



The Planning Inspectorate

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# **Report to Ribble Valley Borough Council**

**by Richard McCoy BSc MSc DipTP MRTPI IHBC**

**an Inspector appointed by the Secretary of State**

**Date: 10 September 2019**

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Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

## **Report on the Examination of the Ribble Valley Local Plan, Housing and Economic Development, Development Plan Document**

The Plan was submitted for examination on 28 July 2017

The examination hearings were held between 27 November 2018 and 24 January 2019

File Ref: PINS/T2350/429/2

## **Abbreviations used in this report**

AA	Appropriate Assessment
CS	Core Strategy
DtC	Duty to Co-operate
DPD	Development Plan Document
HRA	Habitats Regulations Assessment
LP	Local Plan
MM	Main Modification
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
HLAS	Housing Land Availability Study

## **Non-Technical Summary**

This report concludes that the Ribble Valley Local Plan, Housing and Economic Development, DPD) (the Plan) provides an appropriate basis for the planning of the Borough, provided that a number of main modifications [MMs] are made to it. Ribble Valley Borough Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

All of the MMs were proposed by the Council and were subject to public consultation over a six-week period. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Allocating additional land for housing in Clitheroe, Langho, and Read and Simonstone in order that sufficient sites are allocated to meet the housing requirement identified in the Core Strategy (CS).

## Introduction

1. This report contains my assessment of the Ribble Valley Local Plan, Housing and Economic Development DPD in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the Duty to Co-operate (DtC). It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework 2012 (NPPF), paragraph 182, makes it clear that in order to be sound, a LP should be positively prepared, justified, effective and consistent with national policy.
2. The revised NPPF was published in July 2018 and further revised in February 2019. It includes a transitional arrangement in paragraph 214 which indicates that, for the purpose of examining this Plan, the policies in the 2012 NPPF will apply. Similarly, where the Planning Practice Guidance (PPG) has been updated to reflect the revised NPPF, the previous versions of the PPG apply for the purposes of this examination under the transitional arrangement. Therefore, unless stated otherwise, references in this report are to the 2012 NPPF and the versions of the PPG which were extant prior to the publication of the 2018 NPPF.
3. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Ribble Valley Local Plan, Housing and Economic Development, Development Plan Document (DPD), submitted in July 2017 is the basis for my examination.
4. The Plan builds on the foundations of the CS which was adopted in December 2014 and will complete the local plan framework for the Borough. It sets out the key housing and economic issues, allocating land for those uses and along with the CS will guide development in the Borough until 2028.
5. The CS established the vision, underlying objectives and key principles that will guide development. It sets out the strategic policies that will establish the overall spatial strategy (including the Standen strategic development site) and broad locations for development. In addition, it identifies the amount of land required for housing and economic development over the plan period (which runs from 2008 to 2028) by establishing the Objectively Assessed Need (OAN) and from that the Borough's housing requirement. In addition, CS Key Statement H1 makes clear how the Council will identify a deliverable housing land supply over a 5-year period and identify housing land for the remainder of the plan period.
6. This plan, flowing from CS Key Statement DS1, allocates housing land to meet the Borough's residual housing requirement. It also seeks to meet the residual employment land requirement through the development of the Barrow Enterprise Site and the Salmesbury Enterprise Zone and will direct new retail and leisure development towards the centres of Clitheroe, Longridge and Whalley.
7. As the scope of this Plan is clearly limited to allocating sites to meet the need established in the CS, it does not (having regard to the Court of Appeal judgment in *Oxted Residential Ltd v Tandridge DC* [2016] EWCA Civ 414 which

supported the earlier judgment in *Gladman Development Ltd v Wokingham BC* [2014] EWHC 2320 (Admin)) need to reconsider OAN. Furthermore, the principles set out in those judgements also apply to the provision of a 5-year housing land supply and I have considered the soundness of this plan against its ability to meet the housing requirement established by the CS rather than embark upon an inquiry as to whether or not a 5 year housing land supply exists.

8. Against this background, I am satisfied that the distribution and capacity of sites and the pace of providing them in this site allocations plan are intended to be in line with the adopted CS as set out in Key Statement H1. To this end, in May 2018 the Council became concerned that the proposed housing land allocation would not be sufficient to meet the CS requirement and requested that the examination be suspended to allow further work to be carried out. Further evidence was produced and this led to the Council proposing some modifications to the submitted Plan. Both the new evidence and the suggested revisions were the subject of consultation before the hearings took place. Further modifications were put forward by the Council both during and after the hearings.
9. These modifications to incorporate further sites are proposed in order to ensure consistency with the CS. It is in this sense that this site allocations Plan has a role to play in helping to maintain a rolling 5-year supply of housing land rather than demonstrating that the Council has a 5-year supply at any particular point in time.

### **Main Modifications**

10. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any MMs necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MM1, MM2** etc, and are set out in full in the Appendix.
11. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal of them. The MM schedule was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report.

### **Policies Map**

12. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted Plan. In this case, the submission policies map comprises the set of plans identified as HAL1, HAL2, EAL1, EAL2 and EAL3, along with the Clitheroe Market Redevelopment, Main Centre Boundaries and Open Space Sites as set out in the Plan.

13. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. These further changes to the policies map were published for consultation alongside the MMs in the Additional Housing Allocations, Post EIP Hearings Consultation- February 2019.
14. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the Council document; Additional Housing Allocations, Post EIP Hearings Consultation- February 2019, and the further changes published alongside the MMs.

## **Assessment of Duty to Co-operate**

15. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
16. The Council has prepared a DtC Compendium which provides evidence on how it has engaged with other bodies in the preparation of the Plan. This included working jointly with neighbouring authorities and statutory partners by way of consultation and engagement in the preparation of the plan, specific joint projects and in undertaking formal consultation through the plan making process.
17. The duty relates to strategic matters involving sustainable development or use of land with significant impact across administrative boundaries and follows on from the work done under the CS in respect of the DtC when engagement was carried out on strategic matters such as housing, economic development and Greenbelt. I am not aware of any significant outstanding issues relating to any strategic and cross-boundary matters.
18. I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the DtC has therefore been met.

## **Assessment of Soundness**

### **Background**

19. Some of the representations on the Plan refer to the merits of sites which have not been allocated – omission or alternative sites. However, the purpose of the examination is to consider whether the submitted plan is sound. In which case, the focus of this report in relation to sites will principally be on whether the process followed by the Council in selecting the allocations is sound and whether those allocations will meet the development requirements, not on the merits of other sites as alternatives.

### **Main Issues**

20. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified the

main issues upon which the soundness of this plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

## Issue 1 – Housing

*Whether the Council's strategy for meeting its housing requirement is sound and whether the housing policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained in the CS*

21. The CS sets the strategic pattern of development required to address the Borough's OAN of 5600 dwellings, taking account of what development had already been committed within the plan period from 2008 as follows:

<b>Location</b>	<b>Residual number of houses required for each settlement</b>
Clitheroe	240
Longridge	633
Whalley	0
Other Settlements	145
Standen	1040
<b>Total</b>	<b>2058</b>

22. This Plan as submitted and based on the Housing Land Availability Survey, April 2017, identified Mellor and Wilpshire as the 2 locations where a residual under-supply against planned requirements existed. Since that time the Council has prepared the HLAS Report, July 2018 which led to a revision of its housing land supply position as it became clear that the CS requirement was unlikely to be achieved without the addition of further housing land.
23. In response, the Council undertook consultation on additional sites to be proposed as MMs in July 2018 and revised its Housing Land Supply Evidence (September 2018). While the Council holds the view that the revised housing land supply evidence demonstrates that it has a 5-year housing land supply (including buffer) but requires further allocations to ensure a flexible supply, for the soundness of the Plan, I need to be satisfied that the housing requirement identified in the CS can be met.
24. To this end, I agree with the Council that this is achieved by flexible policies in the CS that enable development to be brought forward in a sustainable manner and by way of a reserve of allocated sites. As submitted, in my judgement, the Plan would not contain sufficient housing land allocations to

enable CS Key Statement H1 to be realised. The Council therefore proposed that additional sites should be identified from those that came forward in response to the July 2018 consultation.

25. In addition to the sustainability appraisal process, the Council applied a set of detailed site selection criteria to the submitted sites. These recognised a Borough wide need rather than concentrating any residual need in Mellor and Wilpshire; reconsidered discounted sites identified at the Regulation 18 and 19 stage of the Plan's preparation; adopted the CS strategic locational policies to select sites in accordance with the hierarchy of the Borough's most sustainable settlements; assessed the scale and deliverability of each site (rejecting sites of 30 units or more in Tier 1 settlements as being too large for the existing scale of those settlements), and considered only sites that could deliver within 5 years of planning permission being granted. The final criterion was to take into account individual site-specific matters such as effect on landscape character and practical difficulties that would render sites harmful and/or undevelopable.
26. While the Council's approach did attract criticism, I have no doubt that each of the sites that came forward at the various stages of the Plan's preparation, including the July 2018 consultation on additional housing sites, were subject to rigorous assessment. The selection criteria used was reasonable in allowing a systematic appraisal of potential sites on a Borough wide basis in the light of the adopted CS policies. In circumstances where the performance of 2 or more sites has been comparable, judgements have been made on the basis of individual factors which the Council considered tipped the balance in favour of 1 over the other(s). This approach of introducing an element of professional judgement in relation to site specific circumstances, within an otherwise systematic site-selection method, is reasonable.
27. Against this background, I am content that this is a sound approach to take in selecting additional sites to ensure the CS housing requirement is met with a degree of flexibility. Consequently, the Council is proposing MMs such that 5 additional sites are allocated as follows.
  - **MM1** Land at Chatburn Road, Clitheroe. Located directly north-east of the last housing development heading eastwards out of Clitheroe, within the defined main settlement of Clitheroe, the site is open grazing land. Accessed off Chatburn Road, the north-western edge of the site is adjacent to Flood Zone 2. This area has been excluded from the allocation as advised by the Environment Agency. The development area is approx. 0.7ha and the site capacity is 20 dwellings.
  - **MM2** Land off Hawthorne Place, Clitheroe. The site is within the defined main settlement of Clitheroe, comprising open grazing land interspersed with a number of mature trees. It is accessed from the end of Hawthorne Place, off Waddington Road. The development area is approx. 1.7ha and the site capacity is 40 dwellings.
  - **MM3** Highmoor Farm, Clitheroe. The site is adjacent to the defined main settlement of Clitheroe. The site is located to the eastern end of Clitheroe, accessed initially off Pendle Road and then via a track leading from the main access into the 'Highmoor Park', 'Abbot Walk' and 'Roman Way' estate. The



development area excluding land at Highmoor Farm which has been granted permission for development (Application Ref. 3/2017/1221) and the flood zone with 10m buffer is approx. 5.0 hectares and the site capacity is 100 dwellings.

- **MM4** South of Laycocks Farm, Langho. The site is sandwiched between the southern end of 'Northcote Road' to the west and the A666/Whalley Road to the east. The land is used as part open grazing and as a temporary carpark in connection with works being carried out at 'St Michael's Lodge' to the south-west of the site. The development area is approx. 0.4 hectares and the site capacity is 10 dwellings.
  - **MM5** Haugh Head, Whins Lane, Read and Simonstone. The site is located towards the north-eastern edge of the main settlement of Read. A Public Footpath lies across the southern boundary of the site. The development area is approx. 0.7ha and the site capacity is 20 dwellings.
28. The density and dwelling type of each of these sites will be determined to best meet the needs identified in accordance with CS Policy H2 and the Development Management criteria. In addition, the development of these sites will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of CS Policies H3 and DMH1.
29. While I note the multi-signature petitions objecting to further housing development in Clitheroe due to a claimed lack of infrastructure and asking the Council to prioritise affordable housing in the rural area, the content of the petitions relates in the main to matters that are covered by the CS which directs housing development through Key Statement DS1 and affordable housing through Policy H3. In respect of infrastructure, the Council has consulted extensively on these sites and where necessary amended boundaries to take account of flood risk. From what I observed, the sites are accessibly located within Clitheroe with links to the road network and public transport connections. No insurmountable issues related to infrastructure provision at these sites came forward through the consultation exercise.
30. In the light of all of the evidence, I am satisfied that modifications **MM1** to **MM5** proposed by the Council will ensure that the Plan can secure a sufficient and flexible supply of allocated housing land to achieve the policy aims of CS Key Statements DS1 and H3.

#### *Affordable housing*

31. As set out above, the housing allocations in the Plan will be subject to the policy provisions of the CS, including Policy H3. The housing allocations in the Plan will therefore contribute to the provision of affordable housing throughout the Borough as the allocations are subject to compliance with the CS policies. Affordable housing will also be secured through the exceptions policies contained in the CS Development Strategy.

#### *Monitoring*

32. CS Chapter 11 outlines a monitoring framework against which the Council's Annual Monitoring Report is measured. In addition, several of these indicators are subject to monitoring on a more frequent basis enabling interim reports

such as Housing Land Monitoring Schedules to be produced. Such monitoring will take account of any local and/or national policy changes. Housing land requirements will be assessed bi-annually resulting in the publication of the Council's Housing Land Availability Schedules.

*Gypsy, Travellers and Travelling Showpeople accommodation needs*

33. Core Strategy Policy H4 seeks to meet Gypsy and Traveller needs based on the Gypsy and Traveller Accommodation Needs Assessment (GTAA) 2013. While the evidence demonstrated that the need was zero, it was estimated that the situation would change in the period 2023 to 2028 when 2 extra pitches would likely be required. Given this level of need it was considered unnecessary to formally allocate sites but to manage provision through the development management process guided by relevant policies.
34. Accordingly, this Plan seeks to ensure that the needs of Gypsies, Travellers and Travelling Showpeople within the Borough, assessed against national guidance contained in the PPTS August 2015, are considered and that suitable types of accommodation are provided. The Plan makes reference to the Issues and Options Consultation 2016, which forms part of the evidence base, and the response from the National Federation of Gypsy Liaison Groups which indicated that the Council needed to include a set of criteria, within the Plan, to guide decisions on any applications for sites that may arise.
35. In response, Policy TV1 of the Plan, provides criteria against which proposals to meet accommodation needs of Gypsies, Travellers and Travelling Showpeople will be assessed. In my judgement, this follows the guidance in the PPTS, including the definitions set out in the Annex to that document, and allows the Council, through the criteria of the policy, to respond to the accommodation needs of Gypsy and travellers on an application by application basis, in line with CS Policies H4 and DMH2.
36. Against this background, the policy adopts an approach that is comparable to that taken in the CS to general housing provision. It can respond to changing assessments of the accommodation needs of those Gypsy, Travellers and Travelling Showpeople who may in future fall within the PPTS definitions and can deal with applications from private individuals or for affordable pitch/plot provision from the Local Housing Authority or a Registered Social Landlord.
37. The Council, through its Housing Land Availability Schedules and Monitoring Report, and in the light of future GTAA updates, will continually review the needs of Gypsies, Travellers and Travelling Showpeople within the Borough, assessed against national guidance contained in the PPTS.

*Conclusion on Issue 1*

38. Considering the above, I conclude that the Plan has been positively prepared, including the consideration of reasonable alternatives, and with the MMs put forward by the Council, the approach taken is justified. The Council's strategy for meeting its housing requirement is therefore sound and the housing policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained in the CS.

## **Issue 2 – Economic Development**

*Whether the Council's strategy for accommodating economic development is sound and whether the economic development policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained within the CS.*

39. CS Key Statement DS1 identifies the locations for strategic employment opportunities within the Borough with the two main sites being the Barrow Enterprise Site and the Samlesbury Enterprise Zone. These sites are intended to provide the Borough with future employment and economic growth opportunities. The additional allocations of this Plan are designed to meet residual employment land requirements and have been measured against the overall requirement and spatial distribution set out in the CS.
40. The evidence base underpinning the Plan, including the DtC and the testing work undertaken as part of the SA, informed the employment land OAN which concluded that there was a residual requirement for employment land within the Borough of 2.41ha. The 3 site allocations under this Plan are aimed at assisting the aims of Key Statement DS1 to be achieved whilst also ensuring the delivery of necessary employment land to meet requirements for Longridge. This would not however, prevent further alternative sites coming forward to be assessed against the development plan as a whole.
41. The employment land allocations amount to around 4ha giving an overprovision of 1.6ha. Along with the existing commitments that have come forward since the adoption of the CS, these will ensure flexibility, and a choice of sites and locations to accommodate economic growth. From the evidence, I am satisfied that the employment land allocations proposed are deliverable, and subject to the monitoring regime set out in Section 11 of the CS, will address the likely needs for future employment growth within the Borough.
42. Nevertheless, it is likely that further opportunities for such development will come forward for consideration under the policies of the CS, further contributing to the choice of locations and flexibility.
43. With regard to retail, the allocations for the provision of new convenience and comparison retail floor space, as specified within CS Key Statement EC2, flows from the Ribble Valley Retail Study Update produced in 2013 and the Clitheroe Town Centre Masterplan. The 3 key service centres of Clitheroe, Longridge and Whalley were identified in the Study as areas that could be enhanced in order to retain retail spending within the Borough. Key Statement EC2 seeks to maintain the vitality and vibrancy of the 3 key service centres, ensuring that enhancement of the existing retail offer takes place.
44. Maintaining and enhancing the vitality and viability of Clitheroe as the Borough's main key settlement is to be achieved through Policy CMR1 of this Plan which identifies the area for future retail and leisure opportunities at the Clitheroe Market site, under CS Policies EC2 and DMR1. In addition, the Plan identifies the main centre boundaries for Clitheroe (Policy MCB1,) and Longridge and Whalley (Policy MCB2), reflecting the extent of retail and

commercial town centre uses. These policies identify the applicable boundaries within which the CS policies will be implemented.

45. The retail policies of this Plan, in conjunction with CS Key Statement EC2 and Policy DMR1 will encourage the development of additional retail and community facilities that support and enhance consumer choice and the unique character of the Borough's key service centre. These policies will also be subject to the monitoring framework set out in the CS through the annual Authority Monitoring Report which includes employment land monitoring.

#### *Conclusion on issue 2*

46. Against this background, I conclude that the Council's strategy for accommodating economic development is sound and justified, and the economic development policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained within the CS.

### **Issue 3 – Open Space**

*Is Policy OS1 clear, justified and consistent with national policy and will it be effective?*

47. CS Policy DMB4 afforded protection to areas of open space identified on the Proposals Map that accompanied that plan. However, a subsequent, updated Proposals Map included areas of open space outside of the settlement boundaries that were not covered by the Proposals Map referred to by Policy DMB4. To address this matter, Policy OS1 of this Plan updates the CS policy in order to clarify the Council's position in respect of all open space sites.
48. This approach stems from the evidence base which utilised the Open Space and Sport and Recreation Provision Topic Paper, the Lancashire Sport Partnership Ribble Valley Facilities Review and the Council's 2015 Playing Pitch Audit. While the policy seeks to protect existing, rather than designate new areas of open space, particularly in relation to sport and recreation pitches, it nevertheless conforms to the CS policy which referred to Sport England Guidance on this matter. This is in line with the PPG which states that authorities and developers may refer to Sport England guidance on assessing need.
49. In my judgement, Policy OS1 clarifies and supplements CS Policy DMB4 which itself was founded on the Lancashire Sport Partnership Ribble Valley Facilities Review which was based on the guidance set out by Sport England. Policy OS1 is further supported by the evidence contained in the more up-to-date Facilities Review and Playing Pitch Audit. Against this background, I consider the approach of the Plan to open space to be reasonable and justified.

#### *Conclusion on Issue 3*

50. I conclude that Policy OS1 is clear, justified and consistent with the relevant national policy and it will be effective.

## Assessment of Legal Compliance

51. My examination of the legal compliance of the Plan is summarised below:

- The Plan has been prepared in accordance with the Council's Local Development Scheme, October 2017.
- Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement, August 2013. Responses to this consultation included the multi-signature petitions objecting to further housing development in Clitheroe as explained above under Issue 1.
- Sustainability Appraisal, July 2017 has been carried out in respect of the submitted plan and MMs and is adequate.
- The Habitats Regulations Appropriate Assessment Screening Report July 2017 sets out why an AA is not necessary.
- The Plan includes policies designed to ensure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. This is achieved by the housing and economic development policies concentrating development in areas that conform to the CS sustainable settlement hierarchy.
- The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.
- I have had due regard to the aims expressed in S149(1) of the Equality Act 2010 resulting in my consideration of several matters during the examination such as incorporating a policy which seeks to meet the future needs of the Gypsy and traveller community, and making provision for addressing inclusive design and accessible environments in accordance with NPPF paragraphs 57, 58, 61 and 69.

## Overall Conclusion and Recommendation

52. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.
53. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that with the recommended MMs set out in the Appendix, the Ribble Valley Local Plan, Housing and Economic Development, DPD satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF.

*Richard McCoy*

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

## Appendix – Main Modifications

The modifications below are expressed in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	8	HAL3	<p><u>Chatburn Road, Clitheroe (0.7ha) 20 dwellings</u></p> <p><u>The site is within the defined main settlement of Clitheroe. The site is open grazing land directly north-east of the last housing development heading eastwards out of Clitheroe and towards Chatburn on the north-western side of Chatburn Road. The site is to be accessed off Chatburn Road. The north-western edge of the site is adjacent to Flood Zone 2. The Flood Zone has been excluded from the development area as per advice from the Environment Agency during the first consultation exercise in July.</u></p> <p><u>The development area excluding the flood zone with a 10m buffer to either side is approx. 0.7ha and the site capacity is 20 dwellings. The density and dwelling type will be determined to best meet needs identified in accordance with Policy H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of Policy H3 and Policy DMH1 of the Core Strategy.</u></p> <p><u>The site will be shown on the Proposals Map as Policy HAL3.</u></p>
MM2	8	HAL4	<p><u>Land off Hawthorne Place, Clitheroe (1.7ha) 40 dwellings</u></p> <p><u>The site is within the defined main settlement of Clitheroe. The site comprises open grazing land interspersed with a number of mature trees accessed from the end of Hawthorne Place, off Waddington Road, Clitheroe. The development area is approx. 1.7ha and the site capacity is 40 dwellings.</u></p> <p><u>The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of H3 and DMH1 of the Core Strategy.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>The site will be shown on the Proposals Map as Policy HAL4.</u></p>
MM3	8	HAL5	<p><u>Highmoor Farm, Clitheroe (5ha) 100 dwellings</u></p> <p><u>The site is adjacent to the defined main settlement of Clitheroe. The site is located to the eastern end of Clitheroe, accessed initially off Pendle Road and then via a track leading from the main access into the 'Highmoor Park', 'Abbot Walk' and 'Roman Way' estate. The north-eastern boundary is marked by a hedge and row of trees which partly follow a watercourse. A public footpath follows the route of the main access track to 'Highmoor Farm' and along the eastern access track which bounds the site and continues north-westwards along the northern boundary of the site.</u></p> <p><u>The development area excluding land at Highmoor Farm which has been granted permission for development (Application Ref. 3/2017/1221) and the flood zone with 10m buffer is approx. 5.0 hectares and the site capacity is 100 dwellings.</u></p> <p><u>The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of H3 and DMH1 of the Core Strategy.</u></p> <p><u>The site will be shown on the Proposals Map as Policy HAL5.</u></p>
MM4	8	HAL6	<p><u>South of Laycocks Farm, Langho (0.4ha) 10 dwellings</u></p> <p><u>The site is roughly triangular in shape and is sandwiched between the southern end of 'Northcote Road' to the west and the A666/Whalley Road to the east heading southwards into Langho. The land is used as part open grazing and as a temporary carpark in connection with works being carried out at 'St Michael's Lodge' to the south-west of the site. The development area is approx. 0.4 hectares and the site capacity is 10 dwellings.</u></p> <p><u>The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria.</u></p> <p><u>The site will be shown on the Proposals Map as Policy HAL6.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM5	8	HAL7	<p><u>Haugh Head, Whins Lane, Read &amp; Simonstone (0.7ha) 20 dwellings</u></p> <p><u>The site is located towards the north-eastern edge of the main settlement of Read. The site is currently open grazing land and is bounded to the south-west by 'Haugh Head farm', to the west by Whins Lane, to the east by the existing housing development at 'Woodfields' and open grazing land lies to the south. A Public Footpath lies across the southern boundary of the site.</u></p> <p><u>The development area is approx. 0.7ha and the site capacity is 20 dwellings.</u></p> <p><u>The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of H3 and DMH1 of the Core Strategy.</u></p> <p><u>The site will be shown on the Proposals Map as Policy HAL7.</u></p>