

Longridge Neighbourhood Development Plan (NDP)

Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)

January 2018

Prepared for Longridge Town Council

by



1.0 INTRODUCTION

1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft Neighbourhood Development Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or Neighbourhood Development Plan).
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
- d. the making of the order (or Neighbourhood Development Plan) contributes to the achievement of sustainable development.
- e. the making of the order (or Neighbourhood Development Plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of the order (or Neighbourhood Development Plan) does not breach, and is otherwise compatible with, EU obligations.
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Development Plan).

1.2 This Basic Conditions Statement sets out how the Longridge NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 LEGAL REQUIREMENTS

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by two qualifying bodies, Longridge Town Council.

2.2 What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Development Planning Regulations 2012.

2.3 The proposed Neighbourhood Development Plan states the period for which it is to have effect

The proposed Neighbourhood Development Plan states the period for which it is to have effect. That period is from the Plan being made (2017) up to 2028 (the same period as the Ribble Valley Core Strategy).

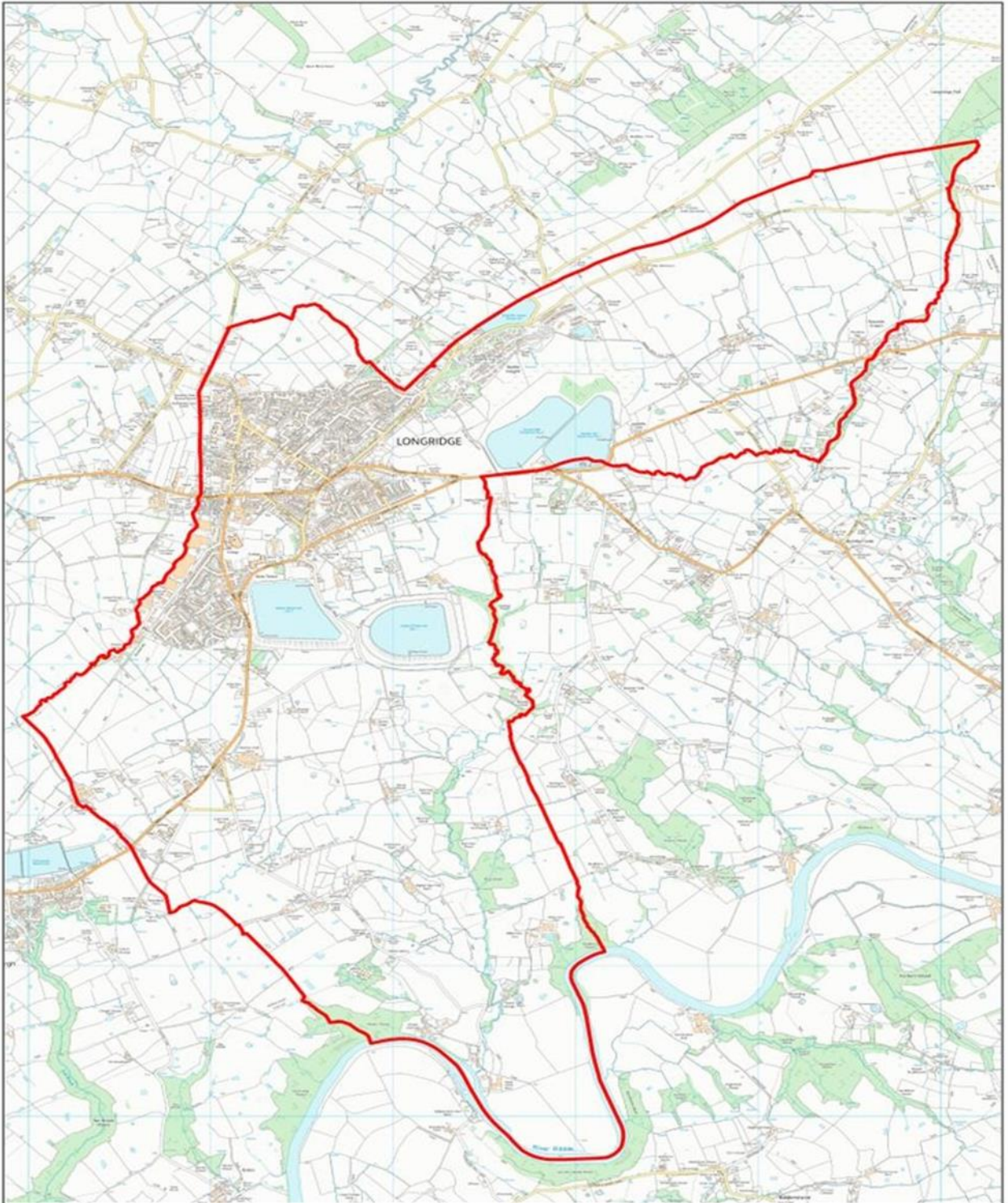
2.4 The policies do not relate to excluded development

The Neighbourhood Development Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The proposed Neighbourhood Development Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Development Plan proposal relates to the Longridge Neighbourhood Area and to no other area. There are no other Neighbourhood Development Plans relating to that neighbourhood area (Map 1).

Map 1. Designated Neighbourhood Area (OS licence number 100057074)



3.0 BASIC CONDITIONS

3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

The Longridge Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Development Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Development Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Development Plan has been drafted with regard to the relevant strategic planning policies for Ribble Valley District prepared by Ribble Valley District Council (RVBC), and the comprehensive evidence base that supports these policies. The Neighbourhood Development Plan is accompanied by a *Planning Policy Assessment and Evidence Base Review* document that has been periodically updated during the plan’s preparation.

Paragraph 184 also states that Neighbourhood Development Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Longridge Neighbourhood Development Plan does not undermine the strategic policies of RVBC. The Plan aims to support these policies by protecting key assets whilst at the same time encouraging suitable and appropriate local growth.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Longridge Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that the Longridge Neighbourhood Development Plan has to guidance
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Development Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Town Council has produced the Submission Plan in line with this guidance.</p> <p>The NDP will provide a framework to ensure that development is genuinely plan-led. Through the involvement of the local community in shaping its policies and proposals, through extensive consultation, at all stages, the Plan has empowered local people to shape their surroundings (this is evidenced in the accompanying <i>Consultation Statement</i>).</p> <p>The overall aim, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The group has worked closely with RVBC officers and the NDP has a sound evidence base. This is summarised in the accompanying <i>Planning Policy Assessment and Evidence Base Review</i> document.</p> <p>The Plan sets out a positive vision for the area up to 2028. The Neighbourhood Development Plan sets out a concise and practical suite of policies (16 in total) to guide development management decisions.</p>

<p>NPPF Core Planning Principle</p>	<p>Regard that the Longridge Neighbourhood Development Plan has to guidance</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Development Plan offers the local community the opportunity to shape the future development of Longridge in a creative way, ensuring that the identity, quality and distinctiveness of the neighbourhood area is enhanced.</p> <p>The NDP focusses on the promotion of well designed, sensitive development, appropriate to the area whilst at the same time supporting proposed housing growth within the neighbourhood area.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>The NDP supports further housing development within the neighbourhood area where it meets strategic and neighbourhood plan policy.</p> <p>The NDP has policies to protect key local employment areas and promotes appropriate development in the Main Centres of Longridge.</p> <p>The NDP seeks to protect key local community facilities and services.</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Development Plan includes Policies to promote high quality design and a good standard of amenity through Policy LNDP5.</p>

NPPF Core Planning Principle	Regard that the Longridge Neighbourhood Development Plan has to guidance
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The Longridge NDP recognises the neighbourhood area’s distinct components and puts forward policies appropriate to each of these areas. The NDP includes policies on design, landscape, designated and non-designated heritage assets, and local green spaces. Whilst seeking to protect these assets the NDP also supports the Core Strategy policy for the area.</p>
<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>The NDP includes a Longridge design policy that seeks to promote good design.</p> <p>Criterion (f) seeks such development to “minimise resource use”.</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The NDP includes policies on design, landscape, views and local green spaces. Whilst seeking to protect these assets the NDP also supports the Core Strategy policy for the area.</p>
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>The LNDP does not have a policy covering this matter – this is dealt with under the Core Strategy.</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many</p>	<p>The Submission Plan recognises that open spaces can perform multiple functions including contribution to local character, enhancing the setting</p>

NPPF Core Planning Principle	Regard that the Longridge Neighbourhood Development Plan has to guidance
functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).	of heritage assets and providing opportunities for recreational activities through the recreation and local green space policies.
Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	Policies LNDP6 and LNDP7 seek to protect designated and the non-designated heritage assets, identified in the LNDP, of the area.
Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	The LNDP seeks to support growth in sustainable locations, including the Main Centre and existing employment areas.
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Neighbourhood Development Plan is fully in accord with this principle. Policies in the plan safeguard and seek to protect and enhance local community buildings and land.

3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

There are 14 listed buildings and scheduled monuments in the neighbourhood area and three Conservation Areas. Policy LNDP6 in the NDP aims to conserve and enhance these heritage assets and their settings.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The neighbourhood area has three Conservation Areas these have been taken into account in the development of the policies and proposals of the NDP and are subject to Policy LNDP6 of the NDP and relevant Core Strategy Policies.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 d. Contributes to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ "an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Longridge Submission Neighbourhood Development Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The plan seeks to protect existing local employment areas and support appropriate development in the Main Centre.
Social	The NDP supports the provision of new housing in line with the strategy set out in the Core Strategy. The value of community, recreation, local green spaces and other facilities is recognised in the plan and such facilities are protected and enhancements supported.
Environmental	The Plan contains policies to protect landscape; designated and non-designated heritage assets; local green spaces; and views.

3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Development Plan is in general conformity with strategic Local Plan policies contained in the Ribble Valley Core Strategy.

Table 3 below sets out the way that the Neighbourhood Development Plan conforms to the relevant strategic policies from the Core Strategy.

Table 3 Conformity with Local Strategic Planning Policy

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>POLICY LNDP1 – SECURING A SUITABLE MIX OF HOUSE TYPES AND SIZES IN NEW DEVELOPMENT</p> <p>In line with Core Strategy Key Statements H2 and H3 a suitable mix of housing will be required to meet future household requirements and local needs. The final proposed mix of houses on all sites should be developed by holding pre-application consultation with the Town Council in advance of planning approval being granted.</p>	<p>H2 Housing Balance; H3 Affordable Housing; DMG1 General Considerations; DMG2 Strategic Considerations.</p>	<p>Policy LNDP1 is in general conformity with Core Strategy Policies H2, H3, DMG1 and DMG2.</p> <p>Core Strategy Policy H2 that seeks to ensure planning permission is only granted for new housing development with a suitable mix of housing that meets future housing requirements and local needs. This should be informed by the “most recent Housing Needs Surveys, Addressing Housing Needs statement and the most recently adopted SHMA”.. Policy LNDP1 reiterates these principles and seeks to ensure that in assessing needs local information, knowledge and views are taken into account, via consultation with the Town Council, in</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
		<p>advance of planning approval being granted.</p> <p>Policy LNNDP1 also seeks to ensure that through such consultations development also includes appropriate affordable housing provision in line with Core Strategy Policy H3.</p> <p>This approach is in line with and supports development management policies DMG1 and DMG2.</p>
<p>POLICY LNNDP2 – AFFORDABLE HOUSING</p> <p>On development sites of more than 10 dwellings, or sites larger than 0.5 hectares, a minimum of 30% of affordable housing should be provided.</p> <p>This provision should include a range of tenures and types of homes to help meet identified housing needs in the neighbourhood area, for example by including Lifetime Homes, and properties suitable for older people and people with mobility problems (e.g. bungalows) and properties suitable for first time buyers.</p>	<p>H3 Affordable Housing; DMG1 General Considerations; DMH1 Affordable Housing Criteria.</p>	<p>Policy LNNDP2 is in general conformity with Core Strategy Policy H3 using the same thresholds but adding further local guidance on types of homes and homes for key groups of people e.g. older people and first time buyers.</p> <p>Policy LNNDP2 is in general conformity with development management policies DMG1 and DMG2.</p>
<p>POLICY LNNDP3 - INFRASTRUCTURE FOR NEW DEVELOPMENT</p>	<p>DMI1 Planning</p>	<p>Policy LNNDP3 is in general conformity with Core Strategy policies</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>Any additional infrastructure needs generated by proposed new development should be addressed before planning approval is granted. Where necessary planning conditions will be used to ensure that infrastructure is appropriately phased and in place to meet any need arising from a development and the phases of that development.</p> <p>In particular, the following priorities will be taken in to account when assessing proposals along with those listed in Core Strategy Policy DMI1 Planning Obligations.</p> <ul style="list-style-type: none"> a) Site access and the need for any additional road capacity and public transport provision; b) New infrastructure to ensure the development is accessible by foot and by cycle; c) Surface water drainage and improving water quality by using sustainable urban drainage SuDs; d) Improvements to the waste water and sewerage system; and e) The need for any additional capacity in local services such as health and schools. 	<p>Obligations; DMI2 Transport Considerations; DMG1 General Considerations; DMG2 Strategic Considerations; DMG3 Transport and Mobility.</p>	<p>Obligations; DMI2 Transport Considerations; DMG1 General Considerations; DMG2 Strategic Considerations; DMG3 Transport and Mobility. Policy LNDP3 identifies five neighbourhood area specific issues that should be taken into account when considering development proposals and the need for conditions and planning obligations.</p>
<p>POLICY LNDP4 - DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE LEVY</p> <p>Developer contributions will be sought, where appropriate and relevant, and Community Infrastructure Levy receipts used towards the delivery of the following priorities within the neighbourhood plan area.</p>	<p>DMI1 Planning Obligations; DMG1 General Considerations; DMG3 Transport and Mobility.</p>	<p>Policy LNDP4 is in general conformity with Core Strategy policies DMI1 Planning Obligations; DMG1 General Considerations; DMG3 Transport and Mobility. The policy sets out, and has given the local community the opportunity to identify, those priority</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>a) Highway improvement schemes to promote the safety of pedestrians and cycle users;</p> <p>b) Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the town centre;</p> <p>c) Increasing public and community transport to and from the town centre and surrounding areas;</p> <p>d) Enhanced provision of cycle routes to and from the town; and</p> <p>e) The provision of new and enhancement of community facilities and projects, including those listed in Policy LNDP13.</p> <p>As well as the priorities in LNDP4 proposals will also be assessed against the criteria listed in Core Strategy Policy DMI1 Planning Obligations.</p>		<p>areas that may attract developer contributions, where relevant, and how, when appropriate, and Community Infrastructure Levy receipts could be used.</p>
<p>POLICY LNDP5 – LONGRIDGE DESIGN PRINCIPLES</p> <p>All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings. Proposals will be supported when they:</p> <p>a) Conserve and enhance the locally distinctive built, historic and natural environment;</p> <p>b) Are designed to take account of site characteristics and surroundings, including:</p> <p>i. Layout – the predominantly green appearance of the area to be maintained with</p>	<p>EN2 Landscape; EN3 Sustainable Development and Climate Change; DMG1 General Considerations; DMG2 Strategic Considerations; DMG3 Transport and Mobility; DME1 Protecting Trees and Woodland; DME2 Landscape and Townscape Protection; DME5 Renewable Energy; DME6 Water Management.</p>	<p>Policy LNDP5 is in general conformity with the relevant Core Strategy policies relevant to design. Policy LNDP5 identifies further local design criteria that should be used in conjunction with Core Strategy policy.</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>appropriate green space and planting of trees and shrubs;</p> <ul style="list-style-type: none"> ii. Siting; iii. Scale; iv. Height; v. Proportions and massing; vi. Fuel efficiency; vii. Architectural detailing; viii. Landscaping; ix. Materials; and x. For domestic extensions these should be designed to appear an integral part of the original design of the house. <p>c) Have no significant adverse impact on residential amenity for existing and future residents;</p> <p>d) Do not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;</p> <p>e) Utilise sustainable construction methods, minimising the use of non-renewable resources and maximising the use of recycled and sustainably sourced materials;</p> <p>f) Minimise resource use towards a zero carbon dioxide emissions;</p> <p>g) Provide easy access for all members of the community;</p> <p>h) Create safe environments that minimise opportunities for crime;</p> <p>i) Incorporate adaptable designs that can accommodate changing lifestyles/life stages and technologies; and</p>		

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<p>j) they positively address any other design issues that have been identified as having a significant adverse impact on local character and distinctiveness</p>		
<p>POLICY LNDP6 – CONSERVING AND ENHANCING OUR DESIGNATED HERITAGE ASSETS</p> <p>There will be a presumption in favour of the conservation and enhancement of the town’s designated heritage assets, including the three Conservation Areas. All development proposals affecting designated heritage assets or their setting will be assessed against Key Statements EN5 ‘Heritage Assets’ and DME4 ‘Protecting Heritage Assets’ in the Ribble Valley Core Strategy.</p>	<p>EN5 Heritage Assets; DMG1 General Considerations; DME1 Protecting Trees and Woodland; DME2 Landscape and Townscape Protection; DME4 Protecting Heritage Assets.</p>	<p>Policy LNDP6 is in general conformity with Core Strategy policies EN5 Heritage Assets; DMG1 General Considerations; DME1 Protecting Trees and Woodland; DME2 Landscape and Townscape Protection; DME4 Protecting Heritage Assets.</p>
<p>POLICY LNDP7 – DEVELOPMENT AFFECTING NON-DESIGNATED HERITAGE ASSETS</p> <p>Development proposals affecting the non-designated heritage assets listed below and shown on Figures 10 to 14, Appendix C will be expected to conserve and enhance these assets.</p> <ol style="list-style-type: none"> 1. Former Crown Hotel, 100 Higher Road. 2. Former Quarryman’s Arms, 104 Higher Road. 3. Cut Thorn Cottages, 57 to 71 Higher Road. 4. Rock House, Higher Road. 5. Chapel House, Calfcote Lane. 6. Queens Mill, Chatburn Road. 7. Corporation Arms, Lower Road. 8. Stone Bridge Mill, Preston Road. 9. Alston Lodge, Lower Lane. 	<p>EN5 Heritage Assets; DMG1 General Considerations; DME1 Protecting Trees and Woodland; DME2 Landscape and Townscape Protection; DME4 Protecting Heritage Assets.</p>	<p>Policy LNDP7 is in general conformity with Core Strategy policies EN5 Heritage Assets; DMG1 General Considerations; DME1 Protecting Trees and Woodland; DME2 Landscape and Townscape Protection; DME4 Protecting Heritage Assets. Policy LNDP7 identifies 11 non-designated heritage assets that should be conserved and enhanced. Policy LNDP7, in line with NPPF and Core Strategy Policy EN5 seeks to protect the identified heritage assets in a manner appropriate to their significance.</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>10. Dilworth House, Dilworth Lane. 11. Former railway bridge, John Smiths Playing Fields.</p> <p>Proposals that would lead to the harm, or loss, of such assets will be assessed as to the scale of any harm or loss and the significance of the heritage asset. Where the loss of such an asset is proposed suitable arrangements should be made for recording of that asset and, if appropriate, conservation elsewhere in the town.</p>		
<p>POLICY LNPD8 - LANDSCAPE</p> <p>Development proposals should seek to conserve and enhance the distinctive character of the town by paying particular regard to its townscape and landscape setting and by having regard to the following:</p> <ul style="list-style-type: none"> a) Protection of the area’s undulating landform, in particular, by avoiding development on hilltops and ridgelines and by minimising vertical elements; b) Conservation and enhancement of geodiversity. In particular, by having strong regard to soils and landforms; c) Landscaping and screening of development should seek to incorporate, with suitable enhancement, existing vegetation and landform. Any additional planting should use native plant species appropriate to the location and setting in 	<p>EN2 Landscape; DMG1 General Considerations; DMG2 Strategic Considerations; DME1 Protecting Trees and Woodland; DME2 Landscape and Townscape Protection; DME4 Protecting Heritage Assets.</p>	<p>Policy LNPD8 is in general conformity with the relevant Core Strategy policies relevant to landscape. Policy LNPD8 identifies further local design criteria that should be used in conjunction with Core Strategy policy.</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>terms of type, height, density and the need for on-going management;</p> <p>d) Use should be made of local materials and styles, particularly in prominent locations, such as the urban fringe and in areas with townscape of heritage value, a particular valued vernacular, or of good quality;</p> <p>e) Existing field patterns should be retained;</p> <p>f) Retention of existing rights of way such as footpaths and bridleways;</p> <p>g) Restoration and management of key landscape features such as field ponds, hedgerows, walls and semi-natural woodland; and</p> <p>h) New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered prior to, and during, development.</p>		
<p>POLICY LNPD9 – PROTECTING SIGNIFICANT VIEWS</p> <p>The Significant Views shown on Figure 18, Appendix C, and identified below, will be given special consideration when assessing planning applications. Development proposals should respect the identified Significant Views on which are locally valued and which make an important contribution to the neighbourhood area’s landscape character.</p>	<p>EN2 Landscape; DMG1 General Considerations; DME1 Protecting Trees and Woodland; DME2 Landscape and Townscape Protection; DME4 Protecting Heritage Assets.</p>	<p>Policy LNPD9 is in general conformity with Policy DME4 that seeks to protect significant views into and out of the Conservation Areas, Policy LNPD9 identifies those views.</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>Where a development proposal impacts on an identified Significant View, a Landscape and Visual Impact Assessment or similar study should be carried out to ensure that the landscape is not compromised.</p> <ol style="list-style-type: none"> 1. View north from Inglewhite Road towards Longridge Fell 2. View south down Derby Road from bottom of Berry Lane 3. View south from corner of Derby Road/Kestor Lane 4. View south east from Mersey Street towards St Paul’s Church 5. View North east along Church Street of St Paul’s Church 6. View east down Dilworth Lane 7. View south down Fell Brow 		
<p>POLICY LNDRP10 - LONGRIDGE MAIN CENTRE</p> <p>Within Longridge main centre (Figure 19, Appendix C) development for town centre uses, including the following will be supported:</p> <ol style="list-style-type: none"> a) Retail (A1) development in accordance with Core Strategy Policy DMR2; b) Financial and professional services (A2); c) Restaurants and cafes (A3); 	<p>EC2 Development of Retail, Shops and Community Facilities and Services; EC3 Visitor Economy; DMG1 General Considerations; DMG2 Strategic Considerations; DMG3 Transport and Mobility; DME2 Landscape and Townscape Protection; DMR2 Shopping in Longridge and Whalley.</p>	<p>Policy LNDRP10 is in general conformity with CS Policy EC2 that supports “Development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area’s important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle” and that “Proposals that have an adverse impact on existing community facilities would only be permitted as</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<ul style="list-style-type: none"> d) Drinking establishments (A4); e) Community facilities and services; f) Leisure, entertainment, arts and culture; g) Recreation and tourism; and h) Hot food takeaways (A5) 		<p>an exception where the proposed development would bring defined and demonstrable benefits.”</p> <p>Criterion (f) of Policy LNDP10 supports the aim of CS Policy EC3.</p> <p>Policy LNDP10 is in general conformity with development management policies DMG1, DMG2, DMG3 and DME2 and the specific development management policy relating to shopping in Longridge (DMR2) this seeks to support “new small scale shopping developments” – criterion (a) of Policy LNDP10 cross references this CS policy.</p>
<p>POLICY LNDP11 - SHOP FRONTS</p> <p>New shop fronts should reflect the principal character of the area especially in respect of the early twentieth century architecture of many of the original buildings.</p> <p>Signage should respect the design and appearance and scale of the building on which it is to be displayed and be sympathetic to the immediate surroundings. It should not dominate buildings or street scenes. Both fascia and projecting/hanging signs should be in proportion to the building.</p>	<p>EC2 Development of Retail, Shops and Community Facilities and Services; EC3 Visitor Economy; DMG1 General Considerations; DMG2 Strategic Considerations; DMG3 Transport and Mobility; DME2 Landscape and Townscape Protection; DMR2 Shopping in Longridge and Whalley.</p>	<p>Policy LNDP11 provides specific local policy on shopfronts and in doing this is in general conformity with CS policies for retail, shops and townscape.</p>
<p>POLICY LNDP12 – PROTECTING EXISTING COMMUNITY FACILITIES</p>	<p>EC2 Development of Retail,</p>	<p>Policy LNDP12 is in general conformity with CS Policy EC2 that states:</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>The community facilities listed below, and shown on Figures 20-24, Appendix C, are considered fundamental to developing and maintaining Longridge as an attractive place for residents and visitors alike. They will be protected for community use.</p> <p><u>Community Buildings</u></p> <ol style="list-style-type: none"> 1. Longridge Civic Hall 2. Longridge Library 3. Station Building / Heritage Centre 4. The Palace Cinema 5. Longridge Community Hospital 6. Berry Lane toilets <p><u>Churches:</u></p> <ol style="list-style-type: none"> 7. St Paul’s 8. St Lawrences’s 9. St Wilfred’s 10. Our Lady and St Michael 11. Christ Church 12. Knowle Green Congregationalist Church <p><u>Clubs:</u></p> <ol style="list-style-type: none"> 13. St Wilfrids Club 14. Longridge Sports and Social Club 15. Conservative Club 16. Youth Centre, Berry Lane 17. Scout & Guide Hut 18. Over 60s Club <u>Pubs / Bars:</u> 19. Forest Arms 20. Bull and Royal 21. Towneley Arms 	<p>Shops and Community Facilities and Services; DMG1 General Considerations.</p>	<p>“Proposals that have an adverse impact on existing community facilities would only be permitted as an exception where the proposed development would bring defined and demonstrable benefits.”</p> <p>Policy LNDP12 provides a local development management policy for assessing such proposals and identifies the local facilities to which it will be applied.</p> <p>Policy LNDP12 is also in conformity with CS Policy DMG1 and criterion Infrastructure 3 that seeks to ensure that development consider the potential impact on social infrastructure provision.</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>22. Durham Ox 23. Billy’s Bar 24. The Old Oak 25. White Bull, Preston Road, Alston</p> <p>Development leading to an adverse impact on these facilities will only be permitted as an exception as set out in Core Strategy Policy EC2 and where the proposal would bring defined and demonstrable benefits, including equivalent, or better, provision is made elsewhere within the town.</p>		
<p>POLICY LNPD13 – DEVELOPMENT OF NEW AND IMPROVEMENT OF EXISTING COMMUNITY FACILITIES</p> <p>Development of new or improvements to existing community facilities will be supported when they conserve local character and distinctiveness, and do not harm the landscape or residential amenity of existing and future occupiers. In particular, the following major additions and improvements to our community assets will add considerable value.</p> <p>1. Longridge Loop Currently at an early planning stage, the Longridge Loop will provide a safe route around the town for cyclists, walkers and the disabled. The route will be approximately 5 miles in length and may be joined to the Preston Guild Wheel via a suitable link (a potential route is shown in Figure 10, Appendix C).</p> <p>2. Renovation of the Civic Hall Longridge Civic Hall is now becoming somewhat ‘tired’ in appearance and is a high priority for renovation and</p>	<p>EC2 Development of Retail, Shops and Community Facilities and Services; DMG1 General Considerations; DMG3 Transport and Mobility.</p>	<p>Policy LNPD13 is in general conformity with CS Policy EC2 that encourages development that “supports and enhances the vibrancy, consumer choice and vitality and unique character of the area’s important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle”.</p> <p>Policy LNPD is in general conformity with Policy DMG1’s criteria for design, access, amenity, environment and infrastructure.</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>enhancement. Possibilities being investigated include the development of the Hall into a Community Centre providing a natural hub for many community activities. Where appropriate community groups may find it advantageous to relocate their activities to this new hub. Sources of funding to support this development will be investigated and may include (but are not limited to) the Big Lottery Fund, European Union, one of a range of charitable Trusts or private sector investment.</p> <p>3. Swimming Pool The nearest public swimming pools to Longridge are the ones at West View in Preston and the Ribblesdale Pool in Clitheroe, both these facilities are remote from the town. There are several small pools in Longridge and these provide a valuable service to the residents. Obstacles exist to the provision of a full size swimming pool in the Town, amongst which the most difficult to address would be the location and running costs. If it is not possible or cost effective to provide a full size pool, then consideration must be given to supporting the development of the existing facilities to ensure that Longridge residents have adequate access to high quality swimming facilities.</p> <p>4. Station Buildings Improvements to the building to facilitate a wider range of uses by the local community.</p>		
<p>POLICY LNPD14 – PROTECTING AND ENHANCING LOCAL GREEN SPACES</p>	<p>EN4 Biodiversity and Geodiversity; DMG1 General Considerations; DME1 Protecting Trees and Woodland; DME2</p>	<p>The CS has no specific designated local green space policy, this is a national planning policy designation.</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>The local green spaces identified below and shown on Figures 25 to 30 in Appendix C will be protected. Inappropriate development of defined local green spaces, as defined in paragraphs 89 to 92 of the NPPF, will only be permitted in very special circumstances. That is when the harm by inappropriateness and any other harm is clearly outweighed by other considerations.</p> <p>1. John Smith Playing Fields</p> <p>This park lies adjacent to the town on the northern border and provides a unique and valuable local asset. Originally a local quarry site, it has been developed to provide an active and educational area for families, local community groups, schools and tourists and includes a permanent orienteering course, nature and sculpture trails. Artists Julie Miles and Martin Bednarczuk in collaboration with the community of Longridge have created original designs for signage and markers, transforming a simple orienteering course into an exciting and functional form of sculpture for the park. This creative solution also provides the general visitors to the park with a nature/sculpture trail to take in at their leisure.</p> <p>2. Longridge Recreation Ground</p> <p>This area provides a unique and large open green space in the middle of the town. It is home for many local activities including Longridge Field Day and is of major importance to the town and must be protected from development at all costs.</p> <p>3. Alston Wetland</p>	<p>Landscape and Townscape Protection; Policy DMB4 Open Space Provision.</p>	<p>However, Policy LNDRP14 is also in general conformity with a number of other CS policies.</p> <p>Policy EN4 that seeks to protect Biodiversity and Geodiversity. Policy DMG1 that seeks to protect amenity, environment and social infrastructure provision. By protecting local green spaces Policy LNDRP14 also offers protection to trees and woodland (CS Policy DME1); and, in certain cases, landscape and townscape (Policy DME2).</p> <p>Policy LNDRP14 is in general conformity with RVBC Core Strategy Policy DMB4 that states RVBC “will refuse development proposals which involve the loss of existing public open space” except in “exceptional circumstances”.</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>On the southern edge of Longridge, this small wildlife reserve created by the RSPB and United Utilities, provides a valuable site for breeding wading birds and is a unique destination for walkers and birdwatchers.</p> <p>4. Foley’s Path and associated green space</p> <p>A unique green space in central Longridge, providing access between Berry Lane and Parlick Avenue.</p> <p>5. Towneley Gardens and Bowling Green</p> <p>Provides a central green space in addition to a well-used bowling green. This area has special significance to the community as an area of tranquility located close to a busy shopping area on Berry Lane. Funding has been secured from Tesco and Longridge Town Council for the renovation of this area.</p> <p>6. Mardale Road Play Area</p> <p>Mardale Road play area is a small are area of green space in a built-up area to the south of the town. It contains a children’s play area and provides the only place for safe play in the area.</p> <p>7. Highfield Drive</p> <p>This is a small area of green space just off Highfield Drive. It is surrounded by houses and provides a unique area for safe children’s play.</p>		

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<p>8. Allotments at Windsor Avenue and next to Alston Reservoir Number 2</p> <p>9. Redwood Drive play area</p> <p>10. Dilworth Triangle play area</p>		
<p>POLICY LNPD15 – PROTECTING AND ENHANCING OPEN SPACES AND RECREATION FACILITIES</p> <p>The open spaces listed below, and shown on Figures 31 and 32 in Appendix C will be protected. Development that would lead to the loss of these sites will be assessed against Policy DMB4 Open Space Provision of the Core Strategy:</p> <p>a) Equivalent or better provision is provided elsewhere within a sustainable location in, or adjoining, Longridge town; or</p> <p>b) It can be clearly demonstrated that the open space performs no useful function.</p> <ol style="list-style-type: none"> 1. Longridge C of E Primary School playing fields 2. Barnacre Road Primary School playing fields 3. St Cecilians RC High School playing fields 4. Longridge High School playing fields 5. Longridge Showground 6. St Wilfrid’s School playing fields 7. Mardale Road playing fields 	<p>DMG1 General Considerations; DME1 Protecting Trees and Woodland; DME2 Landscape and Townscape Protection; Policy DMB4 Open Space Provision.</p>	<p>The CS has no specific open space and recreation facility protection policy. .</p> <p>Policy LNPD15 is in general conformity with CS Policy DMG1 that seeks to protect amenity, environment and social infrastructure provision. By protecting open spaces Policy LNPD15 also offers protection to trees and woodland (CS Policy DME1); and, in certain cases, landscape and townscape (Policy DME2).</p> <p>Policy LNPD15 is in general conformity with RVBC Core Strategy Policy DMB4 that states RVBC “will refuse development proposals which involve the loss of existing public open space” except in “exceptional circumstances”.</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
<p>In addition, Longridge Recreation Centre and Longridge Gym will also be protected for continued sport and recreation use. Development for other uses will only be supported if alternative provision is provided elsewhere within the town or the facility can be demonstrated as no longer viable for continued sport and recreation use.</p>		
<p>POLICY LNDP16 - PROTECTING LOCAL EMPLOYMENT SITES</p> <p>To maintain a full range of employment opportunities in the local area the following sites, also shown on Figures 33 and 34 in Appendix C, will be protected for employment generating uses (B1, B2 and B8 uses). Proposals for alternative uses, such as housing and retail, will be assessed against Core Strategy development management policy DMB1.</p> <ol style="list-style-type: none"> 1. Shay Lane Industrial Estate 2. Industrial Factory Site (Queen’s Mill) Preston Road – Krempel Group 3. Dairy Production Site, Preston Road – Singleton’s 4. Chapel Hill Trading Estate – OBAS Group 5. The Old Corn Mill, Warwick Street 6. Industrial and Commercial Units, Warwick Street 7. Stonebridge Mill 8. Royal Mail Sorting Office, Green Lane 9. Carefoot’s Construction and Transport Depot, Derby Road 10. Industrial and Commercial Units – (Forrest’s Yard) 	<p>EC1 Business and Employment Development; EC2 Development of Retail, Shops and Community Facilities and Services; DMG1 General Considerations; DMG2 Strategic Considerations; DMG3 Transport and Mobility; DMB1 Supporting Business Growth and the Local Economy.</p>	<p>Policy LNDP16 is in general conformity with CS Policy EC1 that seeks to direct employment development towards the main settlements of Clitheroe, Whalley and Longridge.</p> <p>Policy EC1 also supports the expansion of existing businesses, and, wherever appropriate, such proposals will be considered favourably.</p> <p>Policy LNDP16 identifies those areas that will be protected for employment use and this approach is in general conformity with that part of CS Policy EC1 that seeks to ensure that “Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.” In his regard such proposals will be assessed against CS Policy DMB1.</p>

Longridge NDP Policy	Ribble Valley Core Strategy	Statement on “general conformity”
11. Industrial Units, bottom of Berry Lane		LNDP16 is also in general conformity with development management policies DMG1, DMG2 and DMG3.

3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Development Plan is fully compatible with EU Obligations.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

The Neighbourhood Development Plan has been subjected to an SEA Screening Assessment.

The Neighbourhood Development Plan has been subjected to a separate Screening Process for Strategic Environmental Assessment Scoping and Habitat Regulations Assessment Screening prepared by Kirkwells and a subsequent Environmental Report was published for consultation with Natural England, Environment Agency and English Heritage.

The Submission Neighbourhood Development Plan is fully compatible with the **European Convention on Human Rights**. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Development Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Development Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

3.7 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Development Plan).

Therefore, the prescribed conditions have been met in relation to the Longridge Neighbourhood Development Plan (LNDP) and prescribed matters have been complied with in connection with the proposal for the Plan.

Prepared on behalf of Longridge Town Council by Kirkwells Town Planning Consultants www.kirkwells.co.uk