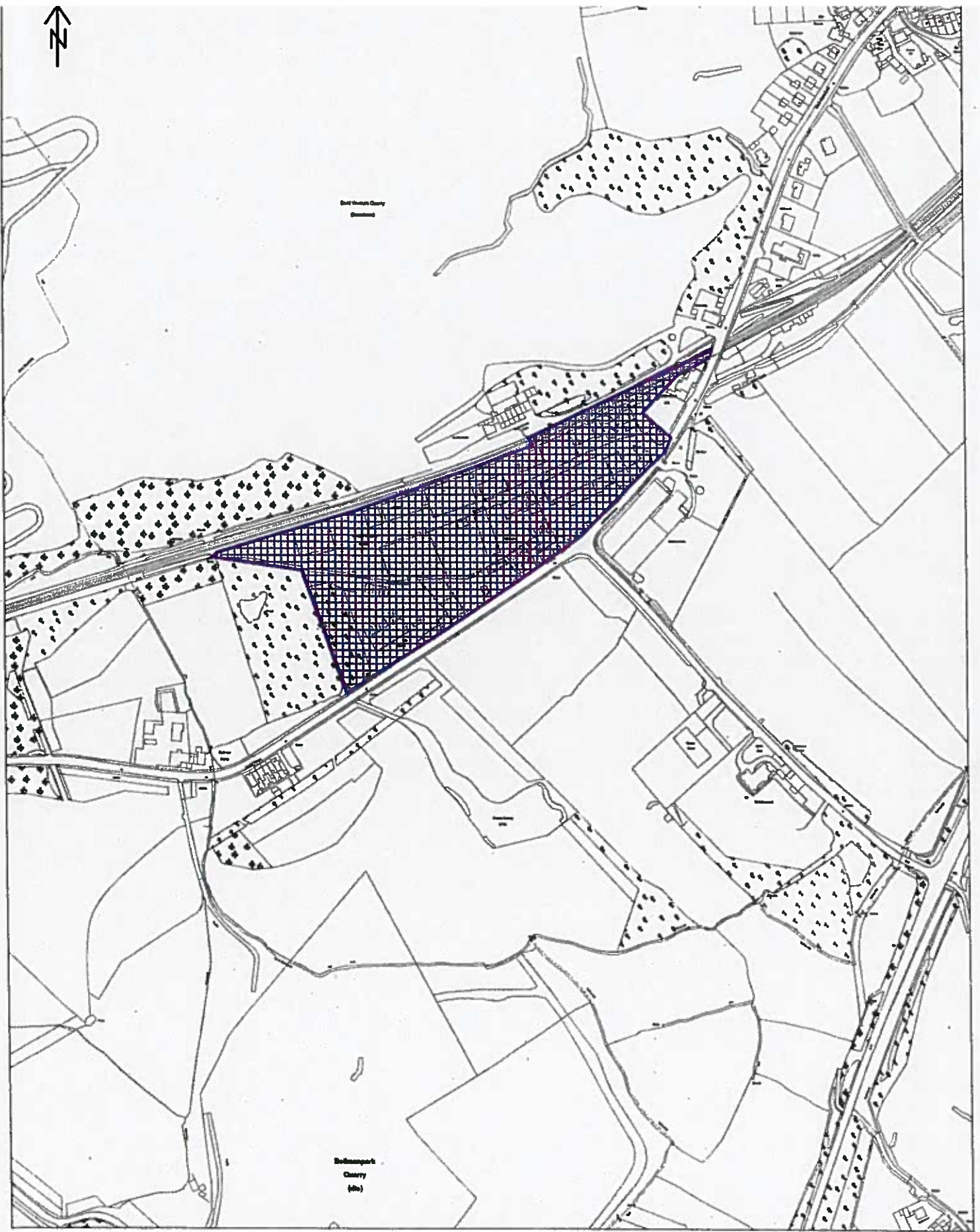
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Existing Employment Area: Backridge Farm, Bashall Eaves

Scale 1:1250

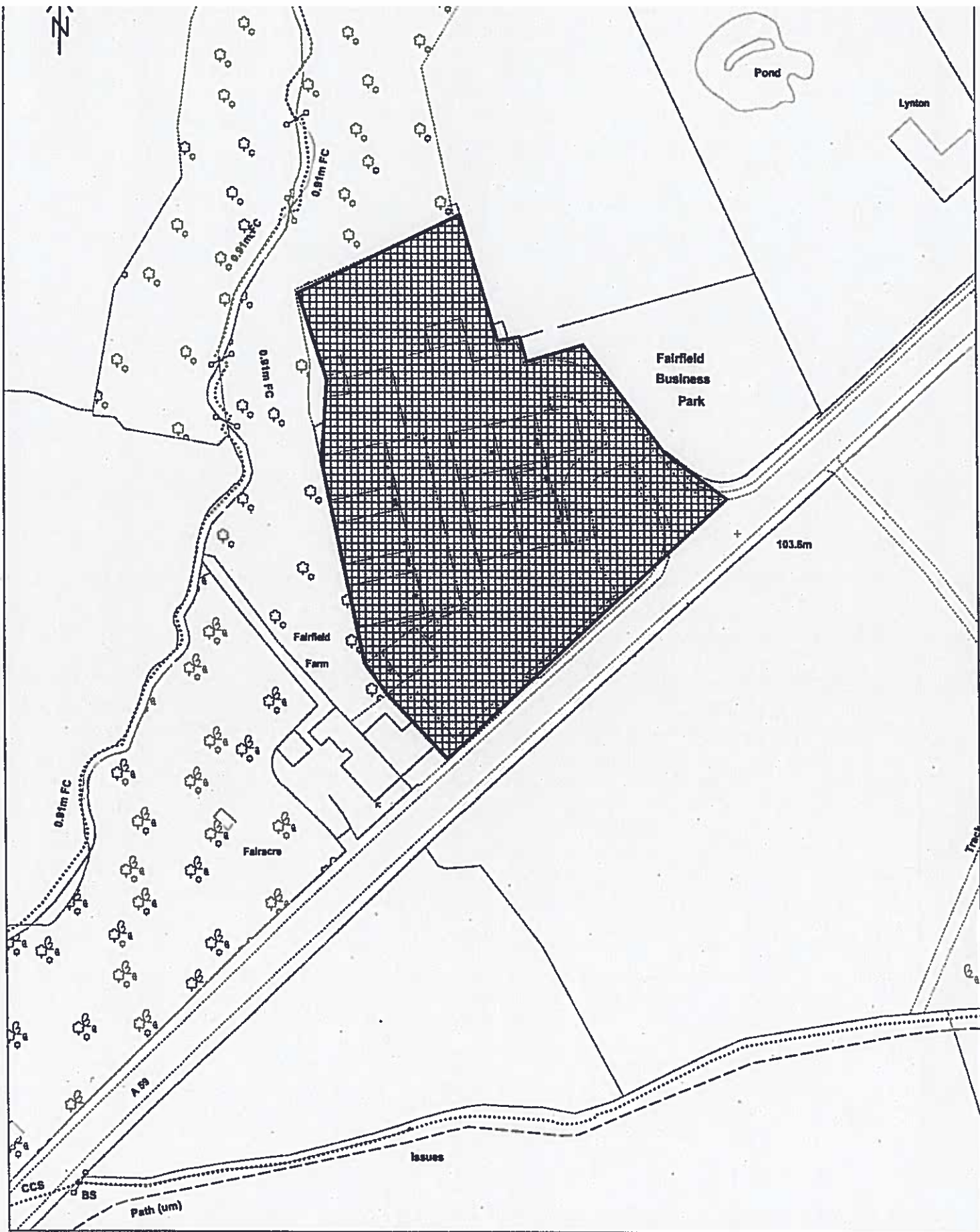
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Existing Employment Area: Pendle Trading Estate, Chatburn

Scale 1:5000

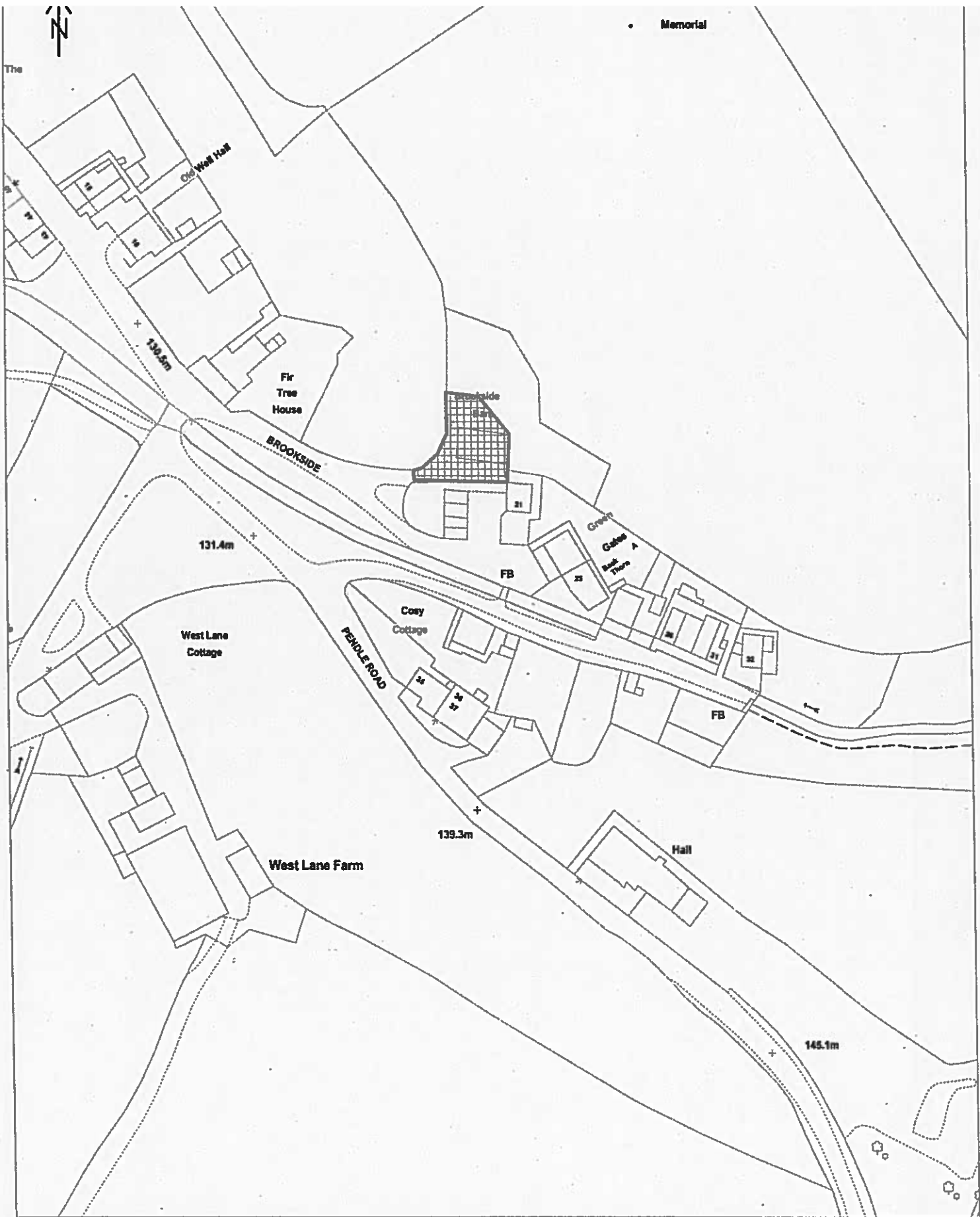
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Existing Employment Area: Fairfield Farm Business Park, Clayton le Dale

Scale 1:1250

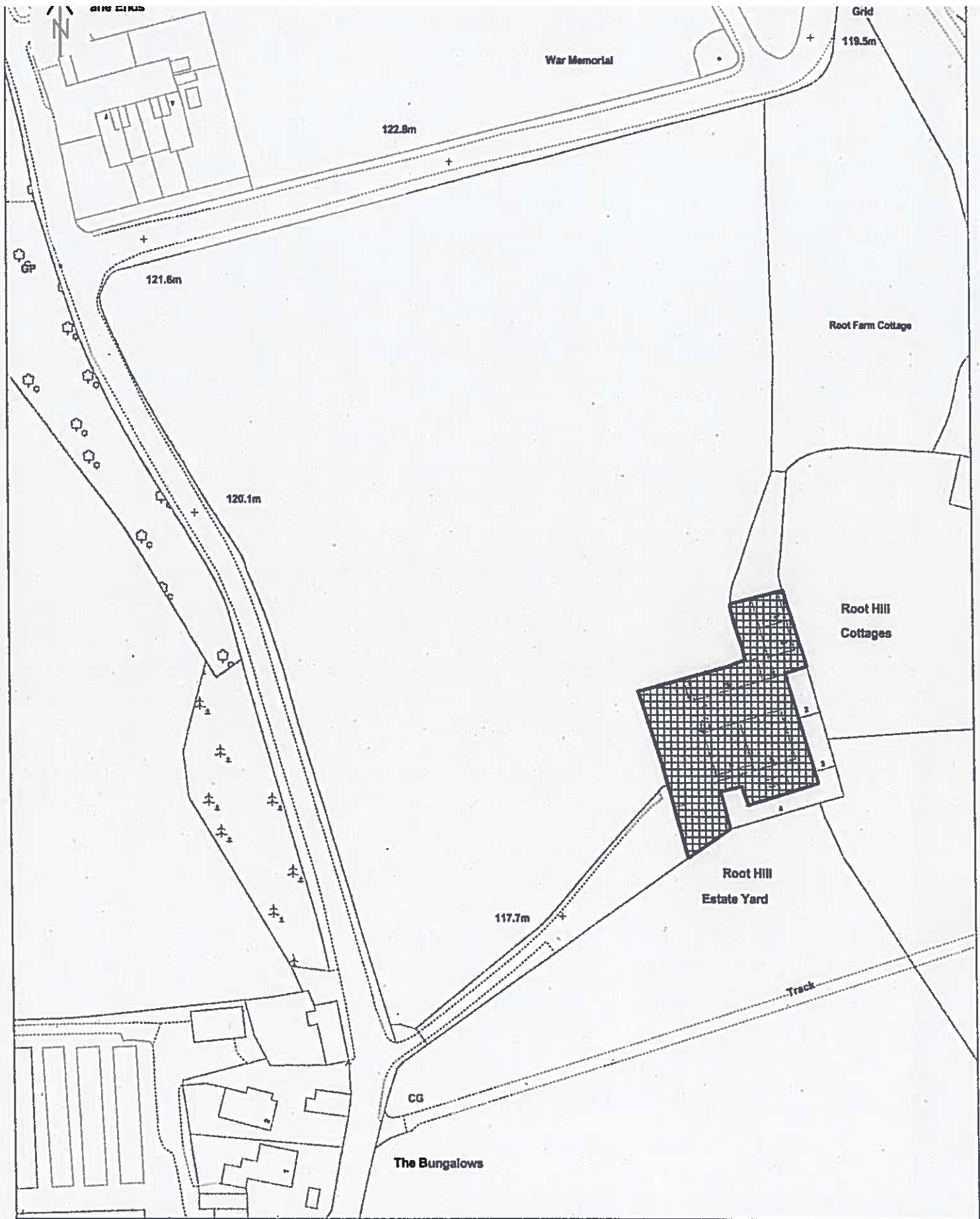
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Existing Employment Area: Brookside Barn, Downham

Scale 1:1250

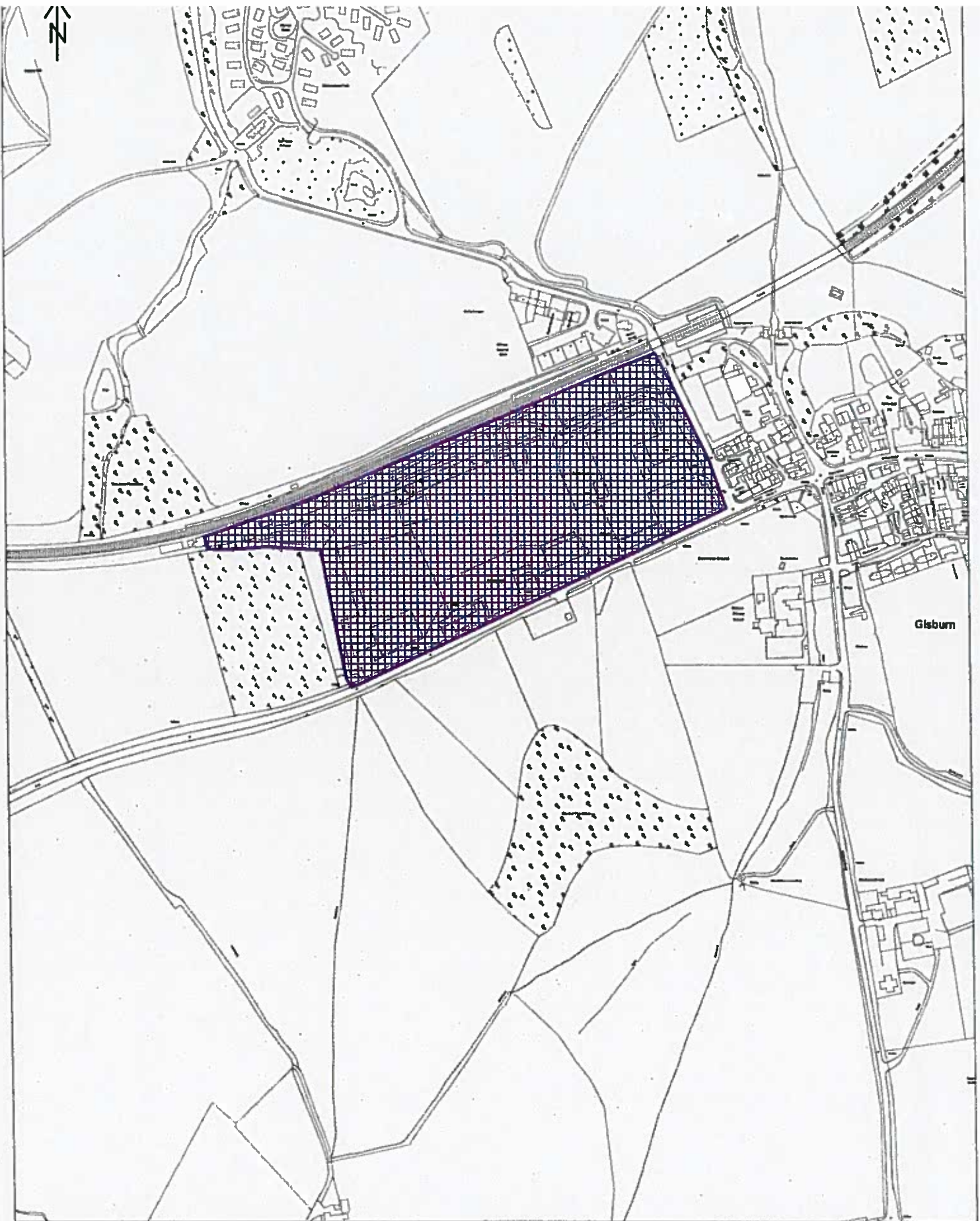
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Existing Employment Area: Root Hill Estate Yard, Dunsop Bridge

Scale 1:1250

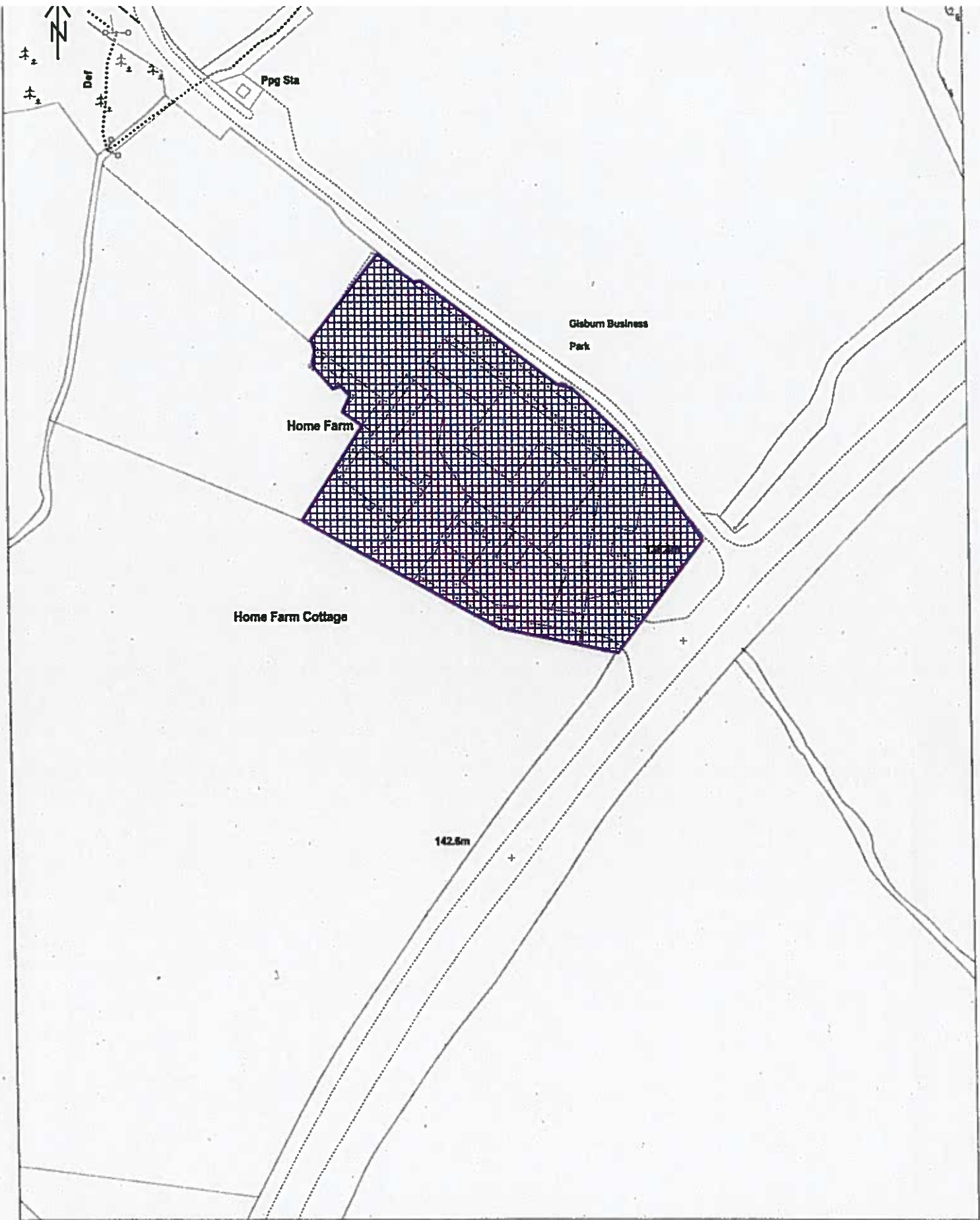
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Existing Employment Area: Gisburn Auction Mart, Gisburn

Scale 1:5000

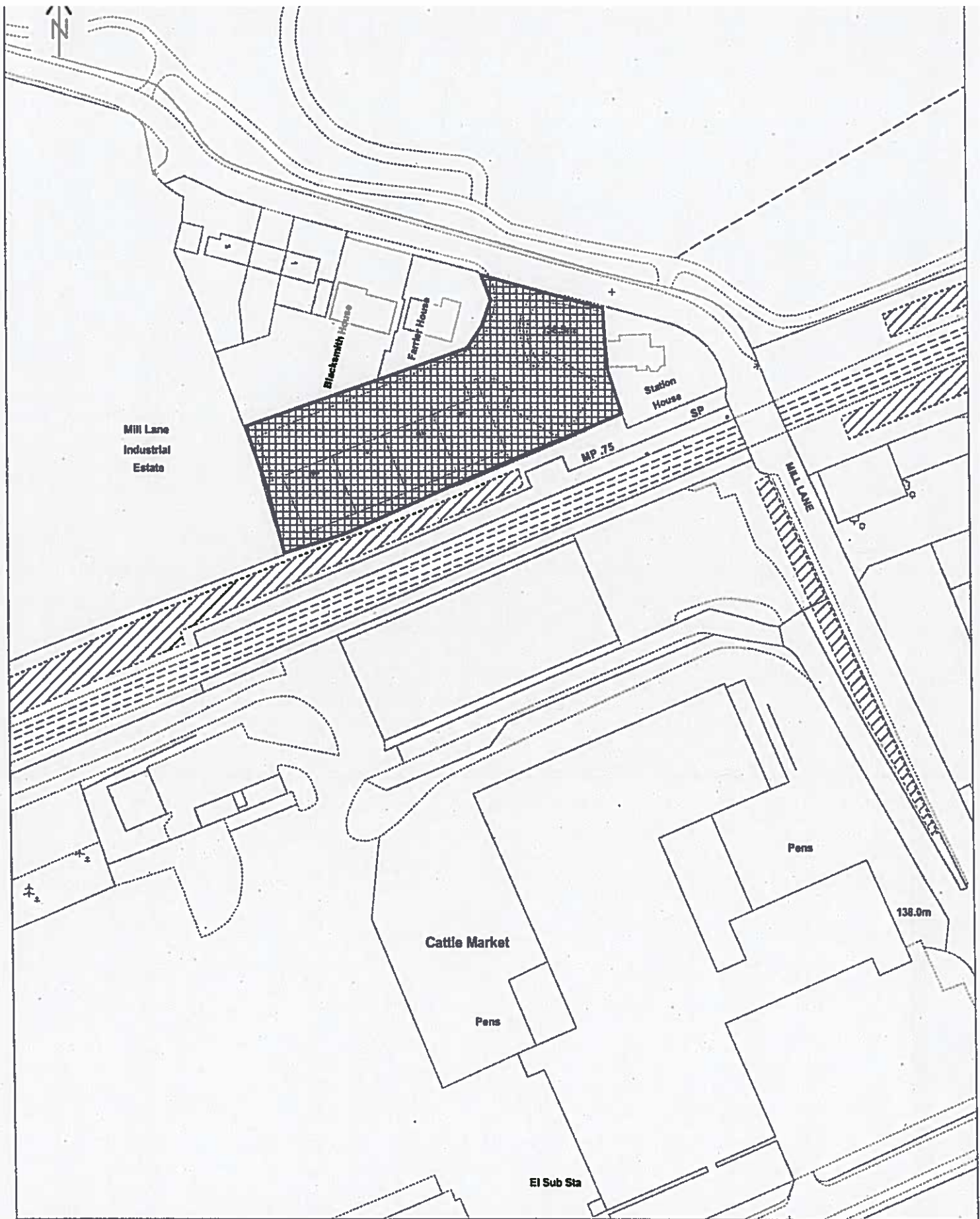
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Existing Employment Area: Gisburn Business Park, Gisburn

Scale 1:1250

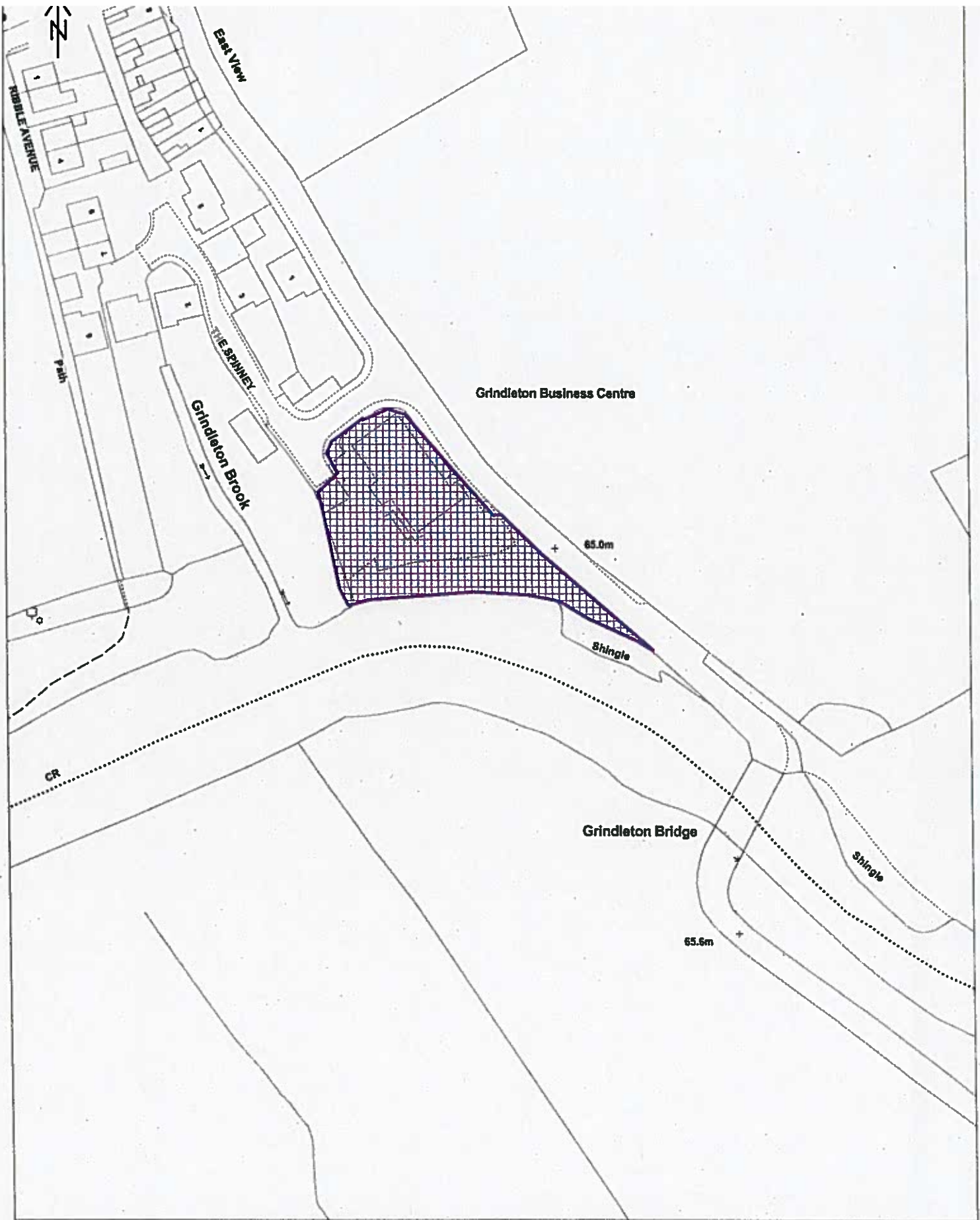
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Existing Employment Area: Mill Lane Industrial Estate, Gisburn

Scale 1:1250

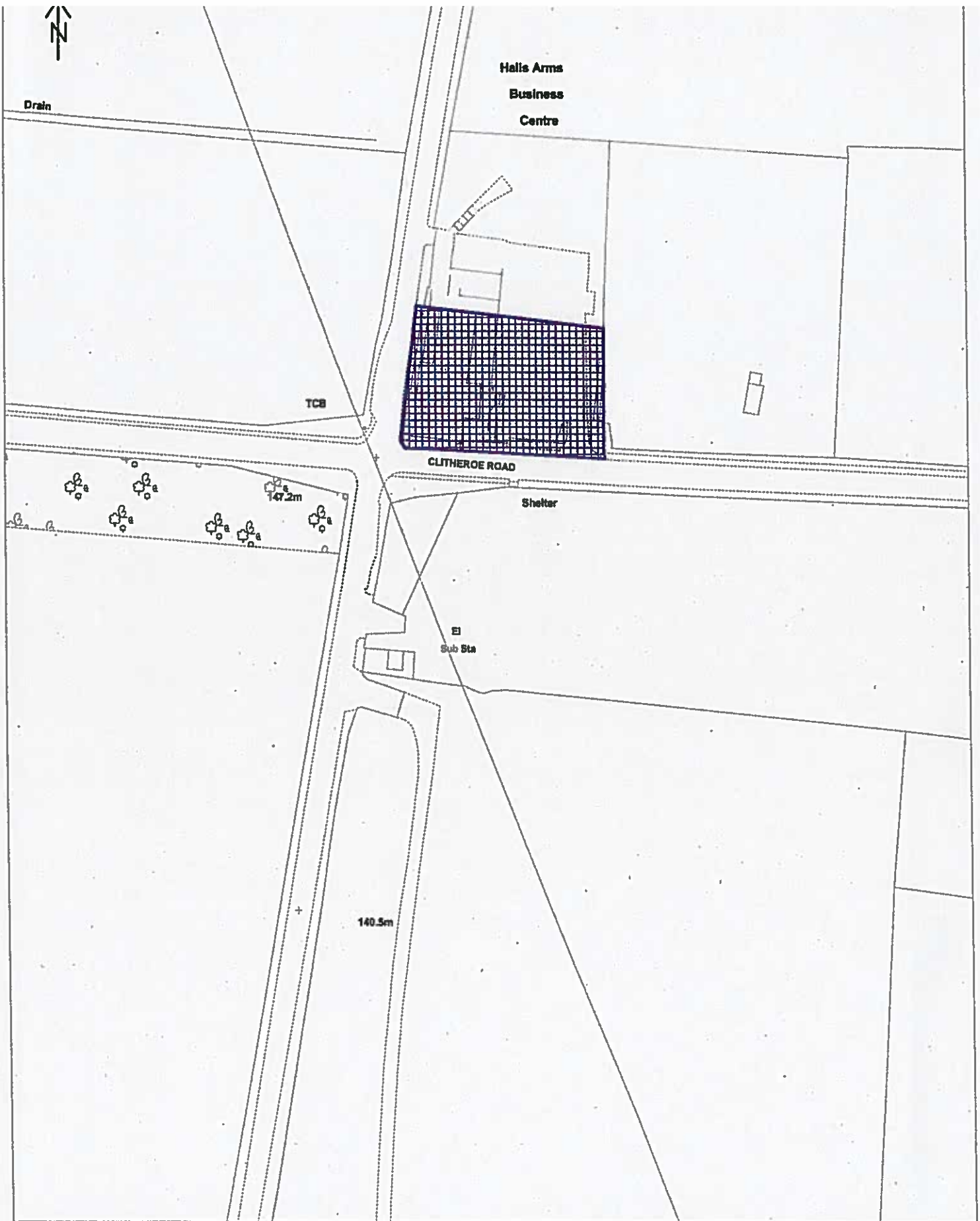
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Existing Employment Area: Grindleton Business Centre, Grindleton

Scale 1:1250

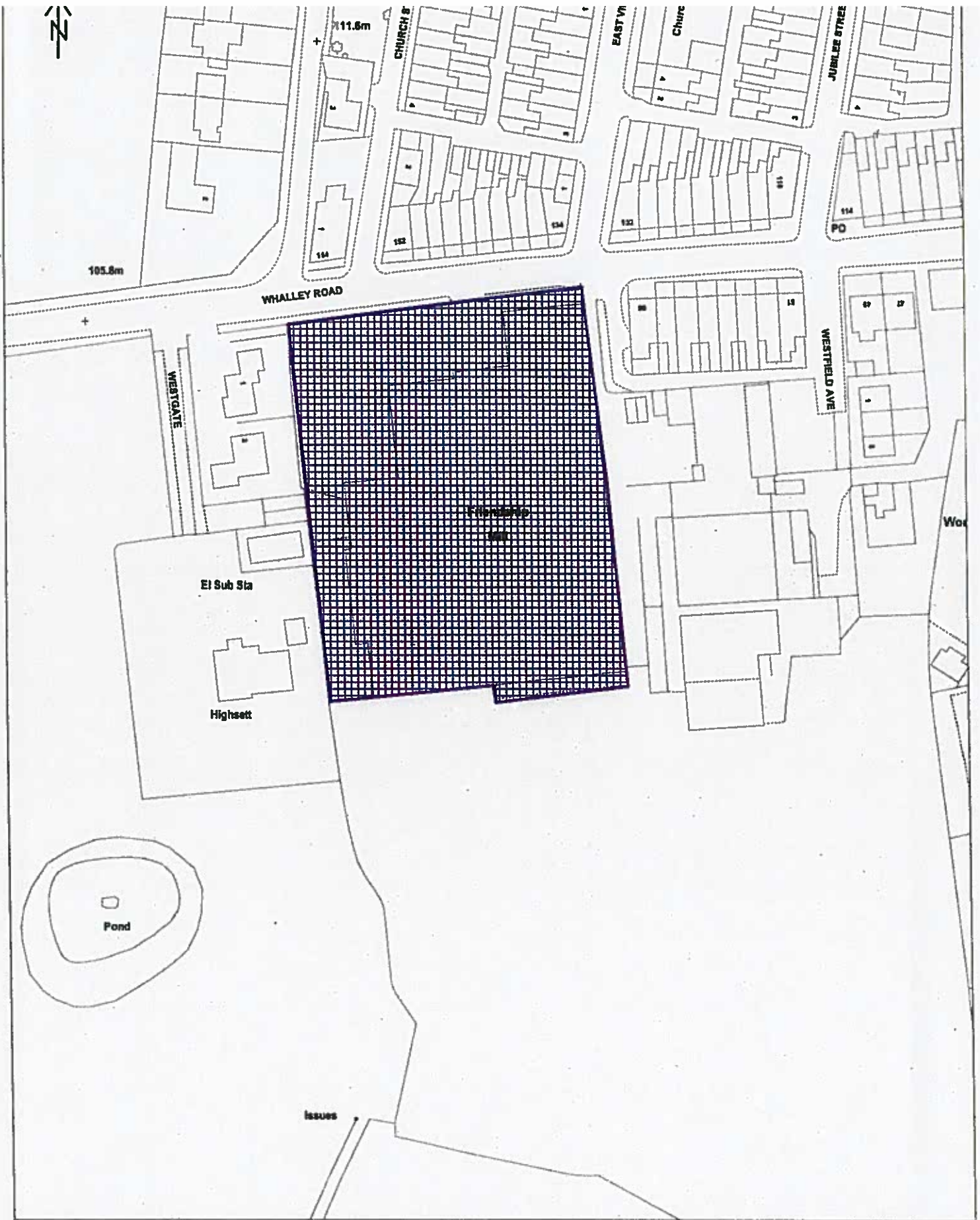
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Existing Employment Area: Halls Arms Business Centre, Knowle Green

Scale 1:1250

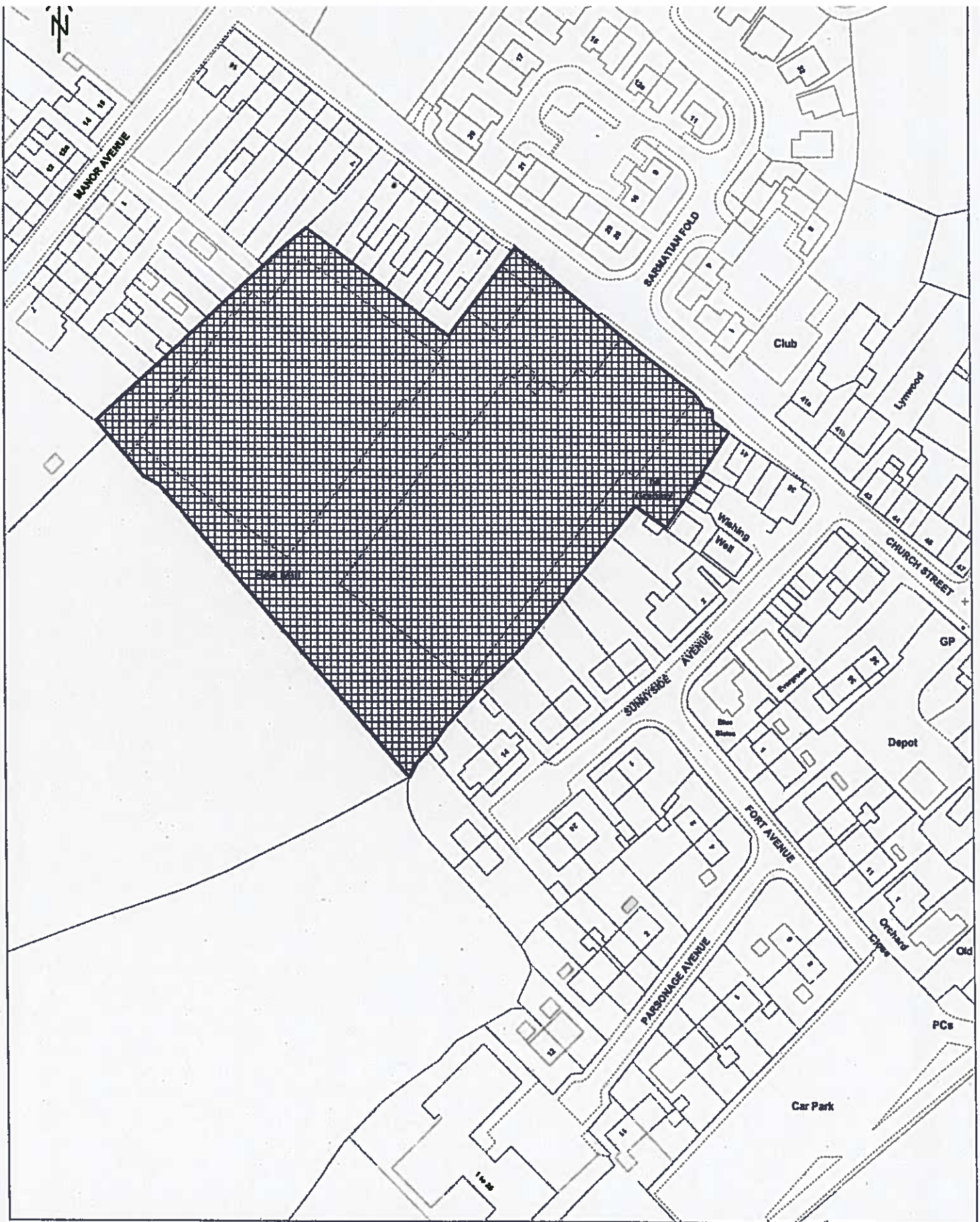
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Existing Employment Area: Friendship Mill, Read

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Existing Employment Area: Bee Mill, Ribchester

Scale 1:1250

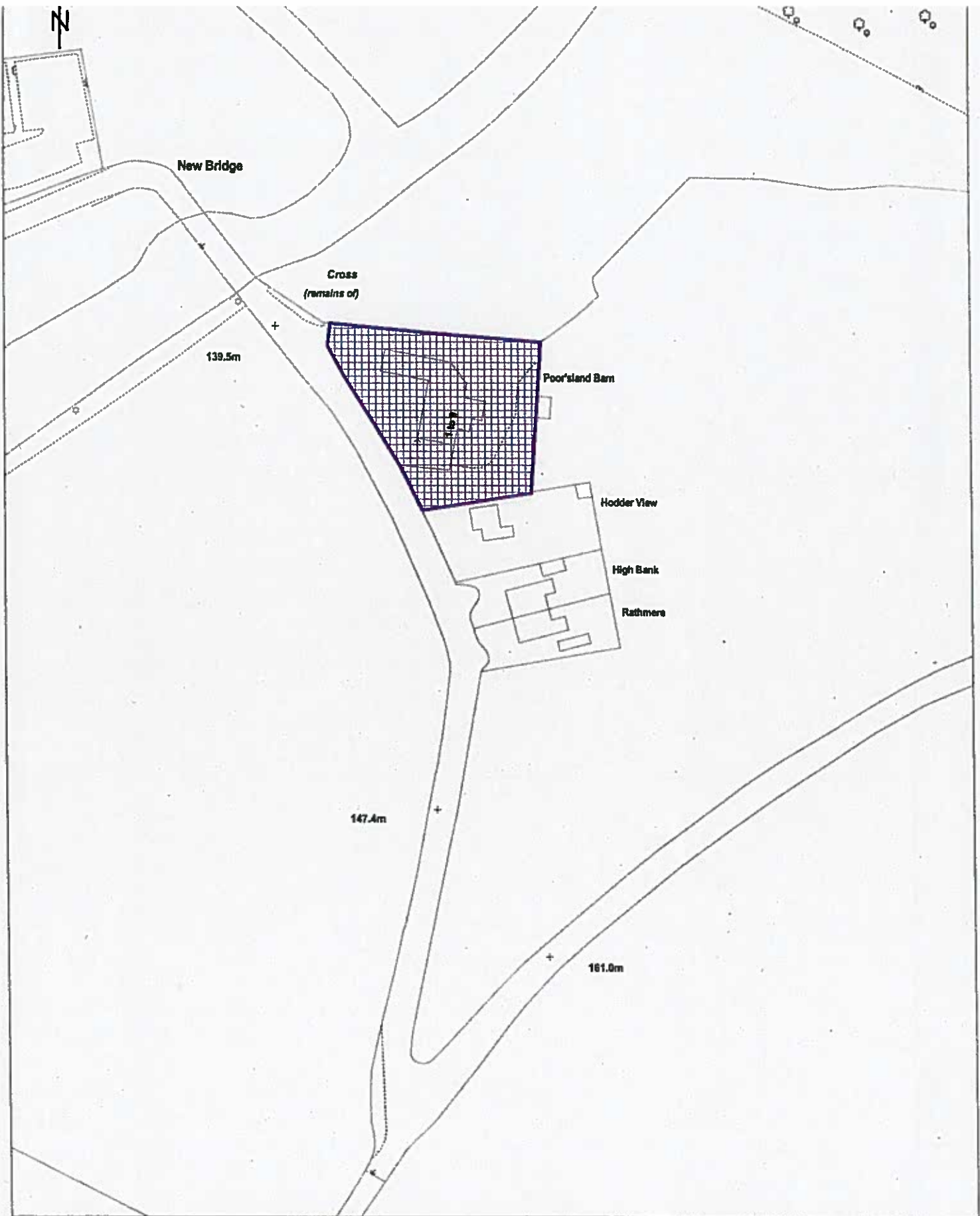
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Existing Employment Area: Manor Court, Salesbury

Scale 1:1250

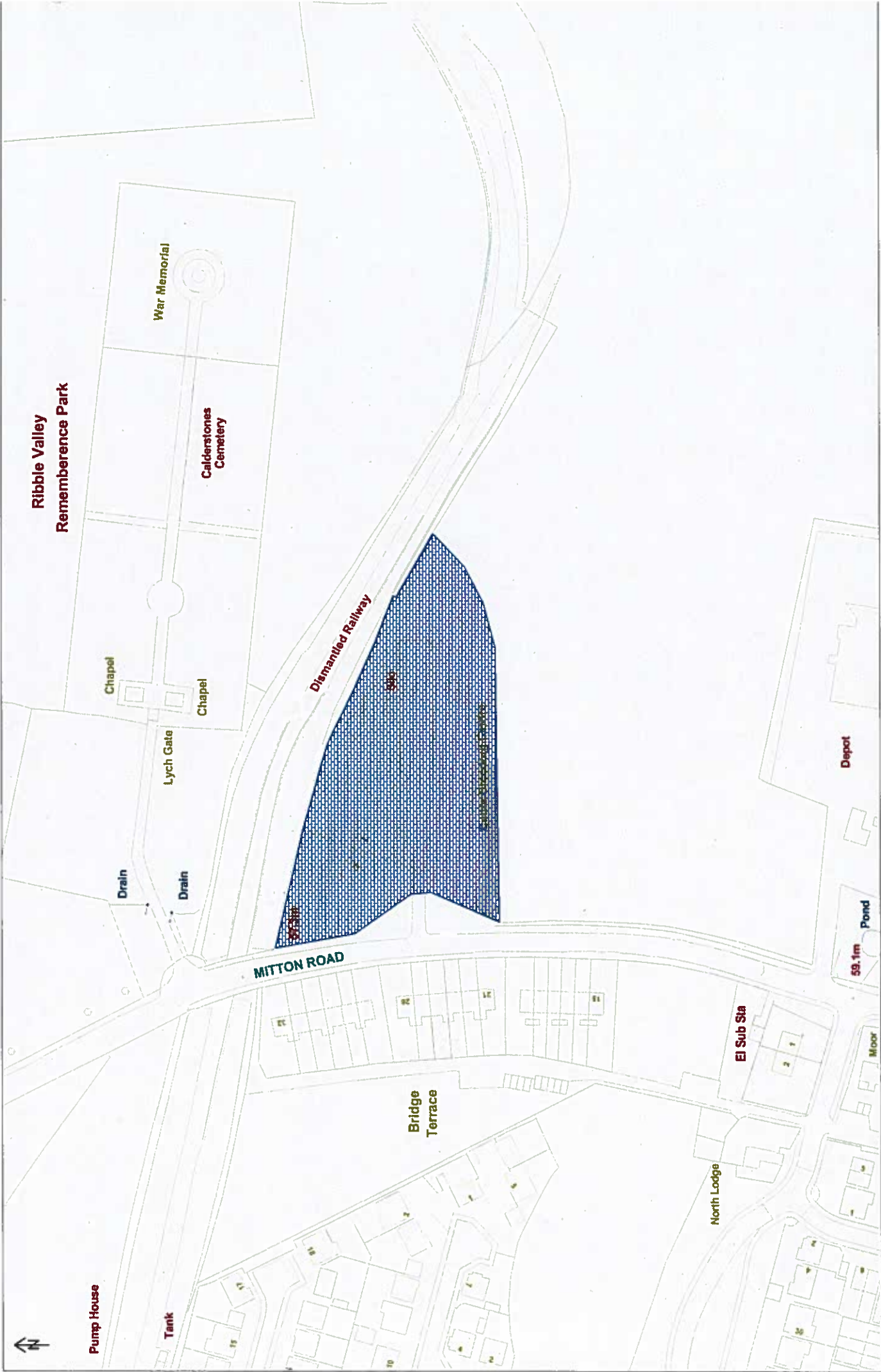
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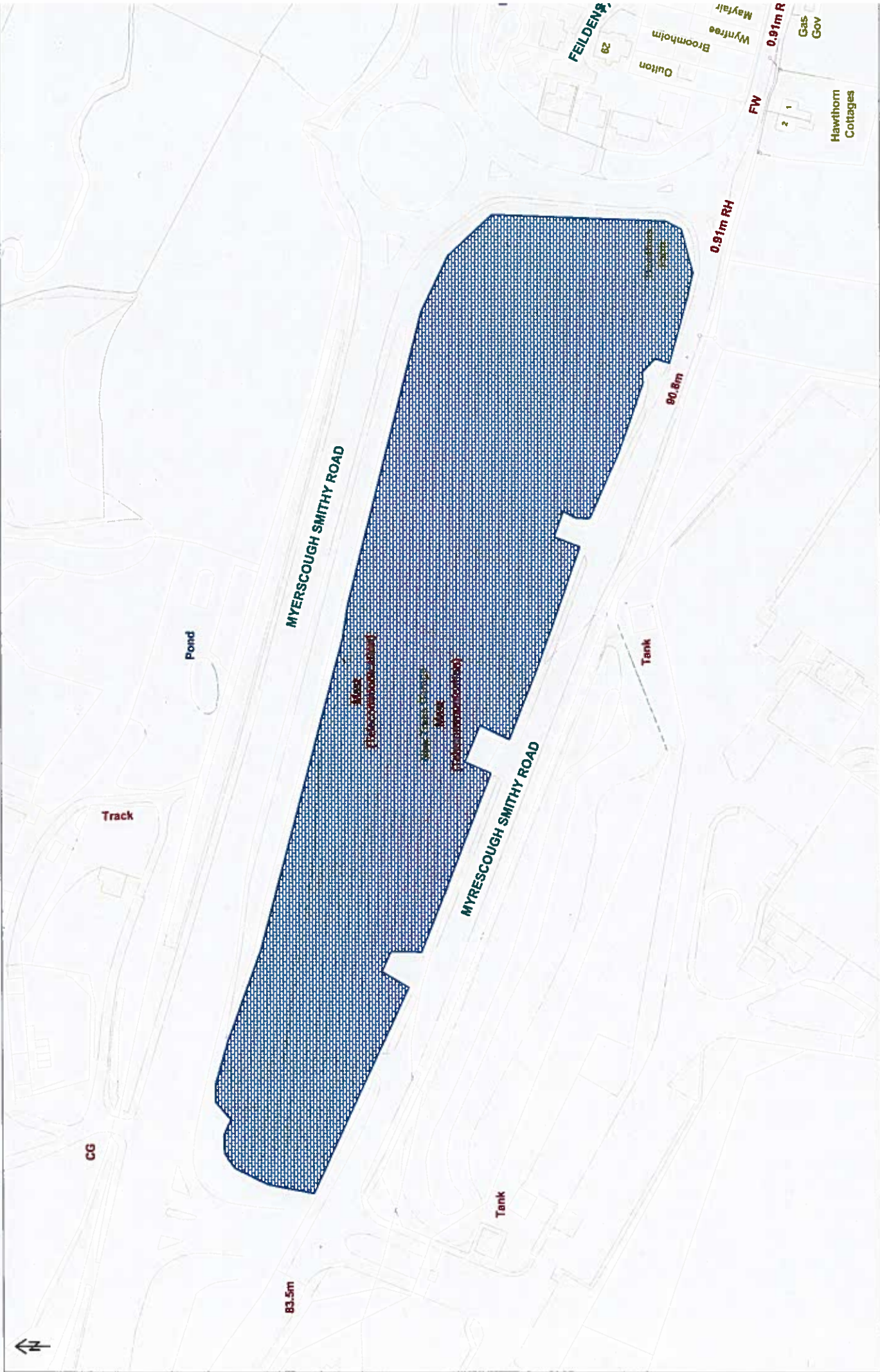
Existing Employment Area: Poor'sland Barns , Slaidburn

Scale 1:1250

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Monks Haulage Site, Mellor