

**Ribble Valley  
Borough Council**



# **Core Strategy 2008 – 2028**

## **A Local Plan for Ribble Valley**

[Regulation 22 Submission Draft](#)~~[Regulation 19 Consultation](#)~~  
**Draft**



## FOREWORD

~~To be updated This consultation document is the culmination of the series of public consultations over recent years and extensive evidence gathering by the Council. It has been informed by the many representations made and has been prepared so as to strike a reasonable compromise between the often opposing views of residents of various parts of the borough, Government policy directives, potential developers and the mass of sometimes conflicting evidence.~~

~~The plan is designed to provide the basis for how Ribble Valley Borough should develop over the next 20 years. It deals with a wide range of issues including new housing, workspace, shops, the countryside, local villages, and heritage to name but a few. It will be used to guide where things are most likely, or where they are unlikely, to be built in that time and thus must be of vital interest to all Ribble Valley residents, businesses and visitors.~~

~~Taking into account all the factors indicated, the Council considers this to be the most appropriate plan to take forward and be submitted to the Secretary of State for Public Examination by an Inspector.~~

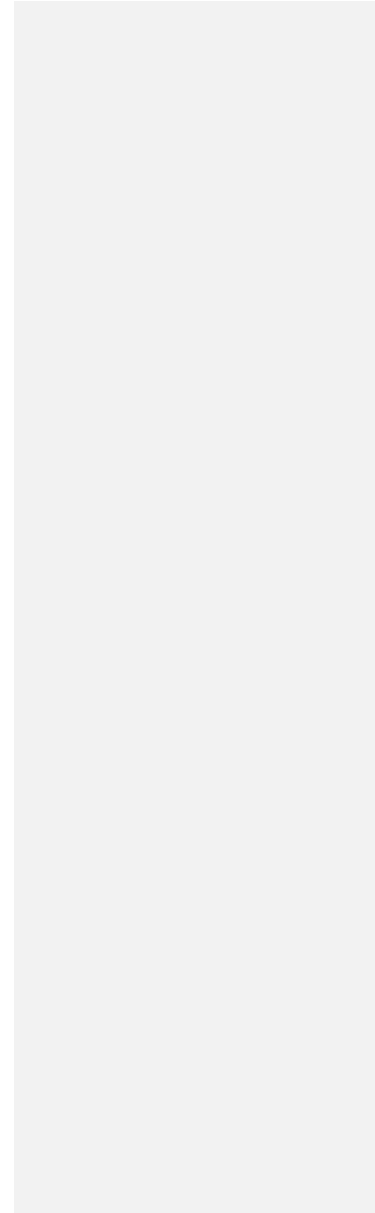
~~I recommend that every person who has an interest in Ribble Valley should read this document and, if appropriate, submit comments. Your representations will be used to help the Inspector who will examine the plan for soundness before the Council formally adopts it.~~

~~This is the next important stage of the process—moving from plan forming to plan testing. It is your opportunity to contribute to that process and to the debate about the future of the area.~~



Councillor Richard Sherras,  
Chairman Planning and Development Committee  
[April 2012 date](#)

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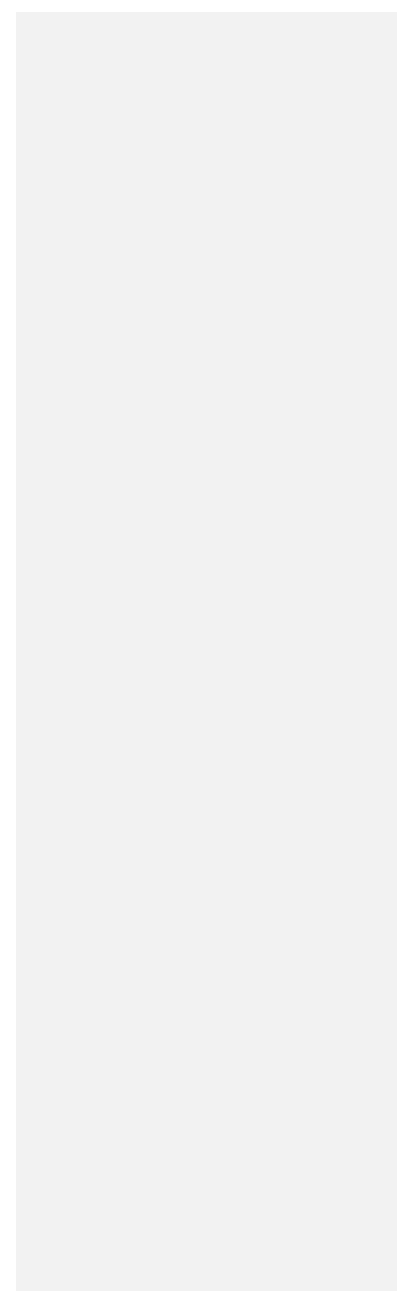
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## How to use this document

The [Draft](#) Core Strategy is split up into sections. The first section looks at the policy context for the Core Strategy, how it conforms with other strategies and plans and the evidence base for the LDF that has informed the decisions that have been taken.

Following this the strategic vision and the objectives for the borough are set out, which are then followed by the delivery strategy.

The thematic policy of the Draft Core Strategy then follows, which forms the basis of the development plan. The themes that relate to the overall development strategy are as follows:

- Housing;
- The Economy;
- The Environment;
- Infrastructure.

More detailed Development Management Policies provide the basis of the implementation mechanism for the strategy.

# 1 INTRODUCTION AND CONTEXT

## What is the Local Development Framework?

- 1.1 The plan making process has changed in recent years with a system that seeks to put in place a Local Development Framework that will provide the basis for guiding investment decisions, determining planning applications and managing how the local area will change over future years. All Local Planning Authorities (LPAs), like Ribble Valley Borough Council, have a legal duty to prepare a framework, and gradually as the LDF is put in place, it will replace the Districtwide Local Plan (originally adopted in June 1998). This system is different to the previous approach of structure plans (prepared by the County Council) and local plans (prepared by the LPA). It has different legal requirements that have to be met and is presented in a different way, as a suite of documents that together make up the LDF.
- 1.2 The Council, in preparing its LDF, has ~~had~~ regard to policies set out in ~~the n~~[National Planning Policy Statements \(PPSs\) Planning Policy Framework](#), that provides government policy on a wide range of issues such as the environment, housing and so on. ~~In addition Government has consulted on a new National Planning Policy Framework (NPPF) that will replace previous guidance. This draft plan has been prepared with the intention that this draft is consistent with the draft policy proposals. The Council will of course have to ensure, once the NPPF is formally published that our Core Strategy does not conflict with it.~~
- 1.3 Although the plan making system is different, it continues to maintain an approach that supports public involvement and community engagement. The Council has ~~already~~ undertaken a number of periods of consultation to inform our plan making and ~~we are have -now- moving towards some important stages with which you can get involved and contribute to planning for the area's future reached the stage where the Council has decided what the development plan for the area should be. Our current work is focusing upon the production of the Core Strategy, which this document deals with. This document represents the Core Strategy which will form a key part of the LDF for the borough.~~
- 1.4 The Core Strategy is the central document to the LDF as it establishes the vision, underlying objectives and key principles that will guide the development of the area. Although it will be used to aid the assessment of planning applications its primary function is to set a more strategic level of planning policy for the area. Whilst the Core Strategy

will identify broad locations and appropriate “strategic areas of development” detailed information on allocations of land for development and other detailed policies and standards to judge specific developments will be set out in other documents within the LDF. However, the Council has included as part of the delivery mechanism incorporated key statements and development management policies that will be used to implement the plans, within a consolidated plan format.

- 1.5 There are a number of formal stages to the process of producing the Core Strategy, each governed by legal regulations. These key stages are set out in the Council's Local Development Scheme, however for reference they can be summarised as:
- Regulation 18 -evidence gathering<sup>1</sup>, consideration of options and issues (formerly Regulation 25)
  - Regulation 19 - chosen option
  - Regulation 22 - formal submission to Secretary of State
  - Regulation 24 - Public Examination
  - Adoption

### Where are we now?

- 1.6 We are currently working at the Regulation ~~22~~24 stage and from the above you can see there are [still](#) a number of steps to go through before we will be in a position to finally adopt the Core Strategy. This [draft document](#) brings together the work undertaken previously, drawing together the outcome of consultation and engagement on options and policy formulation to provide what is in effect the Council's statement of its proposals (or preferred option/approach). This stage represents the Council's preferred option and is the strategy/plan the Council proposes to take forward and put into operation.

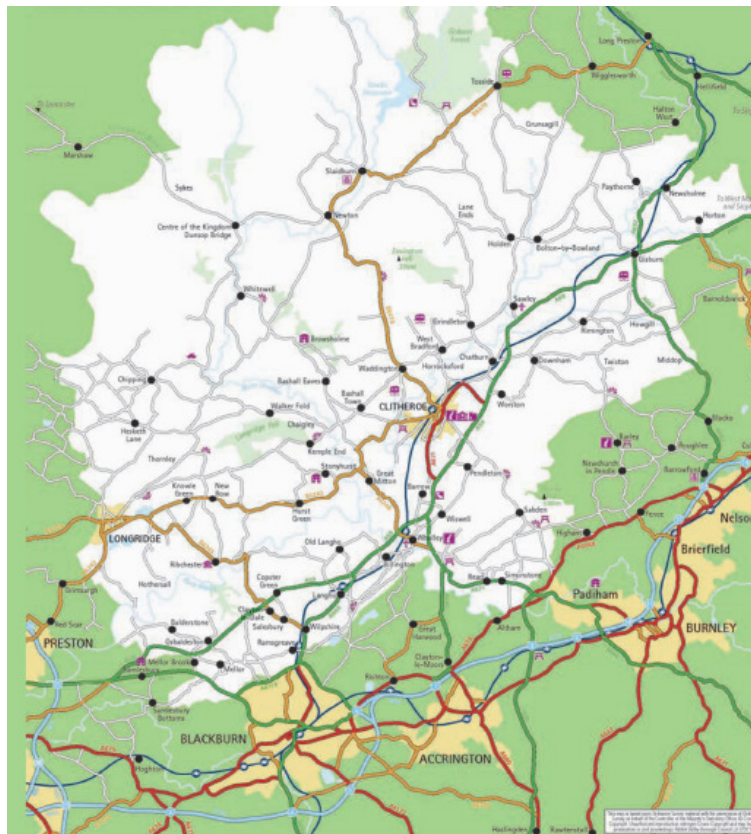
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<sup>1</sup> The Plan making process has recently changed, consequently Regulation numbers are different against each of the stages in the process.  
Core Strategy Reg 22 Composite Submitted Version 280912

1.7 It is important to acknowledge that the Core Strategy sits within a context of many other policies and strategies in addition to national documents. Further information on these is set out in Appendix 1. The key relationship between the Core Strategy and the Council's Sustainable Community Strategy, which provides the umbrella document for the Core Strategy merits special mention. In effect, the Local Development Framework, and primarily the Core Strategy within it, should be the spatial representation of the Sustainable Community Strategy. It is intended that the Core Strategy will set out what the Sustainable Community Strategy is seeking to achieve in land use and development terms. The Sustainable Community Strategy can be viewed on the Council's website.

1.8 This Core Strategy document represents an important stage as it is the initial opportunity to see drawn together information from the evidence base, previous consultations seeking views on how the area should develop and what is important to local residents, and the views of the wider business community and other agencies and organisations that have a relationship with the area. [It is now at an advanced stage of preparation and the next step is to submit the document to the Secretary of State for examination.](#)

1.9 [The Core Strategy and the evidence base on which the Core Strategy has been constructed, has already been through numerous stages of consultation prior to this Regulation 22 stage. This involved a four-page questionnaire \(see Development Strategy section\) that asked for local people's views on topics such as housing, the economy, the environment and accessibility. Also as part of this, there was the opportunity to submit/ highlight sites that are potential sites for housing and employment land. Following this a consultation exercise took place in the borough at the Issues and Options stage of plan production. This involved leaflets inserted into 11,000 copies of local newspapers and leaflet collection points throughout the borough. Leaflets were also downloadable online where it was also possible to fill these in.](#)



~~1.9 This report is still a consultation Core Strategy and represents the Regulation 19 stage in the Core Strategy process. It is published for a 6 week period of consultation and follows the rules and regulations set out for the process. Following which representations and comments will be considered, if necessary changes made to the document before it is considered by the Council for formal submission the Secretary of State. The comments and representation received will be used to prepare an issues report for the inspector to consider as part of the statutory examination process.~~

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~~1.10 The Core Strategy and the evidence base on which the Core Strategy has been constructed, has already been through numerous stages of consultation prior to this Regulation 19 stage. This involved a four-page questionnaire (see Development Strategy section) that asked for local people's views on topics such as housing, the economy, the environment and accessibility. Also as part of this, there was the opportunity to submit/ highlight sites that are potential sites for housing and employment land. Following this a consultation exercise took place in the borough at the Issues and Options stage of plan production. This involved leaflets inserted into 11,000 copies of local newspapers and leaflet collection points throughout the borough. Leaflets were also downloadable online where it was also possible to fill these in.~~

~~1.10 The previous government's changes to the regulations meant that the Council had to alter how work progressed. The previous stages (undertaken under the original regulations), included consultation as part of developing an Issues and Options stage. This consultation did however generate an encouraging response and provided a lot of information to help inform the development of the plan.~~

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~~1.11 The Regulation 19 Core Strategy was published for a 6 week period of consultation in accordance with the Regulations. Following which representations and comments were considered, and some focussed changes identified to the document before it was considered by the Council for formal submission the Secretary of State. The comments and representation received have been used to prepare an issues report for the Inspector to consider as part of the statutory Examination process.~~

~~1.11 The previous government's changes to the regulations meant that the Council had to alter how work progressed. The previous stages (undertaken under the original regulations), included consultation as part of developing an Issues and Options stage. This consultation did however generate an encouraging response and provided a lot of information to help inform the development of the plan.~~

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## The journey - involving Stakeholders in the consultation on the Regulation 25 Core Strategy

1.12 Consultation was undertaken on the Regulation 18 (formerly Regulation 25) stage Core Strategy between August and October 2010. This set out a series of issues that the Core Strategy document was to cover and a set of potential

Development Strategy options which gave three options for where development could be located in the borough, formulated from the evidence base work undertaken to date.

- 1.13** The results of this consultation indicated that no preferred option could be taken forward to the publication consultation stage and that further work on additional, alternative options was necessary.
- 1.14** As a result a further 5 alternative Development Strategy options were developed, based upon ideas and information submitted into the Regulation 18 stage consultation. These options were set out, alongside the original 3 options, in a document titled 'Generation of Alternative Development Strategy Options'. Consultation was then undertaken on this document for a 6-week period between 29th June 2011 and 12<sup>th</sup> August 2011. Although this work and consultation was an additional stage of Core Strategy formulation, this still forms part of the Regulation 18 stage. It was a required element of the Town and Country Planning (Local Development) (England) Regulations 2004 that the Local Planning Authority notify and invite representations from those consultation bodies that they consider appropriate, or those that may have an interest in the subject of the proposed DPD, which in this case is the Core Strategy. The invitation to make representations relates to what the DPD ought to contain.
- 1.15** Ribble Valley Borough Council therefore provided the opportunity for any organisations or persons in or out of the borough to submit representations into the Core Strategy process by:
- opening a 6 week consultation response period between 29th June and 12th August 2011
  - running a planning drop in day, which was advertised in the press, between 10am and 7:30pm on 27th July 2011 offering the opportunity for all interested parties to speak one on one with members of the Forward Planning team, and ask questions
  - making the Generation of Alternative Development Strategy Options report available at all libraries in the borough, the Council Offices, the Station Buildings in Longridge and available for loan from Parish Councils
  - publishing the report and both a downloadable response form on the Council's website and creating a summary and link from the Pennine Lancashire Feedbackonline website
  - producing a poster to advertise both the consultation and the planning drop in day, with information on how to get involved in the consultation process
  - publishing numerous press releases in the local press, including the Clitheroe Advertiser and Times, the Longridge News and the Lancashire Evening Telegraph to give details on both the consultation itself and also the planning drop in day

- writing to all Parish Council Clerks in and adjacent to the borough, all borough Members and to all contacts on the LDF consultation database (over 2000 contacts) and
- sending out notices informing local residents of the consultation via a Royal Mail postal drop. This reached approximately 90% of all households in the borough.

**1.16** This, in addition to the Summary of Representations received at Regulation 18 (25) document published in March 2011, satisfies Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which requests a statement setting out a summary of the main issues raised by the representations made pursuant to [Regulation 18 (25)] and how any representations made pursuant to [Regulation 18 (25)] have been taken into account.

**1.17** It is important to remember that, in accordance with the regulations, the invitation to make representations at the Regulation 18 (25) stage relates to what issues and information the Core Strategy should contain and therefore changes to approach in future Core Strategy production will only be affected by representations which relate to content or queries of 'soundness'. All representations that relate to the proposed content of the Core Strategy have been logged and considered and information included in the Regulation 19 (27) Core Strategy, where appropriate.

**1.18** [In response to the consultation on the Regulation 19 Core Strategy and the publication of the NPPF the Council proposes some focused/minor changes to the plan. These will be subject to a separate round of consultation.](#)

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### How does the Core Strategy link in with the SA/SEA/AA?

~~1.18~~**1.19** Prior to work beginning on the Core Strategy, Consultants<sup>2</sup> were appointed to undertake Sustainability Appraisal (SA) scoping work for the LDF. A Sustainability Appraisal ensures that the approaches taken are the most sustainable, socially, environmentally and economically.

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~~1.19~~**1.20** During the Issues and Options consultation stage of the Core Strategy, which was undertaken in October to December 2007, Ribble Valley Borough Council produced a Sustainability Appraisal scoping report for the Core Strategy, which was subject to a five-week statutory consultation period. Following this, representations were made by all of the three statutory consultees, which stated that they had no comments to make on the SA at this stage.

~~1.20~~**1.21** Following the amendments to the 2004 Regulations in 2008, it was felt that the Sustainability Appraisal scoping report needed to be refreshed to update the changes in the policy context and local characteristics. Therefore, an

<sup>2</sup>Hyder Consulting UK Ltd.

updated version of the SA Scoping report was produced, undertaken by consultants on behalf of the Council. The updated scoping report has again been re-sent to the three statutory consultees, and is also published on the Council's website for comment by other interested parties.

**1.21.22** Following consultation on the regulation 18 (25) Core Strategy consultation report, a Sustainability Appraisal workshop was undertaken. This assisted in the completion of the final SA report in terms of assessing options and sustainability. A Strategic Environmental Assessment (SEA) must also be undertaken where there are anticipated significant environmental effects. As the Core Strategy covers a variety of issues over a large spatial area it is anticipated that this will be the case. The SA is combined with the SEA and the document produced satisfies the requirements of both. In accordance with the Habitats Directive, as set out below, a screening exercise has also been undertaken to determine if the Core Strategy is likely to have significant effects on the two European sites designated for their special conservation interest within the borough area. This will determine if Appropriate Assessment (AA) of the Core Strategy will be necessary.

*“Directive 92/43/EEC (the Habitats Directive) on the Conservation of Natural Habitats and of Wild Fauna and Flora requires that any plan or project not directly connected with or necessary to the management of a designated habitats site, but likely to have a significant effect thereon, either individually or in combination with other plans or projects, is to be subject to an Appropriate Assessment (AA) of its implications for the site in view of the site's conservation objectives”<sup>3</sup>*

**1.21.23** This ~~has been was~~ undertaken simultaneously with the SA and SEA and ~~is available~~ was published for comment in parallel with ~~this the~~ Regulation 19 (Core Strategy publication version) stage.

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### Self Assessment and Infrastructure Plan

**1.23.24** The Core Strategy must meet the tests of soundness that are set out in guidance. These tests are used to ensure that the Core Strategy produced is robust and justified.

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<sup>3</sup> As set out in the Ribble Valley Core Strategy Sustainability Appraisal Scoping Report  
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To be “sound” a Core Strategy should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

“JUSTIFIED” means that the document must be:

- Founded on a robust and credible evidence base
- The most appropriate strategy when considered against the reasonable alternatives

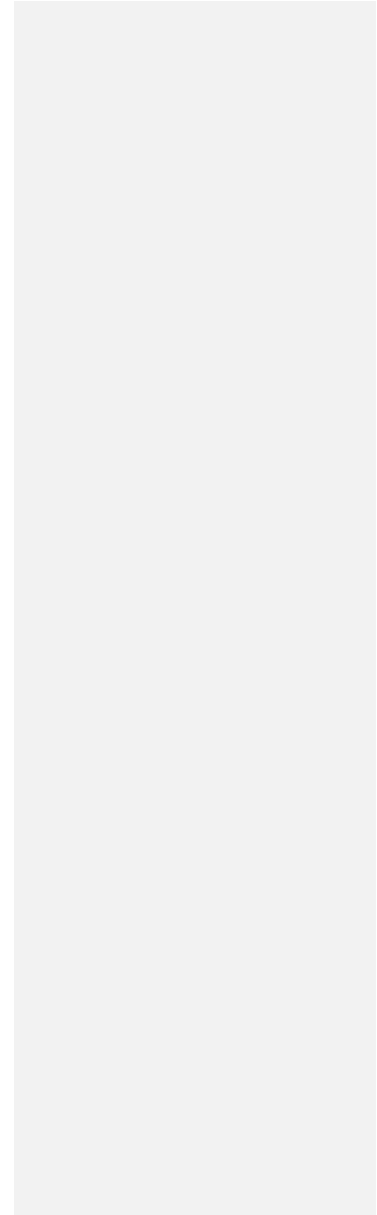
“EFFECTIVE” means that the document must be:

- Deliverable
- Flexible
- Able to be monitored

**1.241.25** As part of the process the Council will perform a self assessment to support the Regulation 22 (submission stage) Core Strategy documents. Soundness will be subject to consideration at the Examination in Public.

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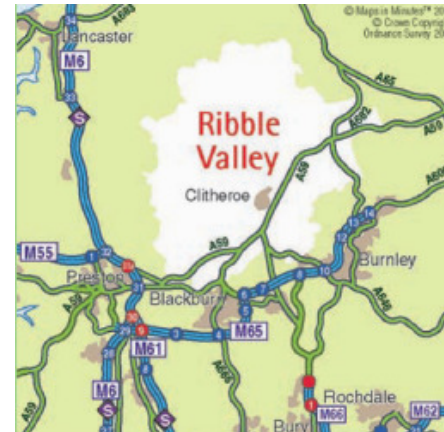


## 2 UNDERSTANDING THE AREA

- 2.1** It is an important and vital component of the process to understand the area for which we are seeking to create a forward-looking plan. To do this we have examined a wide range of considerations and looked to a number of sources of information to help inform this understanding.

### A spatial portrait of Ribble Valley

- 2.2** The high quality environment of the Ribble Valley is what makes the area so special. It is also what makes people want to live and settle here permanently, what makes them want to work here and what makes them want to spend their leisure time here. Situated in North East Lancashire, and, with an area of 585 square kilometres, it is the largest district in the County of Lancashire. It is at the centre of the British Isles and often referred to as the Centre of the Kingdom.
- 2.3** The Borough has a population of around 58,000 with a third of the population aged 65 and over.<sup>4</sup> The large area, but small population, results in low population density with an average of less than one person (0.9) per hectare.<sup>5</sup> This is more in line with parts of the Yorkshire Dales and Cumbria than adjoining parts of Lancashire. This figure varies greatly across the borough however, ranging from 34 persons per hectare in the Primrose ward (Clitheroe), to 0.1 persons per hectare in the settlements of Bolton by Bowland, Newton and Slaidburn.



<sup>4</sup> Office of National Statistics (ONS) June 2011 (mid year estimate – 19,400 people)

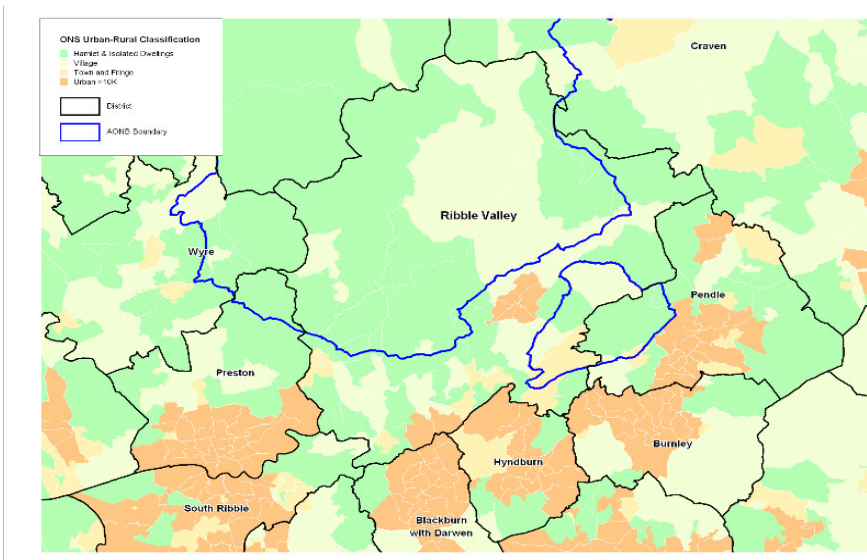
<sup>5</sup> 2001 Census data

## Urban-Rural Classification<sup>6</sup>

**2.4** Illustrating this make up is the adjacent chart which uses the DEFRA urban/rural classification to highlight the pattern of settlements in Ribble Valley. Adjacent districts in Central and Pennine Lancashire are much more urban in character, with Ribble Valley arguably having more in common with places like rural Wyre, Lancaster and Craven in Yorkshire.

**2.5** Facts and figures aside, the Ribble Valley is characterised by and is loved for its rural quality with over 40 picturesque villages, each with its own character and identity. Many have ranked highly in best-kept village and hamlet competitions and all are characterised by the picturesque countryside, ranging from breathtaking fells and wooded valleys to picture postcard streams and meandering country lanes. So high is the quality of the landscape that over seventy percent of the Ribble Valley has been designated as an Area of Outstanding Natural Beauty (AONB).

**2.6** Clitheroe remains the main administrative centre having 15,038<sup>7</sup> inhabitants and lies at the heart of the Borough, whilst Longridge, with its population of 8,253<sup>8</sup> is the other main town lying to the west and Whalley has a population of 4,115<sup>9</sup>. These larger Service Centres of the borough are home to eye-catching boutiques, cafes, farm shops and family



<sup>6</sup> Office of National Statistics (ONS)

<sup>7</sup> Office of National Statistics (ONS), ward population estimates mid 2007

<sup>8</sup> Office of National Statistics (ONS), ward population estimates mid 2007

<sup>9</sup> Office of National Statistics (ONS), ward population estimates mid 2007

attractions, all of which, combined with the magnificent landscape, provide residents and visitors to Ribble Valley with the variety and warm sense of place which makes the borough uniquely special.

**2.7** Despite the beautiful and peaceful countryside, so popular with walkers and photographers, this is no sleepy backwater. Gisburn Forest, listed as the 14<sup>th</sup> best winter break<sup>10</sup> attracts cycling enthusiasts from all over the country. The forest itself attracts 30,000 visitors a year<sup>11</sup> and, since the opening of the Gisburn Mountain Bike Trails in 2009, now provides thrill-seekers and families alike with an exhilarating and energetic day out. Ribble Valley also offers an array of bridleways, excellent fishing, dry-slope skiing, gliding, hot air ballooning, quality leisure centres and golf courses, one of which is rated as one of the finest inland courses in the Northwest of England<sup>12</sup>. Over 40 annual events are held across the borough attracting tourists from far and wide such as the Whalley Pickwick Night, the Clitheroe Food Festival, the Ribble Valley Jazz Festival and a range of highly regarded agricultural shows.



**2.8** As would be expected with such a rural area, Ribble Valley can proudly boast about its natural environmental assets. Large parts of the borough's Countryside can be accessed through extensive footpath networks, cycle ways and bridleways, further extending opportunities for enjoying the area's natural green space. There are [29339](#) Biological Heritage Sites, [166](#) Sites of Special Scientific Interest (SSSIs), accessible countryside plus more formal open spaces and children's play areas. The area is rich with assets that contribute to the quality of life the area offers.

**2.9** Equally impressive is Ribble Valley's unique built heritage. Across the borough there are 21 Conservation Areas [and](#) over 1000 Listed Buildings, [29 Scheduled Ancient Monuments and 4 Registered Historic parks and gardens](#). [The historic](#)

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<sup>10</sup> The Forest of Bowland's Pub Pedlar was listed as 14<sup>th</sup> in the Independents Top 50 winter breaks

<sup>11</sup> Ribble Valley Explorer (2010) published by the Clitheroe Advertiser and Times in association with Ribble Valley Tourism

<sup>12</sup> Ribble Valley Explorer (2010) published by the Clitheroe Advertiser and Times in association with Ribble Valley Tourism

[town of Clitheroe has an impressive skyline which includes the Castle set on a limestone knoll.](#)— The Ribble Valley village of Ribchester is ~~particularly special as it is~~ built on the site of a Roman station and is home to a superb museum, housing information and artefacts relating to Roman life. Both Whalley and Sawley are also home to Cistercian Abbeys, Billington dates back to Saxon times and a pre-historic burial site was discovered at Worston. [The borough also has a significant mill heritage. In the village of Hurst Green, Stonyhurst College is an important heritage asset and significant employer.](#) Historic heritage aside, the high quality built environment is so exceptional that the borough has played host to many visiting film and TV crews over the years, with Downham, which was used as the set for the film 'Whistle Down the Wind' and the BBC TV drama 'Born and Bred', being one of the most visited villages in the Ribble Valley. A key requirement of the Core Strategy will be that these special characteristics of the area are preserved for future generations, whilst ensuring appropriate development is facilitated.

**2.10** In addition to the environmental and historic qualities, which make the area special, the borough holds its own when it comes to the economy. The area has a mixed economy, un-reliant on one industry alone, that contributes to a consistently low rate of unemployment. Significantly however it is also a characteristic that many people who live in the area are employed outside the borough. Given the rural nature of the area it is not surprising that agriculture is one of the top employers throughout the District. However there is a diversity of employers with major national and multi-national companies such as Hanson Cement, Johnson Matthey and BAE Systems, representing examples of larger scale manufacturing activity in the Borough.

**2.11** Despite the borough's mixed and consistently high performing economy, its rural nature has resulted in many residents having to travel out of the borough to work. This is particularly prevalent in the Wilpshire ward, which is located on the Blackburn with Darwen boundary, where 80%<sup>13</sup> of the working age population commute outside the borough for employment purposes. Although this is not necessarily representative of the whole of the borough, in most wards at least 20% of the population travel out of the borough to access employment opportunities. It does however highlight that the Ribble Valley is such an attractive living environment that so many residents are prepared to travel in order to access suitable work to remain living in the borough.

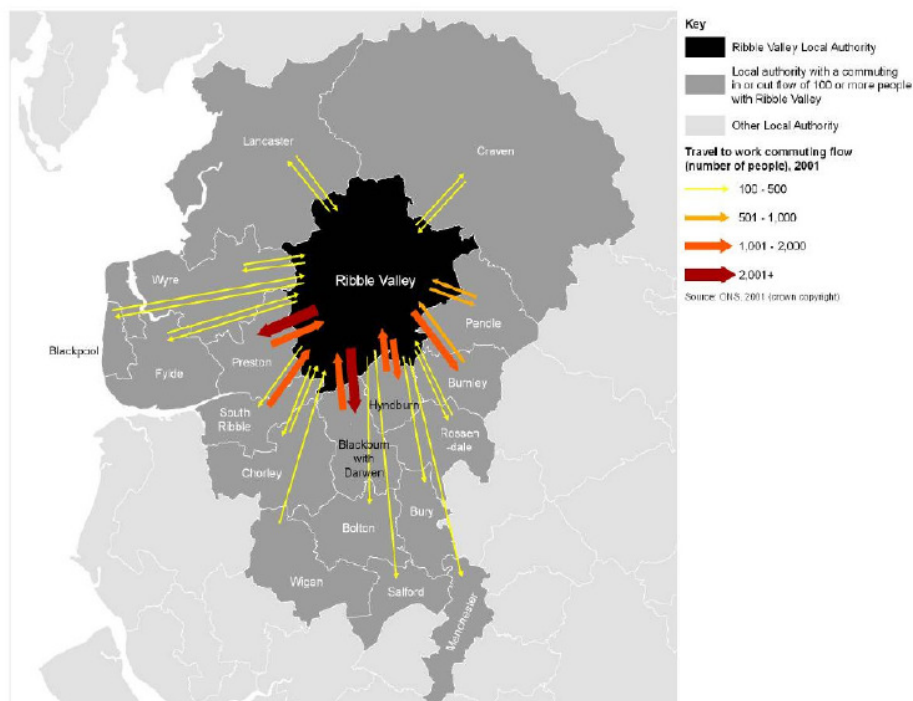


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<sup>13</sup> Data taken from Ribble Valley BC Settlement Audit (2006)  
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**2.12** Migration is also seen to exist on other levels with analysis undertaken for the LDF<sup>14</sup> and LDF evidence base documents which has given weight to the growing theory that the borough is experiencing increasing in-migration of wealthy people. Evidence shows that these people are able to buy rather than rent their homes, thus pushing up the price of houses to buy. This has dramatic implications for the indigenous population of Ribble Valley who are finding it increasingly difficult to afford their own homes, and may be forced to move to other less expensive boroughs. This effect is exacerbated by the readily available supply of cheaper homes to buy in surrounding boroughs in Pennine Lancashire. These are all issues that the Core Strategy needs to address to ensure that the Ribble Valley will be an area where new development will meet the needs of the area for growth. In turn this will ensure that the high quality of life for which Ribble Valley is so loved will be maintained to ensure the special characteristics of the area are preserved for future generations.

Ribble Valley Commuting Flows Map: -



Source: 2001 Census and NLP Analysis

<sup>14</sup> Ribble Valley BC Annual Monitoring Report (AMR)  
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**2.13** Helping to make the area economically successful are the excellent communication links that open up the Ribble Valley to the rest of the country. The A59 is a main route across the Borough from the west coast through to the east, linking directly to the M6 and serving access routes to the M65 motorway. Main line rail services are available from Preston, which is only 30 minutes from Clitheroe and to Manchester, which is only just over an hour away. In addition Manchester Airport is only an hour away from Clitheroe and provides links to over 200 destinations worldwide. The rapidly expanding Blackpool International airport is less than an hour away and Leeds Bradford International Airport to the East is a little over an hour away, both providing a convenient gateway to many national and international destinations.

### Key issues and challenges to be addressed within the LDF

**2.14** The evidence base, as well as the information that has come out of the Regulation 25 Issues and Options stage<sup>15</sup>, has highlighted a number of issues in the borough that should be addressed as part of the Core Strategy. These include:

- Focus of development
- High and unaffordable house prices
- Retaining the high quality environment/ protection of the AONB and Green Belt
- Sustainable villages
- Travelling out of the borough to access work
- Employment
- Loss of the young population from the borough

### LDF Evidence Base

**2.15** Policies within this Core Strategy and related Local Development Framework documents must be based on a sound, credible and robust evidence base. Ribble Valley now has this in place and is adding additional relevant documents to this as and when it is deemed necessary. The documents that are in place are also kept up to date as detailed below.

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<sup>15</sup> Un-amended Regulation (2004 Regulations)



## **2.16 Strategic Housing Market Assessment (SHMA)**

The first SHMA was undertaken throughout 2008 and was published for comment in September 2008 and adopted in December 2008. The document focuses on the type and tenure of housing available in the borough, whether there is a surplus or shortfall of housing (and of which type) and what actions should be undertaken in the future to ensure that there is sufficient suitable housing in the borough to match the needs and aspirations of residents. The SHMA also focuses on the issue of affordability and if further provision needs to be made to meet the required need. The SHMA, which is available to view at [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk), will be updated regularly to ensure any major changes in situation are considered.

## **2.17 Strategic Housing Land Availability Assessment (SHLAA)**

The first SHLAA undertaken by Ribble Valley in 2008 underwent various stages of public and stakeholder involvement. Since a pre-Issues and Options consultation that took place in April 2007, sites for consideration in the SHLAA were submitted to the Council for consideration in the exercise. In March 2008 a final call for sites exercise was undertaken which marked the end of site submission. The methodology of the SHLAA was approved by Planning and Development Committee in September 2008 and was made available for comment at the Council Offices and on the Council website for 6 weeks following this meeting. As part of this methodology, survey work on each of the sites was undertaken to establish which of the sites met the criteria for inclusion. A report was compiled and the survey results made available for comment. Comments received were then considered and a final SHLAA report was published in November 2009.

## **2.18 Annual Monitoring Reports (AMR)**

The Council has published a series of AMR's which can be viewed on the Council's web site. They provide an important vehicle to monitor policy and to understand how development has come forward.

## **2.19 Housing Requirements Review**

In response to the proposals to abolish regional plans the Council commissioned Nathaniel Lichfield and Partners to undertake a review of housing requirements and to provide advice to the Council to help it determine an up to date housing requirement against which to plan for.

## 2.20 Sustainability Appraisal

Hyder Consulting have worked alongside the Council to provide advice and testing of the preparation of the Core Strategy in accord with the applicable regulations.

## 2.21 Infrastructure Plan

The Council has engaged with a wide range of infrastructure bodies to help identify the need for additional infrastructure at a strategic level and to ensure that the principles for the development strategy can be attained. The Infrastructure Plan is a separate document to the Core Strategy, but includes a wealth of information to inform the production of The Plan.



## 2.22 Open Space Assessments

Within the evidence base the Council has undertaken a number of surveys and assessments of open space to gain an understanding of our open space provision, facilities and ways in which residents' needs are met. There is a wide range of sources of information available to inform the Council's approach.

## 2.23 Employment Land and Retail Study

This study was undertaken on behalf of the Council by consultants. The study looks in detail at the provision of employment and retail land in the borough, the condition and whether there are any constraints on this that might need to be considered in the LDF. The study also incorporated a retail health check to help highlight any areas for LDF consideration. The study will be regularly updated as and when new information is required or data become out of date.

## 2.24 Strategic Flood Risk Assessment (SFRA) Level 1

The Council prepared the SFRA in accordance with previous guidance that required local authorities to produce a SFRA for their area. SFRAs provide the essential information on all local flood risks, taking the effects of future climate change into account, and allows local planning authorities to plan future land allocations and develop policies to enable sensible

development control decisions that minimise flood risk. A staged approach has been taken to developing SFRA's. In local authority areas where flooding is not a major issue and where development pressures are low, a less detailed approach will be required relative to that necessary in areas where there is high development pressure and flooding is a significant issue. After discussion with the Environment Agency, it was considered that the current overall levels of development pressure and the degree of flood risk relative to potential development land in the borough indicate that a Level 1 SFRA was appropriate for Ribble Valley at this time. The authority completed a draft SFRA for Ribble Valley in January 2009; this has since undergone consultation and was adopted in May 2010. [A more detailed Level 2 SFRA will be required if insufficient land is available to accommodate the required levels of development outside the areas identified as being at risk of flooding.](#)

#### **2.25 Settlement Audit**

The Settlement Audit of Ribble Valley was initially published in 2006. Survey work began in the year before and culminated in a detailed document that contains key statistics about the borough such as community facility provision and housing and employment figures. Where the first Settlement Audit involved an on foot survey of the borough to help identify potential development land this will not be repeated in future Settlement Audits and this part of the work will now be undertaken as part of the SHLAA and the Employment Land and Retail Study review.

#### **2.26 Ribble Valley Economic Strategy**

The Ribble Valley Economic Strategy outlines the Council's economic aims and objectives to contribute to sustainable, successful businesses environment and a thriving rural economy in Ribble Valley. The document also provides a framework for partnership working, supporting and influencing the strategies, priorities and the resource allocation of others operating in the field of economic development across Ribble Valley and the wider region. The Strategy sets out desired outcomes around 5 key themes: Regeneration and Economic Development, Business Support and Development, Infrastructure and Communications, Image, Marketing and Promotion and Employment and Skills. Local action plans are being prepared for Clitheroe, Longridge and Whalley.

#### **2.27 Pennine Lancashire Local Development Strategy**

The Pennine Lancashire Local Development Strategy (LDS) aims to ensure a focus for the sustainable rural development of Pennine Lancashire from 2009 – 2013 as part of the Rural Development Programme for England (RDPE). The RDPE is a jointly funded multi-million pound investment programme by the UK Government and the European Union to safeguard and enhance the rural environment, improve the competitiveness of the agricultural and

forestry sectors, foster competitive and sustainable rural businesses and thriving rural communities. Pennine Lancashire is a partnership between the local authorities of Blackburn with Darwen, Burnley, Hyndburn, Pendle, Ribble Valley and Rossendale. The Strategy describes the activities that will be undertaken by the Pennine Lancashire Local Action Group with the involvement of local people and local businesses, and organisations across the public, private, community and voluntary sectors, to work together for the long-term benefits of rural Pennine Lancashire.

### **2.28 Background Paper: Transport Position Paper**

While the Authority is not the transport authority for the area it is important that the LDF evidence base contains an up to date summary of the many transport plans and strategies produced by other bodies that affect the LDF. The transport position paper published in July 2008 summarised the situation regarding national, regional, sub-regional and local transport related policy, which affects the Borough both directly and indirectly and considers bus, car, rail, community transport, cycling and pedestrian travel. The paper describes the current state of various transport-related strategies and programmes that will affect the borough in the short and medium term. It also outlines planned and possible future developments by various relevant organisations. It will form a part of the evidence lying behind future transport policy in the borough.



### **2.29 Ribble Valley Housing Needs Assessments**

As at February 2012, 90% of the borough had been assessed in terms of Housing Needs. These assessments involve all households of the relevant settlement being sent a questionnaire that includes questions on the type and tenure of housing which individuals would be looking for in the next few years. This provides valuable information on the future housing needs of a settlement and is particularly useful in feeding into the SHMA and also when dealing with applications for the provision of affordable housing.

### **2.30 Gypsy and Traveller Accommodation Needs Assessment**

Following the Housing Act in 2004, local authorities have been preparing to develop and implement strategies to respond to the accommodation needs of the gypsy and traveller communities living in their areas as part of their wider strategies and the Regional Housing Strategy. As part of this, Ribble Valley is required to prepare a Traveller Accommodation

Assessment. This piece of work was published in March 2008 and was undertaken by consultants<sup>16</sup> with the assistance of a Government grant.

The report indicates the estimated requirements for additional pitches. In total it is estimated that between 2007 and 2012, five additional pitches will need to be accounted for with an additional pitch between 2012 and 2016. The total additional needs for transit provision is given as six caravans. This information will need to be taken into account when assessing the relevant Housing Strategy and in determining policies towards pitch provision as required by current legislation. Policies on this can be found in the Housing section of this Core Strategy.

### **2.31 Conservation Area Appraisals and Management Guidance**

The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69, states that every Local Planning Authority shall from time to time determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and, shall designate these areas as conservation areas. Section 69 of the Act also states that it is the duty of the Local Planning Authority from time to time to review the past exercise of functions under this Section and to determine whether any parts or any further parts of their area should be designated as conservation areas. Section 71 states that it is a duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

In compliance with this Act, PPS5 and English Heritage guidance a report was considered by Ribble Valley Borough Council's Planning and Development Committee in April 2007 setting out new conservation areas to be adopted, extensions to boundaries of existing conservation areas and the adoption of conservation area appraisals. Management Guidance was also amended following public consultation.

### **2.32 Ribble Valley Settlement Hierarchy**

In December 2008 Ribble Valley Borough Council adopted a settlement hierarchy for the area. The settlement hierarchy is designed to assist in making decisions about the scale and future location of new development across the Borough.

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<sup>16</sup> Ribble valley Gypsy and Traveller Accommodation Needs Assessment, Salford Housing and Urban Studies Unit, University of Salford (2008)  
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The hierarchy forms an important part in deciding which rural settlements should be the focus of new development as a part of ensuring that any such development is socially, environmentally and economically sustainable.

For all the defined settlements in the Borough, the current level of services and facilities in terms of employment, transport and accessibility, convenience, community, health and education are considered, and these are combined with a consideration of demographics, house price indicators, employment and commuting patterns.

The hierarchy is important in terms of feeding into this Core Strategy as it assists in drawing out the possible location of future development.

### **2.33 Clitheroe Town Centre Masterplan**

In June 2010 the Council formally adopted the Clitheroe Town Centre Masterplan. This work is intended to provide a framework for sustaining and promoting growth in Clitheroe. It sets out a number of approaches including potential development areas and townscape improvements. Developed over a period of 12 months consultants established a baseline of evidence, then developed a series of options and approaches to addressing the challenges faced by the centre. The proposals were subject to widespread public consultation and have provided a strategic steer for Town Centre activities. The work has enabled the creation of a Town Team which is currently reviewing activities and its focus.



### **2.34 Longridge Action Plan**

Work has been undertaken in partnership with local interest groups to develop a range of actions to drive forward the potential of Longridge as a key service centre. Actions relate to a range of economic and regeneration activities and include actions to look at retail strengthening and the identification of development opportunities. The action plan was adopted in June 2010.

### **2.35 Whalley Action Plan**

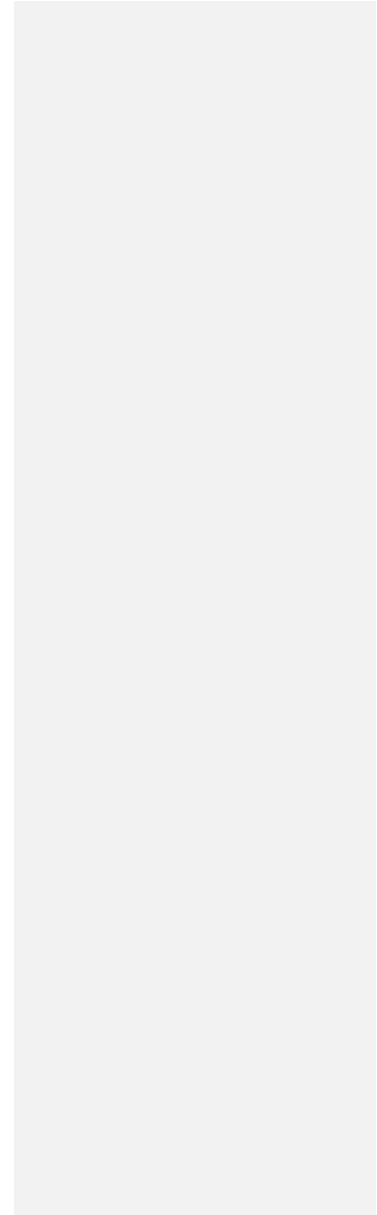
Work has also been undertaken in partnership with relevant groups in Whalley to develop an action plan, endorsed by the Chamber of Trade and Parish Council. Actions relate to a range of economic and regeneration activities and include

actions to look at retail strengthening and the identification of development opportunities. Measures include a range of projects to support the vibrancy of the village centre.

### **2.36 How the evidence base forms part of the LDF**

Appendix 1 contains a diagram of LDF production and how this relates to the formulation of the overall development plan for the Ribble Valley. It highlights the breadth of issues and topic areas that the LDF needs to address. As a result, an overall vision for the LDF has been formulated to outline its aims.

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## 3 SETTING A VISION FOR THE AREA

- 3.1 A key function of the Core Strategy is to express a vision for Ribble Valley based on what people tell us through consultation they consider to be important for the area and to them. Our understanding of the area is consequently developed from this work and by exploring the evidence base.
- 3.2 The vision should reflect that of the Sustainable Community Strategy (SCS) as it will ultimately drive the development strategy and deliver the future shape of the area; the vision. The community should share the vision and it is important that people contribute to creating it. To date, work has been aligned with the preparation of the SCS and previous consultation stages of the Local Development Framework.
- 3.3 To repeat, the Core Strategy vision is clearly related to the Sustainable Community Strategy, as it is important to ensure that, as the spatial interpretation of the Sustainable Community Strategy (SCS), the Core Strategy incorporates the vision for the SCS. The agreed SCS vision is to attain:-

*“An area with an exceptional environment and quality of life for all, sustained by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors”*

Consultation work on the SCS vision confirmed that this vision was justified and that the people in Ribble Valley are proud of their ‘uniqueness’ and that they value their heritage. The Core Strategy vision therefore mirrors the SCS vision with expansion of what this means in terms of spatial development.

## The Core Strategy Vision

- 3.4 The Ribble Valley will be an area with an exceptional environment and quality of life for all, sustained by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors.**

**We will seek to create an area with unrivalled quality of place, respecting the unique natural, social and built heritage of the area.**

**New development to meet the needs of the area for growth, services and quality of life will be managed to ensure the special characteristics of the area are preserved for future generations.**



- 3.5** It is important to establish a vision that is ambitious. As an attractive area, with pressure for growth, managing the development that the area is likely to face will be a challenge if the attractive features people enjoy are to be protected, thereby preserving the very character of the area that makes the Ribble Valley the area that it is.
- 3.6** The vision sets out what the Council understands from its evidence gathering through research and enquiry with the community and what the community seeks. It has been informed through consultation and parallel work in developing and reviewing the Council's Community Strategy.
- 3.7** In essence by 2028, Ribble Valley would be an area that can still demonstrate an exceptional environment and quality of life for all. This would be supported by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors. This will require growth facilitated in a way that balances the need for development with the need to conserve the quality of the environment. The competitiveness and productivity of local businesses will be improved by safeguarding and promoting local employment opportunities and ultimately reducing the proportion of out-commuting. The economy will therefore have diversified by encouraging and supporting a broader range of business sectors.
- 3.8** Housing within the borough will continue to be high quality and choice will have been widened, with a proportion of affordable housing incorporated into the majority of developments. The supply of affordable and decent homes in the

borough will be matched with the identified housing need and there will be a suitable proportion of housing meeting local needs. Neighbourhoods in the Ribble Valley will be sought after locations by building cohesive communities, promoting community safety and considering access for all by ensuring that no group is prevented from accessing mainstream services and facilities. The housing market will have opened up for the younger population, which, combined with improved employment opportunities, will have resulted in a reduced proportion of the young generation leaving the borough to access cheaper and suitable housing and employment opportunities.

- 3.9** The physical, social, environmental and economic regeneration of Clitheroe, Longridge and Whalley will be supported together with existing retail businesses, whilst also ensuring a high quality retail offer in the key service centres and smaller village settlements. [The physical, social, environmental and economic regeneration of Clitheroe, Longridge and Whalley will be supported together with existing retail businesses, whilst also ensuring a high quality retail offer in the key service centres and smaller village settlements, especially where this supports local employment opportunities.](#) Improvements will have been made in accessibility to key services through pedestrian and non-motorised access to new development, ultimately increasing the demand for public transport. The most important environmental assets will have been protected and where development has taken place, this will contribute to local, regional and wider sustainable development and have considered sustainable construction principles with high-quality design principles at the heart of the new development. Design quality will continue to be a key consideration and the high standard set will have become the norm for all development. The biodiversity of the district will continue to be protected [and enhanced](#) with waste reduction, recycling and energy efficiency being promoted.

## Strategic Objectives

- 3.10** To help deliver the vision a number of Strategic Objectives will underpin the Council's approach, as set out below.
- 3.11** **Respect, protect and enhance the high quality environment and biodiversity in the borough.** A large proportion of the Ribble Valley falls within an Area of Outstanding Natural Beauty, it has two Local Nature Reserves, thirteen priority habitats and species ~~and~~ sixteen Sites of Special Scientific Interest (SSSI) [and 293 Biological Heritage Sites](#). Protection, [enhancement](#) and conservation of these will form an important part of the Development Strategy. In addition the area has a rich built heritage with the [most significant elements having statutory protection as designated heritage assets, protected through Conservation Area and Listed Building designations. In addition there may be nationally important but unidentified archaeological assets.](#)
- 3.12** **Match the supply of affordable and decent homes in the borough with the identified housing need.** Ribble Valley Borough Council has been undertaking Housing Needs Surveys in the borough since 2004. Initially these were focused on the main settlements of the borough where the population concentrations are greatest and then these were

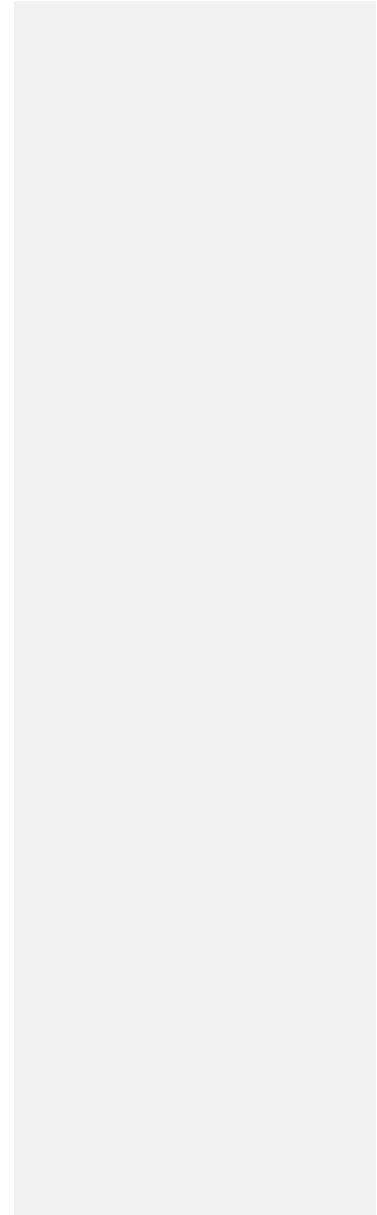
undertaken on other settlements within the borough. As at February 2012, 90% of the borough had been assessed for housing need with a requirement for those initial surveys of 2004 to be redone. The Housing Needs Surveys are an invaluable resource in informing the Strategic Housing Market Assessment and the Strategic Housing Land Availability Assessment (SHLAA) alike, to ensure that demand is recognised and supply matches this in the locations identified. They are important for informing our land supply for the next 5 years, year 6-10 and where possible years 11-16.

- 3.13 Ensure a suitable proportion of housing meets local needs.** The information contained in the LDF evidence base assists in ensuring that this is made possible. The Strategic Housing Market Assessment (SHMA) is the most appropriate way of doing this as it incorporates information from the Housing Needs Surveys and combines this information with future population and household projections. Linking this information with the SHLAA in LDF policies assists in highlighting where the housing to meet local needs is required to be located.
- 3.14 Improve the competitiveness and productivity of local businesses by safeguarding and promoting local employment opportunities.** This is important to the Ribble Valley as it one of the major issues facing the borough. Although the Ribble Valley is seen as an attractive place to live, there are a limited number of employment opportunities available in the borough, which results in a high level of daily out commuting to access employment opportunities. Through improving the competitiveness and productivity of local businesses by safeguarding and promoting local employment opportunities, this trend should be reversed or at least lessened giving the borough a competitive employment market, which can compete with nearby boroughs such as Preston and Blackburn.
- 3.15 Ensure neighbourhoods are sought after locations by building cohesive communities and promoting community safety.** This will be delivered through development management policies ensuring high standards of design having regard to initiatives such as designing out crime, appropriate tenure mix, landscaping and location.
- 3.16 Support existing retail business whilst improving the retail offer by ensuring the vitality and viability of the retail areas are considered.** The issue of retail in the Ribble Valley is an important one and is closely linked with tourism and investment. The need to secure a high quality and diverse retail offer is important, as this will attract businesses and people alike. Measures to reduce the loss of resident's spend to nearby towns and cities for their shopping is vital to ensure the future of the market towns of the Ribble Valley.
- 3.17 Co-ordinate, innovate and diversify sustainable tourism, building on our strengths and developing new initiatives.** Tourism was identified at the Issues and Options stage of developing the Core Strategy following intensive consultation as an area that should be developed. In order to achieve successful tourism development however it is necessary that the reasons people visit the Valley in the first place is not destroyed. The outstanding natural beauty of the Ribble Valley attracts high numbers of visitors each year and tourism development in the future should be

sympathetic to this. The concept of sustainable tourism is one that allows development that will not prejudice the natural environment and reason for potential tourism in the first place.

- 3.18 Improve accessibility and service delivery to address rural isolation.** In a predominantly rural area like the Ribble Valley, this is an important issue that should be given high priority. The Settlement Audit assists in highlighting the services that can be found in certain locations and as a result indicates where there may be a short fall of services. Access to services, support for local employment and affordable housing will all contribute to sustainable villages.
- 3.19 Contribute to local, regional and wider sustainable development, including addressing and mitigating against the impacts of climate change.** The overall Development Strategy will incorporate these aims. Development should be located where opportunities to reduce the use of the car can be encouraged. This issue has been gaining in importance over the past few years and has even been linked to issues such as overcoming obesity through the design of and location of developments. Facilitating employment growth in the area and providing more affordable housing will be key themes in addressing sustainability in the borough. In addition, high quality services which meet the needs of the Borough's communities and support their health, social and cultural well-being will be protected and enhanced.

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## 4 DEVELOPMENT STRATEGY

### Strategic Spatial Policies

#### 4.1 Background

The Core Strategy must be the most appropriate Strategy when considered against reasonable alternatives. To determine the Development Strategy for the Core Strategy, a range of options have been considered through [what was](#) the Regulation 25 stage. Two previous consultations have been undertaken in order to develop the council's preferred option. Initially 3 options were formulated having been devised from earlier consultation and engagement work completed under regulation 25, principally as an issues and options consultation in 2007. The initial Core Strategy options for the development strategy were derived from this earlier consultation in terms of the most popular and realistically deliverable options for development across the borough.

In formulating the three potential options three spatial principles were considered that the Council would seek to achieve by the end of the plan period, namely:

- Protect and enhance the wider local environment, [both natural and built environment, in rural and urban areas](#).
- Ensuring housing supply meets the identified housing need.
- Ensure the Ribble Valley is an area where people want to, and can live, work and relax.

Consultation on these initial 3 options found that further options should be presented for consultation and therefore between June and August 2011, an alternative options document was consulted upon. These options were also formulated to reflect the spatial principles. The outcome of this consultation resulted in a large amount of useful information being submitted, from which the preferred development strategy option set out in this document has been derived.

## 4.2 The proposed preferred option

### KEY STATEMENT DS1: DEVELOPMENT STRATEGY

The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, and the [Salisbury Enterprise Zone](#).

[In addition to the identified strategic site at Standen,](#) in general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Specific allocations will be made through the preparation of a separate allocations DPD.

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

Through this strategy, development opportunities will be created for [economic](#), social and [environmental](#) ~~economic~~ well-being and development for future generations.

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

- 4.3 No. The preferred option is effectively a hybrid approach of Option B and Option D that were presented at the alternative options consultation stage, taking account of up to date information and consideration of views raised in response to Core Strategy Reg 22 Composite Submitted Version 280912



consultation. Option B focused development towards Clitheroe, Longridge and Whalley whilst option D was based on the use of a Strategic Site. Information on these options can be seen in previous documents.

- 4.4** In terms of option D, which saw a large strategic site being proposed towards the south east of Clitheroe on land referred to as Standen Estates, this option was commonly cited as respondents' preferred option when assessed against the other seven potential options during the consultation. That said, this wasn't without opposition and concerns relating to the size of the site and potential infrastructure issues that could result if the site was to be developed were also raised.
- 4.5** The Sustainability Appraisal options report, which assessed each of the eight potential options for their environmental economic and social sustainability highlighted only three 'key weaknesses' for option D which related to the visual impact of such a large site, the potential for additional highway pressure (although it was felt that this could be mitigated through appropriate infrastructure planning and provision at the local level) and finally the uncertainty that results from 50% of the development being spread across the remainder of the borough with no clear indication of how much would go where.
- 4.6** In addressing these concerns, yet still ensuring that the benefits of a strategic site are achievable (in terms of infrastructure delivery), under the preferred option the strategic site has been reduced in terms of the scale of proposed housing. It is considered that a smaller number of houses would have a positive impact on addressing potential visual impact issues (though detailed work on this would still be needed) and also reduce the impact of potential highway concerns (though again, further detailed work on this would still be required as part of the infrastructure delivery plan and also during the Development Management process). By creating a hybrid approach of option D and B, the final SA options report concern is also alleviated as it becomes much clearer as to where the remaining development will be located across the rest of the borough.
- 4.7** The number of units proposed for the strategic site has been reduced to 1040 dwellings over a 20-year period. This will result in an average annual provision of 52 units per year for the site. Phasing of the development will need to be considered and this will be done through the Development Management process including the detailed preparation of associated master plans, together with development and design briefs, working with the landowner [and considering the practical implications of, and timing for, the delivery of key infrastructure-](#)
- 4.8** As stated, in effect an option 'B' approach is proposed in calculating the levels of the remaining development across the borough. As with option D, the Sustainability Appraisal options analysis, found this to be a sustainable approach to development, with only one 'key weakness' being identified, which related to the need for highways investment in Longridge being required to accommodate the level of growth option B would result in. The SA options report also highlighted a requirement for cohesive working with Preston City Council, which is already taking place.
- 4.9** In terms of taking forward the hybrid approach, the option B element would see development distributed primarily according to population distribution of the key settlements, reflecting the calls for an equitable and fairer distribution of

development raised during the consultation at the Regulation 18 (25) stage of production. This approach places 33% of the required development into the settlements of the borough not classified as a service centre.

- 4.10** In creating the hybrid approach based on the two options this 33% distribution has still been applied to the other settlements and the population distribution approach has been applied to the key service centres. The strategic site has also been factored into the revised calculations and, due to its close proximity to the settlement of Clitheroe, has been considered when calculating the distribution of housing number for Clitheroe, albeit still based upon a population distribution model. This approach also significantly reduces the amount of development proposed for Longridge, thus addressing the 'key weakness' raised as part of the SA options analysis.
- 4.11** The impact of this strategy in relation to the strategic pattern of distribution is detailed in Appendix 2 to the Core Strategy. In summary this development strategy means that the following distribution of housing results in:

Location	Residual number of houses required for each settlement <sup>17</sup>
Clitheroe	<u>348126</u>
Longridge	<u>560558</u>
Whalley	<u>243227</u>
Other settlements	<u>816583</u>
Standen	1040
Total	<u>30071494</u>

In relation to employment land, under the preferred strategy, it will continue to be possible to accommodate the minimum required level of land for economic development (9ha over the remainder of the plan period). It is considered that provision

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<sup>17</sup> As at 1<sup>st</sup> ~~July 2012~~ ~~October 2011~~ – all applications that have been approved since will reduce this number.  
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can be included within land at Standen to the south of Clitheroe to generate a mixed development opportunity as well as the opportunity to bring other sites forward to protect choice of locations. The existing site at Barrow Enterprise Park would continue in its role as the borough's principle strategic location for employment. The Government's recent announcement regarding the designation of an Enterprise Zone at Salford, which includes land within both Ribblesdale and South Ribblesdale, will offer the potential to support and strengthen the economy. Through specialist investment it will provide an opportunity to develop further the economy of the Ribblesdale through service and supply chain growth and is recognised as a strategic site. Under the neighbourhood planning legislation, it would also be possible to bring forward land for economic development where there are demonstrable regeneration benefits and in locations where local communities would like to see development take place.

#### KEY STATEMENT DS2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

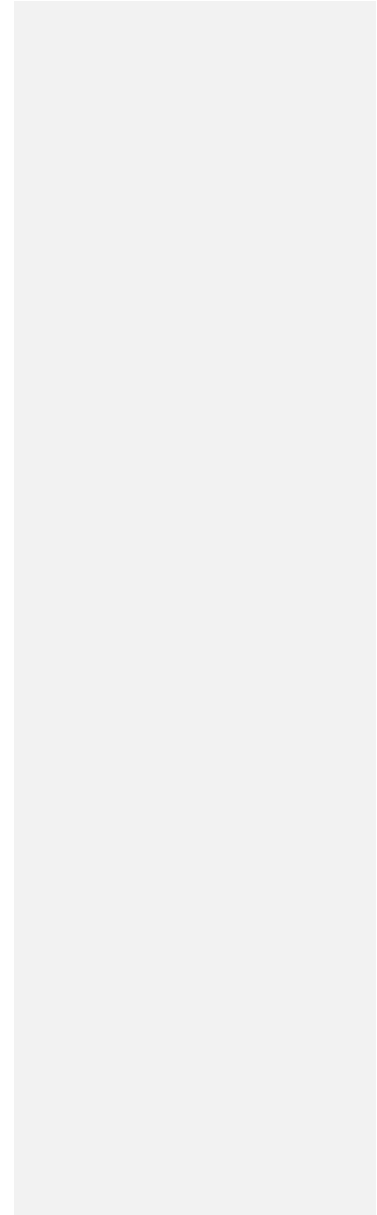
Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

**4.12** The development strategy and the Core Strategy as a whole seek to deliver sustainable development. In particular this demonstrates the economic, social and environmental roles that planning has in contributing to sustainable development. This reflects the Golden Thread that runs through the National Planning Policy Framework and which underpins both plan making and decision taking by local planning authorities. The Council considers that it is important to emphasise the role of securing sustainable development and that in the light of NPPF a clear position is given by the Council on how it will seek to deliver national planning policy aspirations. This is set out in Key Statement DS2 as a core principle of the Council's approach to achieving sustainable development.

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## 5 ENVIRONMENT

### Strategic Spatial Policies

A number of designations exist that serve to protect the high quality environment enjoyed across the Ribble Valley. The Council is keen to ensure that appropriate measures are taken to enable this asset to be protected. Whilst there is not an extensive area of statutory Green Belt the areas that exist are valued and their general extent will be protected. There are no planned strategic reviews of green belt proposed within Lancashire and fundamentally there is a presumption against exceptional substantial strategic change at this time.

#### KEY STATEMENT EN1: GREEN BELT

The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.

#### 5.1 WHY ARE WE TAKING THIS APPROACH?

This key statement is in line with the national policy providing the local interpretation of these national policies. It is important that the Green Belt is maintained in Ribble Valley to help preserve the character of the area. It is recognised that whilst the extent of the green belt is limited, it is complementary to the green belt designations in neighbouring



districts. Some minor changes will be considered where appropriate to rationalise the existing green belt boundaries in response to findings of the evidence base. This will be dealt with in detail through relevant development plan documents.

#### KEY STATEMENT EN2: LANDSCAPE

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.



## 5.2 WHY ARE WE TAKING THIS APPROACH?

Over 75% of the area is designated as an Area of Outstanding Natural Beauty and outside these statutory areas the borough comprises extensive areas of open countryside much of which has an intrinsic value that contributes to the quality of the landscape in the borough. In addition the founding principle of landscape character is that all landscapes have a value. The Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape. Particular regard, consistent with the designation as AONB, will be given to matters of design and impact with an expectation that the highest standards of design will be required. The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity". [The following development management policies in particular will assist implementation of this statement: DMG1, DMG2, DME1, DME2, DMH3, DMH4, DMH5.](#)

### KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint.

In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.

[New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.](#)

All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.

[Ribble Valley Borough Council will liaise with the County Council over development within Mineral Safeguarding Areas \(MSAs\) in both proposing future site allocations and in determining planning applications. This liaison will include consideration of the issue of preventing the unnecessary sterilisation of mineral resources within MSAs and, where feasible and practicable, the prior extraction of mineral resources.](#)

On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site based on targets elaborated within the relevant Development Management policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved.



### 5.3 WHY ARE WE TAKING THIS APPROACH?

It is important that energy and natural resource provision is considered at this stage. The SA scoping report highlighted that there is a very high quality environment in the borough, which needs to be preserved and enhanced. However it also highlighted that in terms of energy provision (including renewables) policies in the Core Strategy will need to be carefully considered and balanced with the need to ensure that the environment of the Borough is not adversely affected. The key statement sets out how energy provision (including renewables) will be considered at planning application level. Reference should also be made to relevant policies within the Lancashire Minerals and Waste Development Framework Core Strategy and the Minimising and Managing Our Waste in New Developments Supplementary Planning Document. [Lancashire County Council has responsibility for the designation of Mineral Safeguarding Areas, which will be shown on](#)

[the Proposals Map for Ribble Valley Borough Council.](#) ". The following development management policies in particular will assist implementation of this statement: [DMG1, DMG3, DME1, DME3, DME4, DME6.](#)

#### KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY

The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. [Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.](#)

[Negative impacts on biodiversity through development proposals should be avoided.](#) Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. ~~This could be managed through a variety of mechanisms such as conservation credits.~~ It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle, be no net loss of biodiversity.

These sites are as follows:

- Sites of Special Scientific Interest (SSSIs)
- Local Nature Reserves (LNRs)
- [County-Local](#) Biological Heritage sites (CBHs)
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)
- [Local](#) Geodiversity Heritage Sites
- Ancient ~~Semi-Natural Ancient~~ Woodlands
- Lancashire Biodiversity Action Plan priority habitats and species
- European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species
- [Habitats and Species of Principal Importance in England](#)

With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.

[For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits.](#)

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#### 5.4 WHY ARE WE TAKING THIS APPROACH?

The intricate network of biodiversity provides the support systems that sustain human life and is therefore an integral part of long term sustainability, locally, nationally and on a global scale. Local authorities have a duty to conserve biodiversity under national planning policy and Ribble Valley Borough Council is a signatory to the Lancashire Biodiversity Action Plan, which identifies a raft of habitats and species considered to be of conservation importance at regional level. It also identifies key partners responsible for delivering the action plan, including both statutory and non statutory habitats/species.

In addition the SA scoping report drew attention to the Borough's wealth of biodiversity sites and the need to conserve and enhance biodiversity as an integral part of economic, social and environmental development. It also highlighted the need for the condition of the SSSIs in the area to be improved and that opportunities should be sought to deliver biodiversity enhancements through the Core Strategy. The condition of relevant sites is monitored annually and will continue to be reported within regular monitoring. [". The following development management policies in particular will assist implementation of this statement: DMG1, DME1, DME3.](#)

## KEY STATEMENT EN5: HERITAGE ASSETS

There will be a presumption in favour of the preservation of heritage assets and their settings where they are recognised as being of importance. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- The Authority Recognises that the best way of ensuring the long term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic or other uses viability and their impact on the significance of the asset.
- Keeping Conservation Area Appraisals will be kept under review to ensure that any development proposals respect and safeguard are in keeping with the historic character and architectural interest of the area. the character, appearance and significance of the area.
- Carefully considering Any development proposals that adversely affect a designated heritage asset or its setting will be given careful consideration in line with the Development Management policies.
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.



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## 5.5 WHY ARE WE TAKING THIS APPROACH?

The SA Scoping report highlighted a need to protect and enhance the historic environment of Ribble Valley. [This includes heritage assets and their settings.](#) The LDF evidence base provides up to date information on the historic environment such as up to date conservation area appraisals, which include information on issues such as listed buildings and buildings of townscape merit. There is a rolling programme to keep these appraisals up to date. It is clear through LDF evidence base work and reports such as the SA scoping report that Ribble Valley has a high quality environment (including historic environment) that must be preserved and enhanced for a variety of reasons, including their educational role. The historic environment should continue to inform and inspire new development of high quality. [The following development management policies in particular will assist implementation of this statement: DMG1, DME2, DME4, DMH4.](#)

## Evidence: Implications & Consultation

### 5.6 How has the evidence base and previous consultation informed policy formulation?

**Background paper on Greenbelt:** This paper found that the general extent of the Green Belt boundary is to be maintained. This impacted upon the formulation of the key statements as only land outside of the greenbelt could be considered as potential development sites.

**Conservation Area Appraisals:** There are currently 21 conservation area appraisals. The AMR monitors if these have been kept up to date. The appraisals set out the areas of importance to be focused on in terms of the historic fabric of Ribble Valley.

**Phase 1 Habitat Survey:** This survey information provides the baseline of evidence against which the areas biodiversity is measured and monitored.

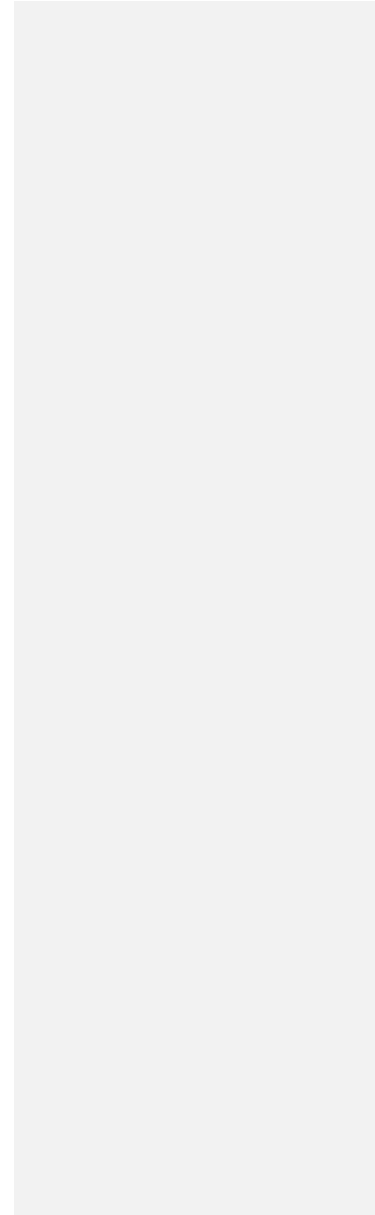
**Consultation** was undertaken at the earlier regulation 18 (25) stage of Core Strategy production in 2007. This found that the high quality environment in the borough and the need to protect this is seen as a priority for the residents and stakeholders in the borough. Questions were raised at this previous stage of document production and analysis found that there was strong public support for developer contributions towards environmental improvements. There was strong support for new developments to be energy efficient with as minimal impact on the environment as possible as well as

the reuse of older buildings where possible. The consultation also found that the conservation of wildlife and protection of habitats should always take precedence in deciding the location of new development. This is an issue that was subsequently considered as part of the SHLAA process, one of the LDF evidence base documents, which has informed this Core Strategy document.

### **Sustainability appraisal scoping**

- 5.7** As already discussed in the previous chapter, the SA scoping report highlighted that there is a very high quality environment in the Borough, which needs to be preserved and enhanced. The high quality of the environment provides an opportunity to develop recreation and tourism in the Borough, although care needs to be taken to ensure that such developments are appropriate and do not adversely affect the quality of the natural environment. The report also indicated that due to this high quality environment, the borough contains a wealth of biodiversity sites of international, national, regional and local importance for nature conservation and the need to conserve and enhance biodiversity is an integral part of economic, social and environmental development.
- 5.8** The report also indicated that there is a need to protect and enhance the historic environment of Ribble Valley as well as the water environment including issues such as quality and resource use.
- 5.9** The report makes clear that in terms of energy provision (including renewables) policies in the Core Strategy will need to be carefully considered and balanced with the need to ensure that the environment of the Borough is not adversely affected.

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## 6 HOUSING

### Strategic Spatial Policies

- 6.1 The Core Strategy focuses on housing development location, targets, phasing and delivery within a spatial context.
- 6.2 The main aim is to ensure that over the plan period, sufficient housing of the right type will be built in the most suitable locations endeavouring to make the best use of previously developed land where suitable and where possible aiming to address meeting identified local needs.

#### KEY STATEMENT H1: HOUSING PROVISION

Land for residential development will be made available to deliver 4,000 dwellings, estimated at an average annual completion rate of at least 200 dwellings per year over the period 2008 to 2028 in accordance with baseline information.

The Council will identify through the relevant “Strategic Housing Land Availability Study” (SHLAA), sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate Strategic Housing Land Availability Assessments, the Council will endeavour to ensure housing land is identified for the full 15 year period and beyond.

A ‘plan-monitor-manage’ approach will be adopted and a monitoring report will be the key tool in tracking the five-year rolling land supply. The overall housing requirement will be subject to a formal review within five years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan.

### 6.3 WHY ARE WE TAKING THIS APPROACH?

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The figures set out in the key statement are determined by reference to the evidence base work and the recent review of requirements undertaken by the Council. The requirement is lower than nationally projected requirements to reflect the impacts of the economic slowdown and to reduce the impact of development in Ribble Valley upon neighbouring housing markets.

- 6.4** These figures will be treated as a minimum target unless otherwise determined. A phased approach to the release of land will be adopted as the most suitable way forward in delivering development land. Further detail on housing allocations will be given in the Housing and Economic DPD. [The following development management policies in particular will assist implementation of this statement: DMG1, DMG2, DMH1, DHM3, DMH4.](#)

#### KEY STATEMENT H2: HOUSING BALANCE

Planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment.

Determination of planning applications for residential development will be informed by the most recent Housing Needs Surveys, Addressing Housing Needs statement and the most recently adopted SHMA, to identify the type, tenure and size of residential dwellings, required at different locations throughout the borough: [as well as reference to relevant housing market information as appropriate.](#)

#### **6.5 WHY ARE WE TAKING THIS APPROACH?**

A mix of housing aimed at addressing the various different needs of local people in Ribble Valley has been demonstrated as the most suitable option from the LDF evidence base. The identified need, and projection of future need, will be informed by the SHMA and subsequent updates. The most recent SHMA and Housing Needs Survey and waiting list evidence would always be used in determining if the proposed development meets the identified need. [The following development management policies in particular will assist implementation of this statement: DMH1, DMH2, DMH3.](#)

### KEY STATEMENT H3: AFFORDABLE HOUSING

Affordable housing is broadly defined as that which is accessible to people whose income does not enable them to afford to buy or rent property suitable for their needs in the open housing market.

Within the settlement boundaries of Clitheroe and Longridge, on housing developments of 10 units or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) an element of affordable, local needs housing will be required on all schemes. The Council will seek affordable housing provision at 30% of units on the site.

The Council will use open book viability assessments, provided at the developer's cost, within its consideration of affordable housing provision. [Particularly where thresholds are not being met.](#)

In all other locations in the borough, on developments of 5 or more dwellings (or sites of 0.2 hectares or more irrespective of the number of dwellings) the council will require 30% affordable units on the site.

The Council will only consider a reduction in this level of provision, to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision to the council's satisfaction.

Providing housing for the elderly is a priority for the Council within the Housing Strategy. Within the negotiations for housing developments, 15% of the units will be sought for elderly provision. Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (ie the remaining 50% of the 15% elderly-related element) will be for market housing for elderly groups.

All affordable housing provided must be made available to those in housing need and will remain affordable in perpetuity.

Developers will be expected to provide affordable housing on site as part of the proposed development unless Ribbles Valley Borough Council and the developer both agree that it is preferable to make a financial or other contribution towards the delivery of affordable housing on another site.

**6.6 WHY ARE WE TAKING THIS APPROACH?**

The 10 and 5 dwellings threshold has been determined from data presented by the 2008 SHMA. The SHMA will be updated regularly and take updated Housing Needs Survey information into consideration in the figures that it presents. Therefore thresholds may change as and when new, updated information is available.

- 6.7** If both the developer and Ribble Valley Borough Council are in agreement that it is preferable to make an off site financial (or other) contribution rather than providing on site affordable housing, a section 106 agreement must be submitted with the planning application detailing this. [The following development management policies in particular will assist implementation of this statement: DMH1, DMH3.](#)



**KEY STATEMENT H4: GYPSY AND TRAVELLER ACCOMMODATION**

The Council will identify as appropriate, sites to meet the needs of Gypsy and Travellers based upon up to date Gypsy and Traveller Accommodation Needs Assessments.

Specific sites to meet the identified need will be included within the Housing and Economic Development DPD.

**6.8 WHY ARE WE TAKING THIS APPROACH?**

There is a requirement under the Housing Act (2004) to identify and include for the provision of sites for Gypsy and Traveller accommodation within the Core Strategy. Nationally there has been a growth in Gypsy and Traveller population and there are no signs that this will slow significantly. The requirement set out in the key statement may change as studies assessing Gypsy and Traveller accommodation needs are updated. The current figures have been determined through LDF evidence work, primarily the Gypsy and Traveller Accommodation Needs Assessment

undertaken by Salford Housing and Urban Studies Unit in 2008. Updated information will be provided in the Housing and Economic DPD, along with details of where the sites will be allocated to meet identified needs.

**6.9** At present the most recent surveys indicate the following levels of need:

- Residential pitches - In Ribble Valley there is an identified need for 6 residential pitches before 2016 with 5 of these required before 2012.
- Transit need - Land to accommodate an additional 6 caravans are required to meet the need for transit provision in Ribble Valley.
- Travelling Showpeople - There is no need identified for sites for Travelling Showpeople in the Ribble Valley.

[The following development management policy in particular will assist implementation of this statement: DMH2.](#)

## **Evidence: Implications & Consultation**

**6.10 How has the evidence base and previous consultation informed policy formulation?**

**SHMA:** The SHMA states that there is a strong requirement for affordable housing in the borough, higher than the regional housing figures within RSS. Therefore an approach has been proposed that supports a higher level of affordable housing provision, whilst still allowing for the provision of market housing.

**SHLAA:** The SHLAA evidence base document provides detail on potential housing sites in terms of location, capacity, potential constraints and potential delivery timeframe. The document has informed the approach set out in the key statements as the majority of deliverable land is focused around the key service centres, where there are high levels of need for affordable housing demonstrated. The draft SHLAA document was made available for a six- week public consultation period in April 2009 and due to the high levels of public interest, the consultation period was extended by a further two weeks. A summary of representations report was produced following the consultation period, which showed how the responses received on the SHLAA have impacted upon the final adoption version of the 2009 adopted SHLAA.

The SHLAA model identified 138ha of land in the 0-5-year category, giving capacity for some 5441 dwellings. The majority of the land is located within the key service centres of Clitheroe, Longridge and Whalley and would provide for 70% of the identified 5-year supply. The remaining 30% of the 5-year supply is composed of development within the villages.

The SHLAA model also indicates that there is the potential for 1010 dwellings (equating to 27.7ha of land) that could be developed within years 6-10 and 3,603 dwellings (equating to 100ha of land) that could be developed within 11-15 years from the time of the SHLAA being undertaken. The SHLAA therefore shows that based on the regionally determined annual housing figure (of 161/yr), there is approximately 62 years supply of residential land available in the borough that is deliverable and developable over the 15-year period. 54% of this is deliverable and is therefore included within the 5-year land supply. It should be emphasised that the SHLAA is a survey of theoretical potential housing land not a statement of actual planned sites and that the theoretical 62 years supply is well above what will actually be needed to address actual evidenced housing numbers". The model showed that at the planned target of 161 dwellings per year applied in the model there is ample scope to identify the most suitable sites to deliver housing in the area.

**Background paper on greenbelt:** This paper found that the general extent of the Green Belt boundary is to be maintained. This impacted upon the formulation of the key statements as only land outside of the Greenbelt could be considered as potential development sites.

**Addressing Housing Needs Statement:** This is a material planning consideration. The information included in the key statements would continue to support this approach, heavily assisting in the delivery of affordable housing.

**Consultation:** Consultation has focused upon the potential location of development and whether this should be delivered through land allocations or through a developer led approach, with the former being identified as the preferred approach. Consultation also assisted in developing the approach relating to green belt and the key statement on affordable housing provides a definition of affordable housing as was requested as part of the Issues and Options consultation.

Throughout the development of the LDF evidence base, consultation has taken place on all documents such as the SHLAA, SHMA, Employment Land and Retail study, with the topic papers available to view online in the Council's website. To date the most intensive consultation, other than the issues and options consultation, is the consultation that has taken place on the SHLAA.

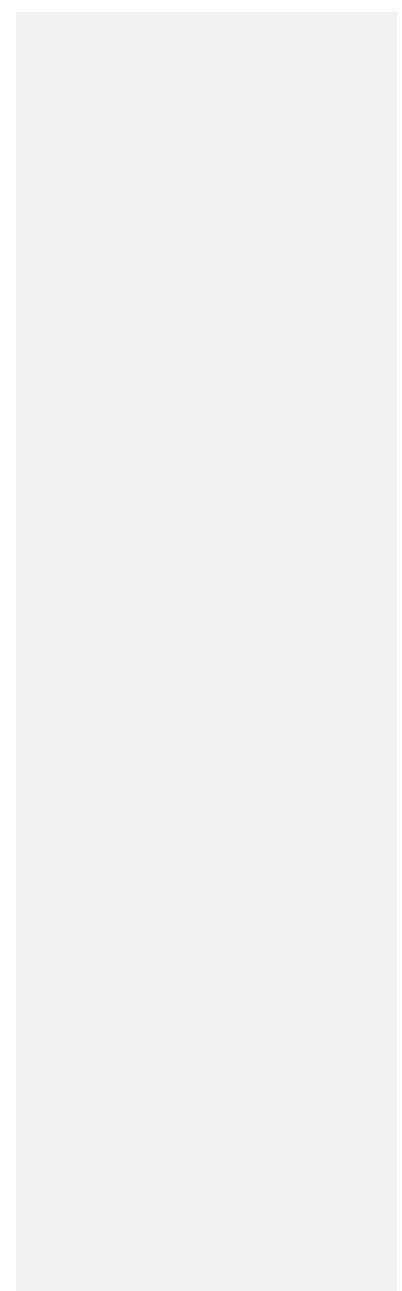
## **Sustainability appraisal and strategic environmental assessment scoping**

- 6.11** The SA scoping report highlighted the following baseline issues for consideration in the Core Strategy in relation to housing development. These issues have been incorporated into this Core Strategy consultation.
- 6.12** House prices in the Ribble Valley are significantly higher than many other parts of Lancashire though are still below the national average. The housing market has been driven to an extent by in-migration of relatively high earners that has

had the effect of driving properties above regional levels and creating issues of affordability for local people, particularly first time buyers and the elderly. The quality of the housing in the Borough is much higher than in other parts of Pennine Lancashire however there are localised problems associated with the number of vacant properties. The SCS also identified a hidden homeless problem, particularly amongst young people in the borough, which is believed to relate to the need for affordable housing.

- 6.13** It is considered that these issues identified as part of the SA and SEA scoping report have been considered within the formulation of the key statements and relating text within this chapter.

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## 7 ECONOMY

### Strategic Spatial Policies

- 7.1 Employment and a strong economy are important and the Council will seek to facilitate employment and economic investment where it accords with the Core Strategy policies. There is a general strategic policy aspiration to ensure that all new development is sustainable and contributes to reducing the existing problems of out-commuting, lack of local employment opportunities and associated problems such as environmental sustainability.
- 7.2 Ribble Valley's high quality environment provides an ideal location for many office, crafts and cultural based businesses. In order to allow the exp
- 7.3 [to support the expansion](#) of Ribble Valley's economy (in particular in business services) further office accommodation will need to be provided either by new build or converted space including potential uses in redundant farm buildings. In terms of factors that should influence the location of new employment sites, an integrated approach in which equal weight is given to the market, the needs of businesses, the environment and sustainability, appears the most appropriate way forward.

#### 7.37.4 Broad location of new employment development

Employment development will generally be directed to the main areas of population growth linking to the underlying strategy of aligning jobs with homes in key areas. This strategy is underpinned by an approach that aims to link local jobs to meet local labour supply and thus achieve a sustainable balance between land uses. This has the potential to reduce the levels of out-commuting and increase self-containment bringing additional benefits including reducing carbon emissions from dispersed development due to increased car use.

- 7.47.5 The larger settlements of Clitheroe, Longridge and Whalley would be the preferred locations for new employment development (excluding rural and home based employment which are district wide). It is recognised that suitable locations that are well related to the A59 corridor will also have the potential to deliver economic growth through the



delivery of appropriate sites. The potential for appropriate land to be brought forward as part of strategic land releases will also be considered particularly where this will contribute to greater sustainability- Growth at the BAe Samlesbury site is anticipated to occur given that it is a regionally significant site and now [intended to form](#) part of the Lancashire Enterprise Zone. This will also provide an opportunity for wider economic growth in Ribble Valley over the plan period. [The Council considers Barrow Enterprise Park to be an important employment land resource that has the significant potential to provide for economic growth and deliver sustainable development for the borough.](#)

#### KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT

The Council, in line with the evidence it has gathered, will aim to allocate an additional 9 hectares of land for employment purpose in appropriate and sustainable locations during the lifetime of this plan.

Land will be made available for employment use in order to support the health of the local economy and wider sustainable job creation. The expansion of existing businesses will, wherever appropriate, be considered favourably.

In considering the development of land for economic development and in determining where this land will be located, priority will be given to the use of appropriate Brownfield sites to deliver employment-generating uses including a preference for the re-use of existing employment sites before alternatives are considered.

New sites will be identified in accord with the development strategy where the health of the local and, in relevant cases, the wider economy support such release. Opportunities to identify land as part of appropriate mixed-use schemes within any strategic land release will be considered favourably.

Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.

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.

The Council considers, in line with neighbouring authorities and other bodies, that the BAe Samlesbury site should be regarded as a regionally significant employment site with considerable potential to accommodate a variety of advanced knowledge based industries in the future. This has been recognised by the Government's ~~proposal to create~~ creation of an Enterprise Zone at this location. As such the site is not considered part of the borough's general employment land supply.

The Council will therefore support the delivery of the Enterprise Zone and has produced a Local Development Order to achieve this.

### **7.57.6 WHY ARE WE TAKING THIS APPROACH?**

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Sustainable development is a key theme of policy and a key consideration for Ribble Valley. The district's natural environment is one of its greatest assets, which contributes to business investment and its attractiveness as a place of residence. The borough has seen a restructure in its commercial floor space in recent years to accommodate both industrial and commercial property and this approach to the consideration of land for economic development is in line with national policy and provides a local interpretation. [The following development management policies in particular will assist implementation of this statement: DMB1, DMB2, DMB3, DMR1, DMR2, DMR3.](#)

### **7.67.7 Town Centres and Retail and Commercial Leisure Development**

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The Council recognises the importance of retail to the local economy, it provides approximately 16% of jobs in the District and makes a major contribution to the role and character of the Borough's key settlements.

**7.77.8** The LDF evidence base<sup>18</sup> identified a need for additional shopping facilities and retail floorspace over the next ten years. It is important to meet these needs in ways that enhance the vitality and viability of town centres. In terms of the retail findings there were a number of messages. Of importance was the poor share of spending that was retained within the catchments of each of the centres of Longridge, Whalley and Clitheroe. This in turn raises the need to review how these centres could be making a greater contribution to issues around sustainability, and supporting their own continued vitality and viability.

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**7.87.9** Despite the findings around retention of spend overall, Whalley was shown to be the best performing centre in terms of vitality and viability; Longridge seems to be doing less well. Clitheroe, however, was identified as showing early signs of change. This will be important to address relatively quickly if the centre is to provide a strong service centre function. Particular concerns identified by retailers, amongst other things was a lack of national retailer representation as an attraction within the town. As such, this will continue to



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<sup>18</sup> Employment Land and Retail Study  
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place Clitheroe at a disadvantage to the retail economies of neighbouring centres such as Preston, Blackburn, Burnley and Accrington.

**7.97.10** The town centres of Clitheroe, Longridge and Whalley offer a range of shopping, leisure and local services to residents living locally and in surrounding rural communities. These town centres are also important sources of employment and tourism and act as a focus for public transport provision. The role and function of these town centres were influential in the formulation of the Council's Housing Strategy, for example, providing additional housing in locations both within and in close proximity to the various services and facilities available in town centres will help to minimise the need to travel, especially by car.

**7.107.11** There is a commitment to strengthening the role of market towns and other appropriate rural settlements as service centres through, amongst other things, enhancing the vitality and viability of their centres. By doing so, further opportunities for accessing services and facilities by means other than the car and generally minimising the need to travel will be created. Improving the quantity and quality of shopping facilities in the town centres of Clitheroe and Longridge would enhance self-containment and ensure that shopping and other services are available locally, thus reducing the need to travel elsewhere.

**7.117.12** Exceptionally it may be appropriate to provide larger retail development in the town centres but this would require special justification to demonstrate that the facility was only serving local needs and it would not be more appropriately provided in one of the larger towns. In all cases, large and small, proposals should protect or enhance the character of the town.

**KEY STATEMENT EC2: DEVELOPMENT OF RETAIL, SHOPS AND COMMUNITY FACILITIES AND SERVICES**

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.

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.

The council will put in place detailed development plans as appropriate to provide a strategic framework to guide the future development of the centres and support appropriate sustainable growth.

The Council will also continue to require robust evidence that much needed smaller retail and other facilities in the more rural parts of the area are no longer viable before considering other forms of use.

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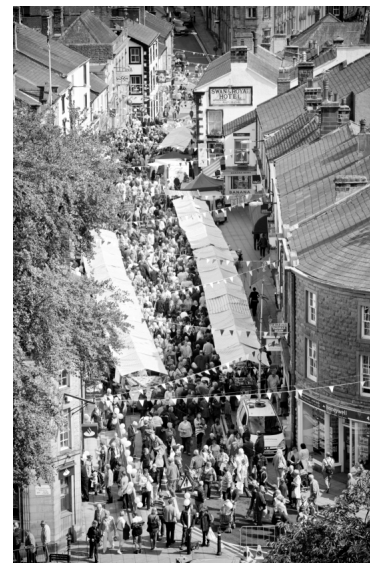
**7-127.13** WHY ARE WE TAKING THIS APPROACH?

This is predominantly led by evidence base research that confirms the requirement for the development of retail, shops and the facilities on offer. [The NPPF identifies a range of uses that are appropriate to the town centre which contribute to their vitality and viability and include retail, leisure, commercial, office, tourism, community, cultural and residential uses.](#) The Clitheroe Town Centre Masterplan will inform the preparation of more detailed policies as appropriate. Recommendations and suggestions from this work will be disseminated across the borough where applicable. [The following development management policies in particular will assist implementation of this statement: DMR1, DMR2, DMR3.](#)

**7-137.14** Tourism and Visitor Economy

Tourism plays an important role in the economy of Ribble Valley. The strength of the tourism economy in Ribble Valley reflects the attractive countryside, historic towns and villages and a range of visitor attractions such as Clitheroe Castle, Whalley Abbey and the Forest of Bowland Area of Outstanding Natural Beauty. The strategy for tourism capitalises on such assets and promotes tourism development that complements them.

**7-147.15** There is a lack of wet weather attraction provision, the opportunity for which needs to be addressed either by expanding appropriate existing attractions or encouraging new visitor attractions to the area. A gap analysis is required in order to encourage new investment within hotel accommodation, self-catering, conference venues, eating out and visitor attractions, including Ribble Valley’s cultural and heritage tourism offering as appropriate.



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### KEY STATEMENT EC3: VISITOR ECONOMY

Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities.

#### 7.157.16 WHY ARE WE TAKING THIS APPROACH?

Visitor expectations are constantly rising and the tourism offer must meet demands for quality and service. This applies to the attractions, retail businesses and the restaurant or cafe (food and drink sector) offering locally sourced produce. Also, the natural landscape is a valuable asset of Ribble Valley and a balance between promoting tourism and the protection and enhancement of the natural environment must be considered. [The following development management policies in particular will assist implementation of this statement: DMB1, DMB3.](#)

#### Evidence: Implications & Consultation

#### 7.167.17 How has the evidence base and previous consultation informed policy formulation?

**Employment and Retail land review:** The Ribble Valley Employment Land and Retail Study 2008 provides an evidence base derived from a number of sources and comprises work undertaken directly by the Council, published data from a variety of sources and information collected for other purposes, for example playing field strategies and leisure facilities reviews to inform the Local Development Framework process. As well as providing an economic context for the Borough, a review of employment land, a retail study and health check for each of the three service centres (Longridge,



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Whalley and Clitheroe) in Ribble Valley. This work also informs the Council's regeneration and economic development activity and delivery of both the economic and community strategy objectives.

Particular recommendations from the study were identified as particularly important to contribute to the future economic sustainability of the Borough, such as office premises on the A59, facilitation and delivery of land, the importance of broadband and a Masterplan for the key market town of Clitheroe. Additionally, monitoring of the Districtwide Local Plan identified employment land that has not been developed for employment purposes, where the owners have chosen not to develop the land. The overall Local Development Framework will establish a framework for local communities to identify appropriate local land and buildings for economic use.

**Consultation:** This has focused upon the potential location of development and whether this should be delivered through land allocations or through a developer led approach, with the former being identified as the preferred approach. This consultation also assisted in developing the approach relating to employment issues.

Throughout the development of the LDF evidence base, consultation has taken place on all documents such as the SHLAA, SHMA, Employment Land and Retail study, with the background papers available to view online in the Council's website.

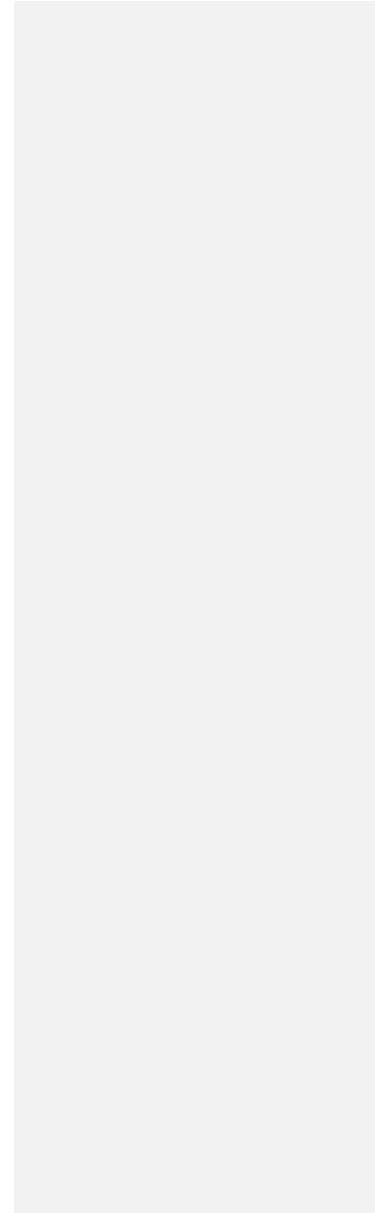
## Sustainability appraisal and strategic environmental assessment scoping

**7.177.18** The SA scoping report highlighted that there is a need to broaden the economic base of rural areas in the Ribble Valley and a need to promote sensitive rural diversification schemes. It also found that sustainable economic development and a range of employment opportunities should be promoted to meet the needs of all sectors of the population and all skills levels. To achieve this, long term sustainable patterns of development that provide for the economic and social needs of all Ribble Valley populations are required.

**7.187.19** Despite the need to focus on these areas the SA scoping report did highlight that educational attainment in the borough is very good compared to county, regional and national levels and this should be maintained. It highlighted that a number of people commute daily into the borough for educational reasons as a result of the high level of attainment and the quality of Ribble Valley schools. However, the report also highlighted that opportunities to improve vocational training opportunities should be pursued, as this is likely to benefit local employers and would also help to develop training linked to key growth sectors across the region and could help to encourage more inward investment in the borough. The SA scoping report drew on information from the Ribble Valley Economic Strategy, which identified the exodus of young talented, well-educated people as a key threat to the local economy.



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## 8 DELIVERY MECHANISMS AND INFRASTRUCTURE

### Strategic Spatial Policies

- 8.1** The Core Strategy is the central document of the LDF and is the first Development Plan Document (DPD) to be produced by Ribble Valley Borough Council. In revising the DPD to keep it up to date, RVBC will monitor the Central and Local Government approaches to spatial planning and ensure that the most up to date guidance and best practice is fed back into future updates of the Core Strategy.
- 8.2** In terms of delivery, The Council will lead the implementation of the Core Strategy, however this cannot be done in isolation from other services and service providers. Others that may be involved in the implementation include:
- Local Partnerships
  - Individuals, land-owners and private developers
  - Parish Councils
  - Community Groups
  - Lancashire County Council
  - Relevant government departments and agencies such as, the Environment Agency, the Highways Agency, Natural England and English Heritage
  - Statutory Undertakers (gas, water, sewerage, electricity,
  - Telecommunications) and Public Transport Operators
  - Health Providers

- 8.3** Each have had the opportunity to contribute to the development of the evidence base for the LDF and in drawing up the options presented at this stage. As the preferred strategy is formed and greater certainty is established these groups and bodies will be involved further as detail is established. The need for infrastructure improvements has been identified in the infrastructure plan. The exact implications for infrastructure can only be determined once more detail on the location of the sites and the nature of the development plan is known. This allows a better understanding of the implications for the infrastructure and the identification of holistic solutions in the context of all the development that is proposed in an area through the details established in the site locations development plan document. It is clear that the phasing of development will be necessary to ensure the capacity of infrastructure can be enhanced.
- 8.4** Monitoring of the Core Strategy is the key to ensuring that the document remains up to date, not only in terms of the long-term strategy but also in terms of the evidence baseline underpinning the document. These changes can be due to local, sub-regional, regional or even national changes in policy, which would result in changes to the central document of the LDF requiring change. Due to these anticipated changes, it will be necessary for the plan to be substantially reviewed before the end of the designated plan period in 2028.
- 8.5** The main mechanism for monitoring the changes and the impact of the implemented plan will be the Annual Monitoring Report (AMR), which is updated annually and published in December. The AMR forms a crucial part of the LDF. The AMR also provides the opportunity to identify resource issues or identify other factors that may be affecting the plan's implementation and performance. The Council will continue to prepare the AMR as a tool with which to record relevant data, identify trends and measure performance against a range of indicators.
- 8.6** It is anticipated that planning obligations will be used under the plan, as identified in the development strategy as a key delivery tool. It is considered more appropriate to look to the system of planning obligations to secure the necessary infrastructure that will be required to enable development to be accommodated. These will be used in order to deliver the services and improvements associated with new development. Planning applications will ensure that developers will contribute to these necessary improvements as part of the application process. However, within the plan period the Council anticipates moving to the application of a Community Infrastructure levy approach as the means by which necessary infrastructure can be delivered.
- 8.7** Matters appropriate for Planning obligation contributions ~~can~~ include:
- Affordable housing
  - Flood Defence
  - Biodiversity (habitat creation and protection) and Geodiversity
  - Open space (including all typologies of sport, leisure, green infrastructure and potentially allotments)

- Regeneration initiatives
- Public realm and public art schemes
- Transport
- Libraries
- Children Centres
- ~~Minerals and Waste Developments~~
- Countryside Access
- Natural Heritage
- Crime and Disorder
- Heritage Assets and Cultural Facilities
- Education
- Utilities
- Waste management
- Inland waterways
- Youth and Communities
- Landscape Character and Design
- Health

**8.8** However the Council has determined a priority for securing contributions through such legal agreements that are reflected in the key statement.

**8.9** The Local Infrastructure Plan will help identify what is required to deliver necessary development and will ultimately guide the phasing and anticipated delivery timeframe for new development. Much of the required infrastructure will relate to the development strategy, however preliminary work has identified that in most cases given the extent of new development being planned for capacity across most forms of infrastructure will need to be enhanced.

- 8.10** As the determination of planning applications will be a key part of the delivery mechanism the Council will apply generic policies to assist Development Management. These will form part of the Core Strategy, to assist implementation.

**KEY STATEMENT DMI1: PLANNING OBLIGATIONS**

Planning Obligations will be used as a mechanism to deliver development that contributes to the needs of local communities and sustainable development. Contributions can either be in kind or in the form of financial contribution with a clear audit trail of how any monies will be spent and in what time frame.

Obligations will be negotiated on a site-by-site basis. The council has resolved to seek contributions in the following order of priority:

Affordable Housing (also taking into consideration the detailed Affordable Housing Key Statement )

Improvements required for highway safety that cannot be covered by planning condition or S278 Agreement

Open Space

Education

Where there is a question of viability the council will require an open book approach to be taken when agreeing development costs, and developers will be required to meet the Council's costs for independent evaluation. The Council will develop, as appropriate, a Community Infrastructure Levy approach to infrastructure delivery.

**8.11 WHY ARE WE TAKING THIS APPROACH?**

Infrastructure improvements will be considered further as part of the Local Infrastructure Plan (LIP), however it is anticipated that infrastructure improvements will be necessary to ensure the level of required development in the borough

takes place. As a result, developer contribution will be necessary to help facilitate this infrastructure development. The Council however has to recognise that there has to be a balance between achieving both development and infrastructure having regard to the viability of the development overall. [The following development management policies in particular will assist implementation of this statement: DMG1, DMG3, DMH1, DMB4.](#)

#### KEY STATEMENT DMI2: TRANSPORT CONSIDERATIONS

New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.

In general, schemes offering opportunities for more sustainable means of transport [and sustainable travel improvements](#) will be supported. Sites for potential future railway stations at Chatburn and Gisburn will be protected from inappropriate development.

Major applications should always be accompanied by a comprehensive travel plan.

#### 8.12 WHY ARE WE TAKING THIS APPROACH?

The Council acknowledge that other bodies, such as Lancashire County Council as the relevant highway authority for the area, will be developing a Local Transport Plan over the next few years and that its accompanying Implementation Plans will have a bearing on the Borough. Comments within the Key Statement regarding such matters as the potential future railway station sites are made without prejudice to these plans. The Council will continue to pursue the best transport solutions for the area through liaison with relevant bodies and update its evidence base on such matters where relevant.

- 8.13 LDF evidence base summary papers and consultation so far point to transport issues being important local concerns. This includes the need to protect the high quality environment of Ribble Valley by supporting the use of sustainable modes of transport and travel and giving them a high priority in new development. [The following development management policies in particular will assist implementation of this statement: DMG1, DMG2, DMG3.](#)

## EVIDENCE: Implications & Consultation

8.14 How has the evidence base and previous consultation informed policy formulation?

**Evidence Base Background Paper on the use of planning obligations:** This document was produced for Ribble Valley Borough Council's Planning and Development Committee Members to establish a list of priorities of contributions which the Council will seek to secure through negotiations, thereby providing a systematic basis for officers to negotiate on such agreements and provide specific advice to develop on when contributions will be required.

**Evidence base topic paper on transport:** This document was produced for Ribble Valley Borough Council's Planning and Development Committee Members in 2007. It summarised the current policy background and contained a range of local transport statistics that illustrate local issues.

**Preliminary work - Local Infrastructure Plan:** This work was undertaken in conjunction with a team from Manchester University and has provided a baseline of information on existing infrastructure capacity and has also identified gaps in available information that will need to be addressed.

**Consultation:** Consultation at the regulation 25 Core strategy stage found that in terms of travel and transport provision in the borough, opinion was fairly split on the issue of widening roads following land protection for this purpose.

Footpaths and cycle-ways however were highlighted as an issue for further attention with the majority stating that these should be provided with new development.

Nearly all respondents felt that public transport (and access to this) should be improved as part of new development and nearly half of respondents stated that new business development should only be permitted along public transport corridors.

## Sustainability appraisal scoping

8.15 The SA scoping report did not highlight any direct issues in relation to community infrastructure however it did indicate that this is a key issue to be addressed in the Core Strategy as part of delivery planning.

## KEY STATEMENT DM13: DEVELOPMENT MANAGEMENT

~~To help determine planning applications and deliver the vision and objectives of the Core Strategy, the Council will apply a range of Development Management policies.~~

~~Development management will be an important part of the delivery mechanism to achieve the overall vision and objectives established in the Core Strategy. Against the context of an identified Development Strategy and themed spatial policies the Development Management policies will guide the principles of development within those themed headings and provide a clear approach for delivering the Core Strategy. The Council will, as part of the Local Development Framework, create additional policy detail as required to implement the strategic policy contained in the Core Strategy.~~

~~The Development Management key statements have been formulated to reflect national policy and the LDF evidence base.~~

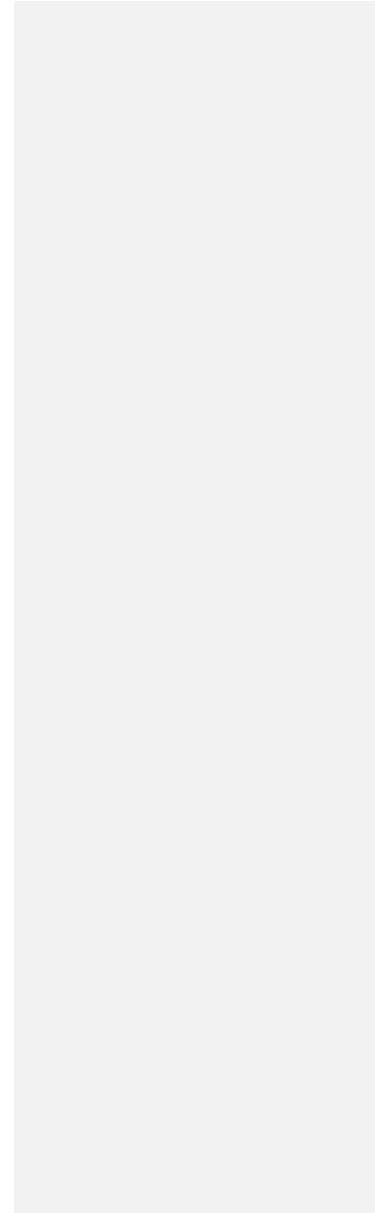
~~The need for Development Management policies to implement the Core Strategy is evidenced through a wide range of evidence documents with the policies themselves having been subject to consultation claiming differing stages of their preparation. Separate reports are available relating to the consultation responses and how the Council has sought to address issues raised.~~

### **Sustainability appraisal scoping**

The SA Scoping Report did not highlight any direct issues, however the Development Management policies have been subject to the appraisal process as they have been developed.



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## 9 STRATEGIC SITE

### The Strategic Site

A strategic site at Standen, to the south east of Clitheroe will be developed in a comprehensive and sustainable manner as a mixed site to meet a significant proportion of the Borough's housing requirement in the plan period. The range of uses will include housing (including affordable housing), employment, community uses, local retail and service provision to serve the site, open space and recreational uses.

The strategic site at Standen is central to the delivery of the Core Strategy. It is a large site currently used for agricultural purposes and situated to the south east of Clitheroe, in close proximity to the town and all its amenities and the strategic highway network. It provides a major opportunity to develop a site for a mix of uses in a highly sustainable and comprehensive manner within a high quality landscaped setting. Uses will be predominantly residential (including affordable housing) but will also include employment (B1 uses), community and open space/recreational uses with new and enhanced provision for sustainable and active transport to maximise connections to the Clitheroe urban area. Land will also be made available within the site for a primary school within the site if this is required to meet the need for educational provision, taking into account the capacity of schools that would serve the development.

The extensive area proposed has been identified to enable adequate scope to achieve the highest quality design, appropriate layouts that can help protect important views across the site and strategic planting that will assist in reducing

the impact of the strategic site. The site would make a significant contribution to meeting the Borough's overall housing provision in the plan period with a total of 1040 dwellings proposed.

Work undertaken on infrastructure planning as part of the Core Strategy process has shown that in principle, there are no significant barriers to the development and that the site is deliverable within the plan period [with appropriate phasing of the development to allow infrastructure enhancements to be co-ordinated and delivered](#). It is envisaged that the site will be accessed by a minimum of two access points from the existing local highway network with a through route for public transport. The development will also ~~necessitate secure~~ improvements to the strategic highway network at the A59/Clitheroe Road/Pendle Road Junction. Any development should take account of the presence of [heritage assets within and in the vicinity of the site, including](#) the line of the Roman Road that runs through the site, which is of archaeological and historic significance. There will be a need for high quality structural landscaping to contribute a good quality development and address the landscape impacts of a development of this scale- [Consideration will be given to Local Green Space options. On the basis of currently known development in the area and regulatory requirements, United Utilities has stated that the development of this strategic site would necessitate the need for improvements in water and waste water infrastructure and has therefore identified a need for appropriate phasing to allow for the practical implications associated with infrastructure enhancement.](#)

The Core Strategy is seeking to identify the site in principle, ~~and the~~ precise mix of uses, developable areas, ~~and~~ development, [detailed infrastructure](#) requirements [and the need for phasing](#) will be determined in more detail in subsequent Development Plan Documents, Supplementary Planning Documents which will be subject to separate consultation and through the Development Management process.

## Standen Strategic Site Location

- 9.1 The Standen strategic site is located to the south east of Clitheroe. The general site area is set out below. The final site area is still subject to determination having regard to the need for structural planting, the approach to density and land uses within the site and the mechanisms for achieving delivery.

Standen Estates Strategic site: Clitheroe

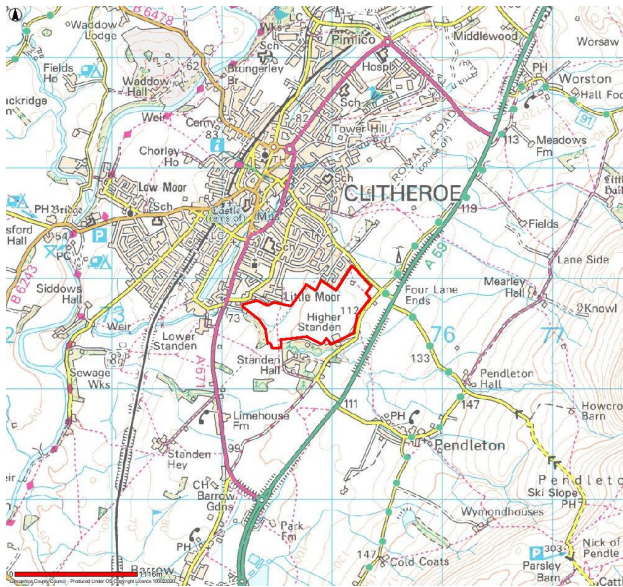
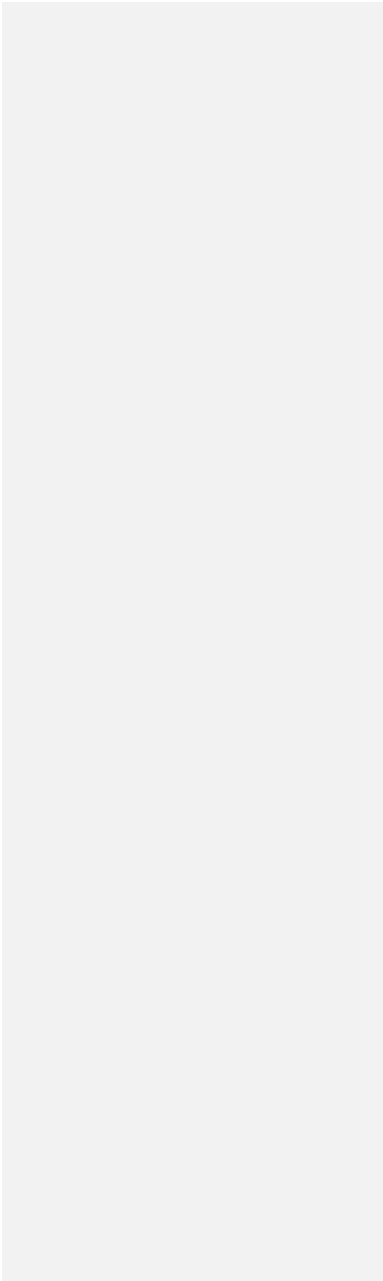


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## 10 DEVELOPMENT MANAGEMENT POLICIES

### Development Management Policies

- 10.1** The purpose of the Development Management Policies is to provide a mechanism to help implement the Core Strategy to attain the vision and objectives that have been identified. [Against the context of an identified Development Strategy and themed spatial policies the Development Management policies will guide the principles of development within those themed headings and provide a clear approach for delivering the Core Strategy.](#) They will help inform the decision on planning applications which will be the principle means of ensuring the successful delivery of the strategy.

The Council will develop as appropriate fuller detailed guidance and policies through future Development Plan Documents and Supplementary Planning Documents as required. [The Development Management key statements have been formulated to reflect national policy and the LDF evidence base.](#)

**10.2 WHY ARE WE TAKING THIS APPROACH?**

It is important to have an understanding of how the Council will deliver the Core Strategy. This policy framework provides a clear statement on how the Council will make decisions on proposals to ensure the vision and overall objectives are achieved. The evidence base provides information to underpin the policy statements and when read in conjunction with the strategic policies the Council is seeking to provide a comprehensive approach to how the Council will implement the aspirations expressed in the Core Strategy. [The justification to the development management policies cross-references to the key statements to which they are linked.](#)

### Consultation and Sustainability Appraisal

- 10.3** The policy statements have been subject to consultation and ongoing development throughout the process of developing and testing the options for the development strategy. [The need for Development Management policies to implement the](#)

Core Strategy is evidenced through a wide range of evidence documents with the policies themselves having been subject to consultation claiming differing stages of their preparation. Separate reports are available relating to the consultation responses and how the Council has sought to address issues raised.

## GENERAL

### **KEY STATEMENT POLICY DMG1: GENERAL CONSIDERATIONS**

#### **10.4 IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:**

- BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT).
- BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
- CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
- ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
- CONSIDER ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
- CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
- CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.
- ~~ALSO CONSIDER THE IMPLICATIONS OF DEVELOPMENT ON HERITAGE ASSETS SUCH AS SCHEDULED ANCIENT MONUMENTS, LISTED BUILDINGS, CONSERVATION AREAS, REGISTERED PARKS AND GARDENS.~~
- ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.
- WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL

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PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.

- ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
- ACHIEVE EFFICIENT LAND USE AND THE RE USE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE.
- HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
- CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
- NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
- NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.
- NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED.
- USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
- CONSIDER ~~THE POTENTIAL IMPACTS OF DEVELOPMENT ON~~ AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.
- THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES SHOULD BE INCORPORATED INTO SCHEMES.
- HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.
- CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

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IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.

[This policy helps deliver the vision for the area and gives an overarching series of considerations that the Council will have regard to in achieving quality development.](#)

## **KEY STATEMENT POLICY DMG2: STRATEGIC CONSIDERATIONS**

**10.5** DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION.

- DEVELOPMENT PROPOSALS IN DEFINED SETTLEMENTS SHOULD CONSOLIDATE, EXPAND OR ROUND-OFF DEVELOPMENT SO THAT IT IS CLOSELY RELATED TO THE MAIN BUILT UP AREAS, ENSURING THIS IS APPROPRIATE TO THE SCALE OF, AND IN KEEPING WITH, THE EXISTING SETTLEMENT.

OUTSIDE THE SETTLEMENT AREAS DEVELOPMENT MUST MEET AT LEAST ONE OF THE FOLLOWING CONSIDERATIONS:

- THE DEVELOPMENT SHOULD BE ESSENTIAL TO THE LOCAL ECONOMY OR SOCIAL WELL BEING OF THE AREA.
- THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.
- THE DEVELOPMENT IS FOR LOCAL NEEDS HOUSING WHICH MEETS AN IDENTIFIED NEED.
- THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.
- THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.
- THE DEVELOPMENT IS COMPATIBLE WITH THE ENTERPRISE ZONE DESIGNATION.

WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF

ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

IN PROTECTING THE DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY THE COUNCIL WILL HAVE REGARD TO THE ECONOMIC AND SOCIAL WELL BEING OF THE AREA. HOWEVER THE MOST IMPORTANT CONSIDERATION IN THE ASSESSMENT OF ANY DEVELOPMENT PROPOSALS WILL BE THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE LANDSCAPE AND CHARACTER OF THE AREA AVOIDING WHERE POSSIBLE HABITAT FRAGMENTATION. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD. DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AONB BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIAL, LANDSCAPING AND SITING. THE AONB MANAGEMENT PLAN SHOULD BE CONSIDERED AND WILL BE USED BY THE COUNCIL IN DETERMINING PLANNING APPLICATIONS.

FOR THE PURPOSES OF THIS POLICY THE TERM SETTLEMENT IS DEFINED IN THE GLOSSARY. CURRENT SETTLEMENT BOUNDARIES WILL BE UPDATED IN SUBSEQUENT DPDS.

This policy assists the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. In establishing broad constraints to development the Council will secure the overall vision of the Core Strategy.

### **KEY STATEMENT POLICY DMG3: TRANSPORT AND MOBILITY**

**10.6** IN MAKING DECISIONS ON DEVELOPMENT PROPOSALS THE LOCAL PLANNING AUTHORITY WILL, IN ADDITION TO ASSESSING PROPOSALS WITHIN THE CONTEXT OF THE DEVELOPMENT STRATEGY, ATTACH CONSIDERABLE WEIGHT TO:

THE AVAILABILITY AND ADEQUACY OF PUBLIC TRANSPORT AND ASSOCIATED INFRASTRUCTURE TO SERVE THOSE MOVING TO AND FROM THE DEVELOPMENT -

- THE RELATIONSHIP OF THE SITE TO THE PRIMARY ROUTE NETWORK AND THE STRATEGIC ROAD NETWORK.

- THE PROVISION MADE FOR ACCESS TO THE DEVELOPMENT BY PEDESTRIAN, CYCLISTS AND THOSE WITH REDUCED MOBILITY.
- PROPOSALS WHICH PROMOTE DEVELOPMENT WITHIN EXISTING DEVELOPED AREAS [OR EXTENSIONS TO THEM](#) AT LOCATIONS WHICH ARE HIGHLY ACCESSIBLE BY MEANS OTHER THAN THE PRIVATE CAR.
- PROPOSALS WHICH LOCATE MAJOR GENERATORS OF TRAVEL DEMAND IN EXISTING CENTRES WHICH ARE HIGHLY ACCESSIBLE BY MEANS OTHER THAN THE PRIVATE CAR.
- PROPOSALS WHICH STRENGTHEN EXISTING TOWN AND VILLAGE CENTRES WHICH OFFER A RANGE OF EVERYDAY COMMUNITY SHOPPING AND EMPLOYMENT OPPORTUNITIES BY PROTECTING AND ENHANCING THEIR VITALITY AND VIABILITY.
- PROPOSALS WHICH LOCATE DEVELOPMENT IN AREAS WHICH MAINTAIN AND IMPROVE CHOICE FOR PEOPLE TO WALK, CYCLE OR CATCH PUBLIC TRANSPORT RATHER THAN DRIVE BETWEEN HOMES AND FACILITIES WHICH THEY NEED TO VISIT REGULARLY.
- PROPOSALS WHICH LIMIT PARKING PROVISION FOR DEVELOPMENTS AND OTHER ON OR OFF STREET PARKING PROVISION TO DISCOURAGE RELIANCE ON THE CAR FOR WORK AND OTHER JOURNEYS WHERE THERE ARE EFFECTIVE ALTERNATIVES.

ALL MAJOR PROPOSALS SHOULD OFFER OPPORTUNITIES FOR INCREASED USE OF, OR THE IMPROVED PROVISION OF, BUS AND RAIL FACILITIES.

ALL DEVELOPMENT PROPOSALS WILL BE REQUIRED TO PROVIDE ADEQUATE CAR PARKING AND SERVICING SPACE IN LINE WITH CURRENTLY APPROVED STANDARDS.

THE COUNCIL WILL PROTECT LAND CURRENTLY IDENTIFIED ON THE PROPOSALS MAP FROM INAPPROPRIATE DEVELOPMENT THAT MAY BE REQUIRED FOR THE OPENING OF STATIONS AT GISBURN AND CHATBURN. ANY PLANNING APPLICATION RELATING TO THESE SITES WILL BE ASSESSED HAVING REGARD TO THE LIKELIHOOD OF THE SITES BEING REQUIRED AND THE AMOUNT OF HARM THAT WILL BE CAUSED TO THE POSSIBLE IMPLEMENTATION OF SCHEMES.

THE COUNCIL WILL RESIST DEVELOPMENT THAT WILL RESULT IN THE LOSS OF OPPORTUNITIES TO TRANSPORT FREIGHT BY RAIL.

[Transport considerations are key to the delivery of sustainable development. The Council has established through this policy those aspects to be given particular regard when determining planning applications.](#)

This policy recognises that the recent investment in the local railway infrastructure opens up the possibility of carrying more local and long distance freight in a more sustainable way, potentially removing more lorry based traffic from local roads. [It also continues the opportunities recognised to extend passenger service by protecting existing station locations that could be developed to improve use of rail as a modal option.](#)

In using this policy, reference will be made to Guidance of Transport Assessments, [This should also include an assessment of the impacts on existing bus and rail infrastructure, including level crossings. Where necessary developers will be expected to contribute towards improvements in public transport provision and infrastructure.](#) ~~Department of Transport.~~

## ENVIRONMENT

### **KEY STATEMENT POLICY DME1: PROTECTING TREES AND WOODLANDS**

- 10.7** THERE WILL BE A PRESUMPTION AGAINST THE CLEARANCE OF BROAD-LEAVED WOODLAND FOR DEVELOPMENT PROPOSES. THE COUNCIL WILL SEEK TO ENSURE THAT WOODLAND MANAGEMENT SAFE GUARDS THE STRUCTURAL INTEGRITY AND VISUAL AMENITY VALUE OF WOODLAND, ENHANCES BIODIVERSITY AND PROVIDES ENVIRONMENTAL HEALTH BENEFITS FOR THE RESIDENTS OF THE BOROUGH. [THE COUNCIL ENCOURAGES SUCCESSIONAL TREE PLANTING TO ENSURE TREE COVER IS MAINTAINED INTO THE FUTURE.](#)



WHERE APPLICATIONS ARE LIKELY TO HAVE A SUBSTANTIAL EFFECT ON TREE COVER, THE BOROUGH COUNCIL WILL REQUIRE DETAILED ARBORICULTURAL SURVEY INFORMATION AND TREE CONSTRAINT PLANS INCLUDING APPROPRIATE PLANS AND PARTICULARS. THESE WILL INCLUDE THE POSITION OF EVERY TREE ON SITE THAT COULD BE INFLUENCED BY THE PROPOSED DEVELOPMENT AND ANY TREE ON NEIGHBOURING LAND THAT IS ALSO LIKELY TO BE WITH IN INFLUENCING DISTANCE AND COULD ALSO INCLUDE OTHER RELEVANT INFORMATION SUCH AS STEM DIAMETER AND CROWN SPREAD.

THE BOROUGH COUNCIL WILL ENSURE THAT:

- THE VISUAL, BOTANICAL AND HISTORICAL VALUE, TOGETHER WITH THE USEFUL AND SAFE LIFE EXPECTANCY OF TREE COVER, ARE IMPORTANT FACTORS IN DETERMINING PLANNING APPLICATIONS. THIS WILL INCLUDE AN ASSESSMENT OF THE IMPACT OF THE DENSITY OF DEVELOPMENT, LAY OUT OF ROADS, ACCESS POINTS AND SERVICES ON ANY AFFECTED TREES.
- THAT A DETAILED TREE PROTECTION PLAN IS SUBMITTED WITH APPROPRIATE LEVELS OF DETAIL.
- SITE-SPECIFIC TREE PROTECTION PLANNING CONDITIONS ARE ATTACHED TO PLANNING PERMISSIONS.

#### **10.8 TREE PRESERVATION ORDERS**

THE BOROUGH COUNCIL WILL MAKE TREE PRESERVATION ORDERS WHERE IMPORTANT INDIVIDUAL TREES OR GROUPS OF TREES AND WOODLAND OF VISUAL, AND/OR BOTANICAL AND/OR HISTORICAL VALUE APPEARS TO BE UNDER THREAT. THE COUNCIL WILL EXPECT EVERY TREE WORK APPLICATION FOR WORK TO PROTECTED TREES TO BE IN ACCORDANCE WITH MODERN ARBORICULTURAL PRACTICES AND CURRENT BRITISH STANDARDS.

#### **10.9 ANCIENT WOODLANDS**

DEVELOPMENT PROPOSALS THAT WOULD RESULT IN LOSS OR DAMAGE TO ANCIENT WOODLANDS WILL BE REFUSED UNLESS THE NEED FOR, AND THE BENEFITS OF, THE DEVELOPMENT IN THAT LOCATION OUTWEIGH THE LOSS OF THE WOODLAND HABITAT. IN ADDITION, IN CIRCUMSTANCES WHERE A DEVELOPMENT WOULD AFFECT AN ANCIENT WOODLAND, THE BOROUGH COUNCIL WILL SEEK TO INCLUDE APPROPRIATE WOODLAND PLANTING AND MANAGEMENT REGIMES THROUGH PLANNING CONDITIONS AND AGREEMENTS.

#### **10.10 VETERAN AND ANCIENT TREES**

THE BOROUGH COUNCIL WILL TAKE MEASURES THROUGH APPROPRIATE [PLANNING CONDITIONS](#), LEGISLATION AND MANAGEMENT REGIMES TO ENSURE THAT ANY TREE CLASSIFIED IDENTIFIED AS

VETERAN/ANCIENT TREE IS AFFORDED SUFFICIENT LEVEL OF PROTECTION AND APPROPRIATE MANAGEMENT IN ORDER TO ENSURE ITS LONG TERM SURVIVABILITY.

#### 10.11 HEDGEROWS

THE BOROUGH COUNCIL WILL USE THE HEDGEROW REGULATIONS TO PROTECT HEDGEROWS CONSIDERED TO BE UNDER THREAT AND USE PLANNING CONDITIONS TO PROTECT AND ENHANCE HEDGEROWS THROUGH THE USE OF TRADITIONAL MANAGEMENT REGIMES AND PLANTING WITH APPROPRIATE HEDGEROW SPECIES MIX.

#### 10.12 FELLING LICENCES

WHEN CONSULTED ON FELLING LICENCE APPLICATIONS, THE COUNCIL WILL ATTEMPT TO MINIMISE THE SHORT-TERM ADVERSE IMPACT ON THE LANDSCAPE AND ENSURE REPLANTING SCHEMES CONTAIN AN APPROPRIATE BALANCE OF SPECIES TO SAFEGUARD AND ENHANCE THE BIODIVERSITY AND LANDSCAPE VALUE OF WOODLAND.

[The contribution that trees and woodlands make to the character of the area is recognised by the Council to be of significance. The Council in establishing this approach to their management and protection is seeking to conserve and enhance the quality of the local area whilst recognising the need for sustainable development to be achieved.](#)

### **KEY STATEMENT POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION**

10.13 DEVELOPMENT PROPOSALS WILL BE REFUSED WHICH **SIGNIFICANTLY** HARM IMPORTANT LANDSCAPE OR LANDSCAPE FEATURES INCLUDING:

- TRADITIONAL STONE WALLS
- PONDS
- CHARACTERISTIC HERB RICH MEADOWS AND PASTURES
- WOODLANDS
- COPSES



- HEDGEROWS AND INDIVIDUAL TREES (OTHER THAN IN EXCEPTIONAL CIRCUMSTANCES WHERE SATISFACTORY WORKS OF MITIGATION OR ENHANCEMENT WOULD BE ACHIEVED, INCLUDING REBUILDING, REPLANTING AND LANDSCAPE MANAGEMENT)
- TOWNSCAPE ELEMENTS SUCH AS THE SCALE, FORM, AND MATERIALS THAT CONTRIBUTE TO THE CHARACTERISTIC TOWNSCAPES OF THE AREA.
- UPLAND LANDSCAPES AND ASSOCIATED HABITATS SUCH AS BLANKET BOG
- BOTANICALLY RICH ROADSIDE VERGES (THAT ARE WORTHY OF PROTECTION).

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The Council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy. In applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, the AONB Landscape Character Assessment 2010 and the AONB Management Plan. Also the Council will take into account the potential cumulative impacts of development in areas where development has already taken place.

By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development.

### **KEY STATEMENT POLICY DME3: SITE AND SPECIES PROTECTION AND CONSERVATION**

**10.14** DEVELOPMENT PROPOSALS THAT ARE LIKELY TO ADVERSELY AFFECT THE FOLLOWING WILL NOT BE GRANTED PLANNING PERMISSION. EXCEPTIONS WILL ONLY BE MADE WHERE IT CAN CLEARLY BE DEMONSTRATED THAT THE BENEFITS OF A DEVELOPMENT AT A SITE OUTWEIGH BOTH THE LOCAL AND THE WIDER IMPACTS. PLANNING CONDITIONS OR AGREEMENTS WILL BE USED TO SECURE PROTECTION OR, IN THE CASE OF ANY EXCEPTIONAL DEVELOPMENT AS DEFINED ABOVE, TO MITIGATE ANY HARM, UNLESS ARRANGEMENTS CAN BE MADE THROUGH PLANNING CONDITIONS OR AGREEMENTS TO SECURE THEIR PROTECTION:



- WILDLIFE SPECIES PROTECTED BY LAW
- SSSIS

- PRIORITY HABITATS OR SPECIES IDENTIFIED IN THE LANCASHIRE BIODIVERSITY ACTION PLAN
- LOCAL NATURE RESERVES
- COUNTY BIOLOGICAL HERITAGE SITES
- SPECIAL AREAS OF CONSERVATION (SACS)
- SPECIAL PROTECTED AREAS (SPAS)
- ANY ACKNOWLEDGED NATURE CONSERVATION VALUE OF SITES OR SPECIES.

DEVELOPERS ARE ENCOURAGED TO CONSIDER INCORPORATING MEASURES TO ENHANCE BIODIVERSITY WHERE APPROPRIATE THAT WILL COMPLEMENT PRIORITY HABITATS AND SPECIES IDENTIFIED IN THE LANCASHIRE BAP.

WITH REGARD TO SITES DESIGNATED UNDER EUROPEAN LEGISLATION THE AUTHORITY WILL FOLLOW THE RELEVANT PROCESSES AS DEFINED WITHIN THE HABITATS REGULATIONS 2010. DEVELOPMENT WILL NOT BE PERMITTED UNLESS EITHER IT IS ESTABLISHED THAT IT IS NOT LIKELY TO HAVE A SIGNIFICANT EFFECT ON ANY RAMSAR SITE OR NATURA 2000 SITE (INCLUDING SPECIAL PROTECTION AREAS, POTENTIAL SPECIAL PROTECTION AREAS, SPECIAL AREAS OF CONSERVATION, CANDIDATE SPECIAL AREAS OF CONSERVATION), EITHER ALONE OR IN COMBINATION WITH OTHER PROJECTS, OR IT IS ASCERTAINED, FOLLOWING APPROPRIATE ASSESSMENT, THAT IT WILL NOT ADVERSELY AFFECT THE INTEGRITY OF ANY RAMSAR SITE OR NATURA 2000 SITE. THE HABITATS REGULATIONS INCLUDE PROVISION FOR DEVELOPMENT WHICH MAY CAUSE AN ADVERSE EFFECT ON INTEGRITY TO BE ALLOWED UNDER EXCEPTIONAL CIRCUMSTANCES. THESE INCLUDE WHERE THERE ARE NO ALTERNATIVE SOLUTIONS, IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST CAN BE DEMONSTRATED AND APPROPRIATE COMPENSATORY MEASURES ARE IMPLEMENTED. IN TERMS OF THE PROTECTION OF THE SOIL RESOURCE AND HIGH QUALITY AGRICULTURAL LAND DEVELOPMENT AND LAND MANAGEMENT PRACTICES SHOULD SEEK TO AVOID SOIL EROSION; AVOID CONTAMINATION OF LAND AND PROMOTE RESTORATION, PROTECT THE PEAT RESOURCE AND RECOGNISE THE IMPORTANCE OF PEAT IN PARTICULAR FOR ITS CARBON SEQUESTRATION VALUE. WATER QUALITY IMPROVEMENTS FOR BOTH DRINKING WATER AND BIODIVERSITY, REDUCTION OF LOCAL FLOOD RISK AND REDUCTION OF MOORLAND WILDFIRE RISK. AND RECOGNISES THE IMPORTANT LINK BETWEEN SOIL QUALITY, THE NATURAL ENVIRONMENT AND THE LANDSCAPE. SHOULD BE RECOGNISED.



By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development reflecting the development strategy and key statements.

## **KEY STATEMENT POLICY DME4: PROTECTING HERITAGE ASSETS**

**10.15** IN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL MAKE A PRESUMPTION IN FAVOUR OF THE PRESERVATION OF IMPORTANT PROTECTION AND ENHANCEMENT OF HERITAGE ASSETS AND THEIR SETTINGS.

### **1. CONSERVATION AREAS**

PROPOSALS WITHIN OR CLOSELY RELATED TO CONSERVATION AREAS SHOULD NOT HARM THE AREA. THIS SHOULD INCLUDE CONSIDERATIONS AS TO WHETHER IT IS IN KEEPING WITH RESPECTS AND SAFEGUARDS THE ARCHITECTURAL AND HISTORIC CHARACTER OF THE AREA AS SET OUT IN THE RELEVANT CONSERVATION AREA APPRAISAL. DEVELOPMENT IN THESE AREAS WILL BE STRICTLY CONTROLLED TO ENSURE THAT IT REFLECTS RESPECTS THE CHARACTER OF THE AREA IN TERMS OF ITS LOCATION, SCALE, SIZE, DESIGN AND MATERIALS AND ALSO RESPECTS TREES AND IMPORTANT OPEN SPACE EXISTING BUILDINGS, STRUCTURES, TREES AND OPEN SPACES.

IN THE CONSERVATION AREAS THERE WILL BE A PRESUMPTION IN FAVOUR OF THE PRESERVATION OF ELEMENTS THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

### **2. LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST**

DEVELOPMENT PROPOSALS ON SITES WITHIN THE SETTING OF LISTED BUILDINGS OR BUILDINGS OF SIGNIFICANT HERITAGE INTEREST, WHICH CAUSE VISUAL HARM TO THE SETTING OF THE BUILDING, WILL BE RESISTED. ANY PROPOSALS INVOLVING THE PARTIAL OR FULL DEMOLITION OF OR LOSS IMPORTANT HISTORIC FABRIC FROM LISTED BUILDINGS WILL BE REFUSED UNLESS IT CAN BE DEMONSTRATED THAT THIS IS UNAVOIDABLE.

### **3. REGISTERED HISTORIC PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST AND OTHER GARDENS OF SIGNIFICANT HERITAGE INTEREST**

DEVELOPMENTS WITHIN OR IMMEDIATELY ADJACENT TO REGISTERED PARKS AND GARDENS WILL BE EXPECTED TO TAKE THEIR SPECIAL QUALITIES INTO ACCOUNT AND, WHERE APPROPRIATE, TO MAKE A POSITIVE CONTRIBUTION TO THEM. PROPOSALS AFFECTING REGISTERED HISTORIC PARK AND GARDENS AND OTHER GARDENS OF SIGNIFICANT HERITAGE INTEREST, OR THEIR SETTINGS, SHOULD RESPECT AND SAFEGUARD THEIR CHARACTER.

#### 4. SCHEDULED MONUMENTS

APPLICATIONS FOR DEVELOPMENT THAT WOULD IMPACT A SCHEDULED MONUMENT WILL NEED TO DEMONSTRATE THAT THEY HAVE TAKEN THE PARTICULAR IMPORTANCE OF THE MONUMENT AND ITS SETTING INTO ACCOUNT AND THAT SCHEDULED MONUMENT CONSENT HAS EITHER ALREADY BEEN OBTAINED OR IS LIKELY TO BE GRANTED. NATIONAL POLICY GIVES ADDITIONAL POLICY GUIDANCE ON DEALING WITH BOTH DESIGNATED AND UNDESIGNATED HERITAGE ASSETS, AND WILL BE APPLIED BY THE COUNCIL WHEN DETERMINING PROPOSALS.

PLANNING POLICY STATEMENT 5 (PPS5) AND ITS ASSOCIATED PRACTICE GUIDE, GIVES ADDITIONAL POLICY GUIDANCE ON DEALING WITH BOTH DESIGNATED AND UNDESIGNATED HERITAGE ASSETS, AND WILL BE APPLIED BY THE COUNCIL WHEN DETERMINING PROPOSALS.

PROPOSALS THAT AFFECT SUCH SITE AS THOSE MENTIONED ABOVE SHOULD ALSO GIVE ADEQUATE CONSIDERATION OF HOW THE PUBLIC UNDERSTANDING AND APPRECIATION OF SUCH SITES COULD BE IMPROVED.

IN LINE WITH NPPF, RIBBLE VALLEY AIMS TO SEEK POSITIVE IMPROVEMENTS IN THE QUALITY OF THE HISTORIC ENVIRONMENT THROUGH THE FOLLOWING:

##### A) MONITORING HERITAGE ASSETS AT RISK AND:

##### I) SUPPORTING DEVELOPMENT/RE-USE PROPOSALS CONSISTENT WITH THEIR CONSERVATION:

II) CONSIDERING USE OF LEGAL POWERS (BUILDING PRESERVATION NOTICES, URGENT WORKS NOTICES) TO ENSURE THE PROPER PRESERVATION OF LISTED BUILDINGS AND BUILDINGS WITHIN THE CONSERVATION AREAS.

B) SUPPORTING REDEVELOPMENT PROPOSALS WHICH BETTER REVEAL THE SIGNIFICANCE OF HERITAGE ASSETS OR THEIR SETTINGS.

C) PRODUCTION OF DESIGN GUIDANCE.

D) KEEPING CONSERVATION AREA MANAGEMENT GUIDANCE UNDER REVIEW.

E) USE OF LEGAL ENFORCEMENT POWERS TO ADDRESS UNAUTHORISED WORKS WHERE IT IS EXPEDIENT TO DO SO.

The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.

## **KEY STATEMENT POLICY DME5: RENEWABLE ENERGY**

**10.16** THE BOROUGH COUNCIL WILL SUPPORT THE DEVELOPMENT OF RENEWABLE ENERGY SCHEMES, PROVIDING IT CAN BE SHOWN THAT SUCH DEVELOPMENTS WOULD NOT CAUSE UNACCEPTABLE HARM TO THE LOCAL ENVIRONMENT OR LOCAL AMENITY. IN ASSESSING PROPOSALS, THE BOROUGH COUNCIL WILL HAVE PARTICULAR REGARD TO THE FOLLOWING ISSUES:

- THE IMMEDIATE AND WIDER IMPACT OF THE PROPOSED DEVELOPMENT ON THE LANDSCAPE, INCLUDING ITS VISUAL IMPACT AND THE CUMULATIVE IMPACTS OF DEVELOPMENT.
- ~~THE IMMEDIATE AND WIDER IMPACT OF THE PROPOSED DEVELOPMENT ON THE LANDSCAPE, INCLUDING ITS VISUAL IMPACT AND THE CUMULATIVE IMPACTS OF DEVELOPMENT~~
- THE MEASURES TAKEN TO MINIMISE THE IMPACT OF THE PROPOSALS ON RESIDENTIAL AMENITY
- THE POTENTIAL BENEFITS THE PROPOSALS MAY BRING
- THE VISUAL IMPACT OF THE PROPOSALS, INCLUDING DESIGN, COLOUR AND SCALE

- THE DEGREE TO WHICH NUISANCE CAUSED BY NOISE AND SHADOW FLICKER TO NEARBY RESIDENTIAL AMENITIES, AGRICULTURAL OPERATIONS, RECREATIONAL AREAS OR THE FUNCTION OF THE COUNTRYSIDE CAN BE MINIMISED
- NATIONAL OR LOCAL TARGETS FOR GENERATING ENERGY FROM RENEWABLE SOURCES AND FOR REDUCING CARBON EMISSIONS

- THE POTENTIAL IMPACT ON BIODIVERSITY.

IN TERMS OF THE USE OF DECENTRALISED AND RENEWABLE OR LOW CARBON ENERGY IN NEW DEVELOPMENT THE AUTHORITY WILL REQUEST THAT ON NEW NON-RESIDENTIAL DEVELOPMENTS OVER 1000M<sup>2</sup> AND ALL RESIDENTIAL DEVELOPMENTS OF 10 OR MORE UNITS THAT AT LEAST 10% OF THEIR PREDICTED ENERGY REQUIREMENTS SHOULD COME FROM DECENTRALISED AND RENEWABLE OR LOW CARBON SOURCES UNLESS THE APPLICANT CAN DEMONSTRATE THAT THIS IS NOT FEASIBLE OR VIABLE. THIS TARGET WILL BE UPRATED IN LINE WITH NATIONAL TARGETS. IMPLEMENTATION OF THIS REQUIREMENT WILL BE MONITORED AND ENFORCED BY THE PLANNING AUTHORITY. THE COUNCIL WILL ALSO HAVE REGARD TO THE AONB RENEWABLE ENERGY POSITION STATEMENT 2011 IN ASSESSING PROPOSALS.

DEVELOPMENT PROPOSALS WITHIN OR CLOSE TO THE AONB, SITES OF SPECIAL SCIENTIFIC INTEREST, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTION AREAS, NOTABLE HABITATS AND SPECIES, LOCAL NATURE RESERVES, BIOLOGICAL HERITAGE SITES OR DESIGNATED HERITAGE ASSETS AND THEIR SETTING WILL NOT BE ALLOWED UNLESS.

- THE PROPOSALS CANNOT BE LOCATED OUTSIDE SUCH STATUTORY DESIGNATED AREAS
- IT CAN BE DEMONSTRATED THAT THE OBJECTIVES OF THE DESIGNATION OF THE AREA OR SITE WILL NOT BE COMPROMISED BY THE DEVELOPMENT
- ANY ADVERSE ENVIRONMENTAL IMPACTS AS FAR AS PRACTICABLE HAVE BEEN MITIGATED

NOTE THAT ANY DEVELOPMENT THAT IMPACTS A SCHEDULED ANCIENT MONUMENT WILL ALSO REQUIRE SCHEDULED MONUMENT CONSENT – SEE KEY STATEMENT POLICY DME 4 ABOVE.

The delivery of renewable energy contributes to measures in support of climate change adaption and securing sustainable development. It is important that renewable energy is facilitated in a way that protects the quality of the local

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area yet recognises the need to support climate change adaption. This policy serves to identify where such schemes are likely to be considered acceptable.

## **KEY STATEMENT POLICY DME6: WATER MANAGEMENT**

**10.17** DEVELOPMENT WILL NOT BE PERMITTED WHERE THE PROPOSAL WOULD BE AT AN UNACCEPTABLE RISK OF FLOODING OR EXACERBATE FLOODING ELSEWHERE.

APPLICATIONS FOR DEVELOPMENT SHOULD INCLUDE APPROPRIATE MEASURES FOR THE CONSERVATION, PROTECTION AND MANAGEMENT OF WATER SUCH THAT DEVELOPMENT CONTRIBUTES TO:

- PREVENTING POLLUTION OF SURFACE AND / OR GROUNDWATER
- REDUCING WATER CONSUMPTION
- REDUCING THE RISK OF SURFACE WATER FLOODING (FOR EXAMPLE THE USE OF SUSTAINABLE DRAINAGE SYSTEMS (SUDS))

AS A PART OF THE CONSIDERATION OF WATER MANAGEMENT ISSUES, AND IN PARALLEL WITH FLOOD MANAGEMENT OBJECTIVES, THE AUTHORITY WILL ALSO SEEK THE PROTECTION OF THE BOROUGH'S WATER COURSES FOR THEIR BIODIVERSITY VALUE.

ALL APPLICATIONS FOR PLANNING PERMISSION SHOULD INCLUDE DETAILS FOR SURFACE WATER DRAINAGE AND MEANS OF DISPOSAL BASED ON SUSTAINABLE DRAINAGE PRINCIPLES. THE USE OF THE PUBLIC SEWERAGE SYSTEM IS THE LEAST SUSTAINABLE FORM OF SURFACE WATER DRAINAGE AND THEREFORE DEVELOPMENT PROPOSALS WILL BE EXPECTED TO INVESTIGATE AND IDENTIFY MORE SUSTAINABLE ALTERNATIVES TO HELP REDUCE THE RISK OF SURFACE WATER FLOODING AND ENVIRONMENTAL IMPACT.

It is important to ensure the water environment including the use of water, pollution and flood risk can be adequately controlled through the development management process to deliver the development strategy and its strategic framework as envisaged in the Core Strategy.

## HOUSING

### KEY STATEMENT POLICY DMH1: AFFORDABLE HOUSING CRITERIA

**10.18** WHERE PROPOSALS INVOLVE THE PROVISION OF AFFORDABLE HOUSING UNITS, THE RESIDENTIAL DEVELOPMENT MUST BE EXPRESSLY FOR THE FOLLOWING GROUPS OF PEOPLE:

- FIRST TIME BUYERS CURRENTLY RESIDENT IN THE PARISH OR AN ADJOINING PARISH
- ELDERLY-OLDER PEOPLE CURRENTLY RESIDENT IN THE PARISH OR AN ADJOINING PARISH
- THOSE EMPLOYED IN THE PARISH OR AN IMMEDIATELY ADJOINING PARISH BUT CURRENTLY LIVING MORE THAN 5 MILES FROM THEIR PLACE OF EMPLOYMENT
- THOSE WHO HAVE LIVED IN THE PARISH FOR ANY 5 OF THE LAST 10 YEARS HAVING LEFT TO FIND SUITABLE ACCOMMODATION AND ALSO WITH CLOSE FAMILY REMAINING IN THE VILLAGE
- THOSE ABOUT TO TAKE UP EMPLOYMENT IN THE PARISH
- PEOPLE NEEDING TO MOVE TO THE AREA TO HELP SUPPORT AND CARE FOR A SICK, ELDERLY OR INFIRM RELATIVE.

IN ADDITION TO THESE GROUPS OF PEOPLE, OTHERS MAY HAVE SPECIAL CIRCUMSTANCES THAT CAN BE APPLIED. THESE WILL BE ASSESSED ON THEIR INDIVIDUAL MERITS.

THIS POLICY ONLY RELATES TO THE AFFORDABLE HOUSING NEEDS ELEMENT. PROPOSALS MUST ALSO CONFORM TO POLICY DMG1 AND ANY OTHER RELEVANT POLICY OF THIS CORE STRATEGY.

AS MENTIONED ABOVE PROVIDING HOUSING FOR THE ELDERLY-OLDER PEOPLE IS A PRIORITY FOR THE COUNCIL WITHIN THE HOUSING STRATEGY, AND HAS BEEN FOR A NUMBER OF YEARS. HOWEVER VERY LITTLE SUCH ACCOMMODATION HAS BEEN DEVELOPED BY THE MARKET. THEREFORE, WITHIN THE NEGOTIATIONS FOR HOUSING DEVELOPMENTS, 15% OF THE UNITS WILL BE FOR ELDERLY PROVISION. WITHIN THIS 15% FIGURE A MINIMUM OF 50% WOULD BE AFFORDABLE AND BE INCLUDED WITHIN THE OVERALL AFFORDABLE HOUSING THRESHOLD OF 30%. THE REMAINING 50% (IE THE REMAINING 50% OF THE 15% ELDERLY-RELATED ELEMENT) WILL BE FOR MARKET HOUSING FOR ELDERLY GROUPS.

FURTHER DETAIL IS OUTLINED WITHIN THE ADDRESSING HOUSING NEEDS IN RIBBLE VALLEY STATEMENT AND THIS POLICY IS FURTHER EVIDENCED WITHIN THE STRATEGIC HOUSING MARKET ASSESSMENT.

ANY PROPOSALS FOR AFFORDABLE HOUSING MUST BE ACCOMPANIED WITH THE FOLLOWING INFORMATION:

- DETAILS OF WHO THE ACCOMMODATION WILL BE EXPECTED TO ACCOMMODATE. THIS SHOULD INCLUDE A FULL SURVEY OF THE EXTENT OF NEED AND INCLUDE PERSONS WHO HAVE EXPRESSED AN INTEREST IN THE PROPERTY. AND HOW THE COST OF THE ACCOMMODATION WILL BE MATCHED TO THE INCOMES OF THESE TARGET GROUPS.
- DETAILS OF THE METHODS BY WHICH THE ACCOMMODATION WILL BE SOLD OR LET, MANAGED AND RETAINED FOR ITS ORIGINAL PURPOSE.

[Affordable housing is a priority for the Council and the role of development management in delivering schemes that contribute appropriately to addressing local need is paramount. Details of needs are included in the Council's evidence base.](#)

## **KEY STATEMENT POLICY DMH2: GYPSY AND TRAVELLER ACCOMMODATION**

**10.19** PROVISION LEVELS WILL BE DETERMINED BASED ON THE MOST UP TO DATE EVIDENCE ADOPTED BY THE PLANNING AUTHORITY. WHERE THE PRINCIPLE FOR THE NEED FOR PROPOSALS IS ACCEPTED, SITES WILL BE APPROVED SUBJECT TO THE FOLLOWING CRITERIA:

- THE PROPOSAL MUST NOT CONFLICT WITH THE OTHER POLICES OF THIS PLAN/CORE STRATEGY.
- PROPOSALS MUST NOT ADVERSELY IMPACT ON THE CHARACTER OF THE LANDSCAPE OR THE ENVIRONMENT, OR ANY SSSIS OR SITES OF BIOLOGICAL IMPORTANCE.
- PROPOSALS SHOULD INVOLVE THE REUSE OF DERELICT LAND WHERE POSSIBLE AND NOT LEAD TO THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND.
- WHERE POSSIBLE SITE SHOULD BE WITHIN A REASONABLE PROXIMITY TO SERVICES.
- PROPOSALS MUST HAVE GOOD ACCESS- [AND NOT HAVE AN ADVERSE IMPACT ON HIGHWAY SAFETY.](#)
- [PROPOSALS SHOULD NOT PLACE UNDUE PRESSURE ON LOCAL INFRASTRUCTURE AND SERVICES.](#)

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- PROPOSALS ARE NOT LOCATED IN AREAS AT HIGH RISK OF FLOODING.

The Council considers it important to have in place clear guidance to assist in the delivery of sites for gypsy and traveller accommodation to help address identified needs as shown in the Council's evidence base.

### **KEY STATEMENT POLICY DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE AND AONB**

**10.20** WITHIN AREAS DEFINED AS OPEN COUNTRYSIDE OR AONB ON THE PROPOSALS MAP, RESIDENTIAL DEVELOPMENT WILL BE LIMITED TO:

- DEVELOPMENT ESSENTIAL FOR THE PURPOSES OF AGRICULTURE OR RESIDENTIAL DEVELOPMENT WHICH MEETS AN IDENTIFIED LOCAL NEED.
- THE APPROPRIATE CONVERSION OF BUILDINGS TO DWELLINGS PROVIDING THEY ARE SUITABLY LOCATED AND THEIR FORM AND GENERAL DESIGN ARE IN KEEPING WITH THEIR SURROUNDINGS. BUILDINGS MUST BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT THE NEED FOR COMPLETE OR SUBSTANTIAL RECONSTRUCTION.
- THE REBUILDING OR REPLACEMENT OF EXISTING DWELLINGS SUBJECT TO THE FOLLOWING CRITERIA:
  - THE RESIDENTIAL USE OF THE PROPERTY SHOULD NOT HAVE BEEN ABANDONED.
  - THERE BEING NO ADVERSE IMPACT ON THE LANDSCAPE IN RELATION TO THE NEW DWELLING.
  - THE NEED TO EXTEND AN EXISTING CARTILAGE/CURTILAGE.

THE CREATION OF A PERMANENT DWELLING BY THE REMOVAL OF ANY CONDITION THAT RESTRICTS THE OCCUPATION OF DWELLINGS TO TOURISM/VISITOR USE OR FOR HOLIDAY USE WILL BE REFUSED ON THE BASIS OF UNSUSTAINABILITY.

The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching core strategy vision.



## **KEY STATEMENT POLICY DMH4: THE CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS**

- 10.21** PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF BUILDINGS TO DWELLINGS WHERE
- THE BUILDING IS NOT ISOLATED IN THE LANDSCAPE, IS WITHIN A DEFINED SETTLEMENT OR FORMS PART OF AN ALREADY DEFINED GROUP OF BUILDINGS, AND
  - THERE NEED BE NO UNNECESSARY EXPENDITURE BY PUBLIC AUTHORITIES AND UTILITIES ON THE PROVISION OF INFRASTRUCTURE, AND
  - THERE WOULD BE NO MATERIALLY DAMAGING EFFECT ON THE LANDSCAPE QUALITIES OF THE AREA OR HARM TO NATURE CONSERVATIONS INTERESTS, AND
  - THERE WOULD BE NO DETRIMENTAL EFFECT ON THE RURAL ECONOMY, AND
  - THE PROPOSALS ARE CONSISTENT WITH THE CONSERVATION OF THE NATURAL BEAUTY OF THE AREA.
  - THAT ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE ARE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED.

THE BUILDING TO BE CONVERTED MUST:

- BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE WITHOUT THE NEED FOR EXTENSIVE BUILDING OR MAJOR ALTERNATION, WHICH WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE BUILDING. THE COUNCIL WILL REQUIRE A STRUCTURAL SURVEY TO BE SUBMITTED WITH ALL PLANNING APPLICATION OF THIS NATURE. THIS SHOULD INCLUDE PLANS OF ANY REBUILDING THAT IS PROPOSED;
- BE OF A SUFFICIENT SIZE TO PROVIDE NECESSARY LIVING ACCOMMODATION WITHOUT THE NEED FOR FURTHER EXTENSIONS WHICH WOULD HARM THE CHARACTER OR APPEARANCE OF HE BUILDING, AND
- THE CHARACTER OF THE BUILDING AND ITS MATERIALS ARE APPROPRIATE TO ITS SURROUNDINGS AND THE BUILDING AND ITS MATERIALS ARE WORTHY OF RETENTION BECAUSE OF ITS INTRINSIC INTEREST OR POTENTIAL OR ITS CONTRIBUTION TO ITS SETTING, AND
- THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR ANOTHER RURAL ENTERPRISE.

The re-use of existing rural buildings provides an important opportunity to preserve buildings that contribute to the areas character and setting, can usefully provide a housing resource and promote sustainability. It is important however in an area such as Ribble Valley that this is carefully managed through the development management process and that clear guidance is offered.

The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. Access to the site should be to a safe standard and be capable of being improved to a safe standard without harming the appearance of the area.

Proposals will also be determined having regard to the Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings.

The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused unless it can be demonstrated that the unit will meet an identified local/affordable housing need in accordance with policy DMH1.

#### **KEY STATEMENT POLICY DMH5: RESIDENTIAL AND CURTILAGE EXTENSIONS**

**10.22** PROPOSALS TO EXTEND OR ALTER EXISTING RESIDENTIAL PROPERTIES MUST ACCORD WITH POLICY DMG1 AND ANY RELEVANT DESIGNATIONS WITHIN WHICH THE SITE IS LOCATED. PROPOSALS THAT ARE FOR THE EXTENSION OF PROPERTIES TO PROVIDE ACCOMMODATION FOR ELDERLY OR DEPENDANT RELATIVES WILL ALSO BE SUBJECT TO THE FOLLOWING CRITERIA:

- THE DEVELOPMENT MUST BE CAPABLE OF INTEGRATION INTO THE MAIN DWELLING OR A USE THAT IS ANCILLARY TO THE USE OF THE MAIN DWELLING HOUSING WHEN CIRCUMSTANCES CHANGE.
- THE EXTENSION SHOULD GENERALLY SPEAKING PROVIDE ONLY A MODEST LEVEL OF ACCOMMODATION.

PROPOSALS FOR THE EXTENSION OF CURTILAGE WILL BE APPROVED IF:

- THE SITE IS WITHIN A SETTLEMENT, OR,
- THE SITE IS ON THE EDGE OF A SETTLEMENT PROVIDING:

- THE NEW CURTILAGE BOUNDARY FOLLOWS AN EASILY IDENTIFIABLE FEATURE SUCH AS A ROAD, STREAM OR HEDGEROW, OR BRINGS THE BOUNDARY INTO LINE WITH EXISTING ADJACENT PROPERTIES.
- THE EXTENSION WILL NOT CAUSE VISUAL HARM TO THE LANDSCAPE.
- THE EXTENSION IMPROVES THE VISUAL QUALITY OF THE SITE.

ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE SHOULD BE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED. PROPOSALS TO EXTEND A CURTILAGE IN OTHER CIRCUMSTANCES WILL NOT BE APPROVED OTHER THAN WHERE IT WILL SUPPORT THE HEALTH OF THE LOCAL ECONOMY .OR FOR HIGHWAY SAFETY REASONS.

The extension of curtilages can have a significant impact upon visual amenity and patterns of landuse. The Council's approach serves to ensure the impact of any proposals can be clearly assessed.

## BUSINESS AND ECONOMY

### ~~KEY STATEMENT~~ POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

**10.23** PROPOSALS THAT ARE INTENDED TO SUPPORT BUSINESS GROWTH AND THE LOCAL ECONOMY WILL BE SUPPORTED IN PRINCIPLE. DEVELOPMENT PROPOSALS WILL BE DETERMINED IN ACCORD WITH THE CORE STRATEGY AND DETAILED POLICIES OF THE LDF AS APPROPRIATE.

THE BOROUGH COUNCIL MAY REQUEST THE SUBMISSION OF SUPPORTING INFORMATION FOR FARM DIVERSIFICATION WHERE APPROPRIATE.

THE EXPANSION OF EXISTING FIRMS WITHIN SETTLEMENTS WILL BE PERMITTED ON LAND WITHIN OR ADJACENT TO THEIR EXISTING SITES, PROVIDED NO SIGNIFICANT ENVIRONMENTAL PROBLEMS ARE CAUSED AND THE EXTENSION CONFORMS TO THE OTHER POLICIES OF THE LDF.

THE EXPANSION OF ESTABLISHED FIRMS ON LAND OUTSIDE SETTLEMENTS WILL BE ALLOWED PROVIDED IT IS ESSENTIAL TO MAINTAIN THE EXISTING SOURCE OF EMPLOYMENT AND CAN BE ASSIMILATED WITHIN THE

LOCAL LANDSCAPE. THERE MAY BE OCCASIONS WHERE DUE TO THE SCALE OF THE PROPOSAL RELOCATION TO AN ALTERNATIVE SITE IS PREFERABLE.

PROPOSALS FOR THE DEVELOPMENT, REDEVELOPMENT OR CONVERSION OF SITES WITH EMPLOYMENT GENERATING POTENTIAL IN THE PLAN AREA FOR ALTERNATIVE USES WILL BE ASSESSED WITH REGARD TO THE FOLLOWING CRITERIA:

- THE PROVISIONS OF POLICY DMG1, AND
- THE COMPATIBILITY OF THE PROPOSAL WITH OTHER POLICIES OF THE LDF, AND
- THE ENVIRONMENTAL BENEFITS TO BE GAINED BY THE COMMUNITY, AND
- THE ECONOMIC AND SOCIAL IMPACT CAUSED BY LOSS OF EMPLOYMENT OPPORTUNITIES TO THE BOROUGH, AND
- ANY ATTEMPTS THAT HAVE BEEN MADE TO SECURE AN ALTERNATIVE EMPLOYMENT GENERATING USE FOR THE SITE (MUST BE SUPPORTED BY EVIDENCE (SUCH AS PROPERTY AGENTS DETAILS INCLUDING PERIODS OF MARKETING AND RESPONSE) THAT THE PROPERTY/ BUSINESS HAS BEEN MARKETED FOR BUSINESS USE FOR A MINIMUM PERIOD OF SIX MONTHS OR INFORMATION THAT DEMONSTRATES TO THE COUNCIL'S SATISFACTION THAT THE CURRENT USE IS NOT VIABLE FOR EMPLOYMENT PURPOSES.)

[The Council in accord with its vision and key statements wishes to create the right environment for business growth whilst ensuring development is sustainable.](#)

## **KEY STATEMENT POLICY DMB2: THE CONVERSION OF BARNs AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES**

**10.24** PLANNING PERMISSION WILL BE GRANTED FOR EMPLOYMENT GENERATING USES IN BARNs AND OTHER RURAL BUILDINGS, PROVIDED ALL OF THE FOLLOWING CRITERIA ARE MET:

- THE PROPOSED USE WILL NOT CAUSE UNACCEPTABLE DISTURBANCE TO NEIGHBOURS IN ANY WAY.
- THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR OTHER RURAL ENTERPRISE.

- THE BUILDING IS STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE, WITHOUT THE NEED FOR MAJOR ALTERATIONS WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF THE BUILDING.
- THE IMPACT OF THE PROPOSAL OR ADDITIONAL ELEMENTS LIKELY TO BE REQUIRED FOR THE PROPER OPERATION OF THE BUILDING WILL NOT HARM THE APPEARANCE OR FUNCTION OF THE AREA IN WHICH IT IS SITUATED.
- THE ACCESS TO THE SITE IS OF A SAFE STANDARD OR IS CAPABLE OF BEING IMPROVED TO A SAFE STANDARD WITHOUT HARMING THE APPEARANCE OF THE AREA.
- THE DESIGN OF THE CONVERSION SHOULD BE OF A HIGH STANDARD AND BE IN KEEPING WITH LOCAL TRADITION, PARTICULARLY IN TERMS OF MATERIALS, GEOMETRIC FORM AND WINDOW AND DOOR OPENINGS.
- THAT ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE ARE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED.

THE CONVERSION OF BUILDINGS SHOULD BE OF A HIGH STANDARD AND IN KEEPING WITH LOCAL TRADITION. THE IMPACT OF THE DEVELOPMENT, INCLUDING THE CREATION OF SERVICING, STORAGE AREAS AND CAR PARKING FACILITIES (OR OTHER ADDITIONS) SHOULD NOT HARM THE APPEARANCE OR FUNCTION OF THE AREA IN WHICH IT IS SITUATED. THE AONB MANAGEMENT PLAN SHOULD BE CONSIDERED AND WILL BE USED BY THE COUNCIL IN DETERMINING PLANNING APPLICATIONS.

PROPOSALS FOR THE CONVERSION OF BUILDINGS FOR EMPLOYMENT PURPOSES THAT INCLUDE RESIDENTIAL ACCOMMODATION WILL BE CAREFULLY ASSESSED. THE COUNCIL WILL REQUIRE THE SUBMISSION OF A BUSINESS PLAN IN SUPPORT OF THE PROPOSAL WHERE RESIDENTIAL ACCOMMODATION IS REQUIRED AS PART OF THE SCHEME IN LOCATIONS WHERE THE COUNCIL WOULD OTHERWISE RESTRICT THE CREATION OF DWELLINGS. IN ALL CASES THE PROPORTION OF LIVING ACCOMMODATION TO WORKSPACE MUST NOT EXCEED A LEVEL OF 60:40, WORKSPACE TO LIVING ACCOMMODATION, AND SHOULD FORM AN INTEGRAL PART OF THE LAYOUT AND DESIGN OF THE CONVERSION.

PROPOSALS WILL BE ASSESSED IN ACCORDANCE WITH NATIONAL PLANNING GUIDANCE.

[The Council in accord with its vision and key statements wishes to create the right environment for business growth whilst ensuring development is sustainable.](#)

### **KEY STATEMENT POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT**

**10.25** PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT PROPOSALS THAT EXTEND THE RANGE OF TOURISM AND VISITOR FACILITIES IN THE BOROUGH. THIS IS SUBJECT TO THE FOLLOWING CRITERIA BEING MET:

- THE PROPOSAL MUST NOT CONFLICT WITH OTHER POLICIES OF THIS PLAN;
- THE PROPOSAL MUST BE PHYSICALLY WELL RELATED TO AN EXISTING MAIN SETTLEMENT OR VILLAGE OR TO AN EXISTING GROUP OF BUILDINGS, EXCEPT WHERE THE PROPOSED FACILITIES ARE REQUIRED IN CONJUNCTION WITH A PARTICULAR COUNTRYSIDE ATTRACTION AND THERE ARE NO SUITABLE EXISTING BUILDINGS OR DEVELOPED SITES AVAILABLE;
- THE DEVELOPMENT SHOULD NOT UNDERMINE THE CHARACTER, QUALITY OR VISUAL AMENITIES OF THE PLAN AREA BY VIRTUE OF ITS SCALE, SITING, MATERIALS OR DESIGN;
- THE PROPOSALS SHOULD BE WELL RELATED TO THE EXISTING HIGHWAY NETWORK. IT SHOULD NOT GENERATE ADDITIONAL TRAFFIC MOVEMENTS OF A SCALE AND TYPE LIKELY TO CAUSE UNDUE PROBLEMS OR DISTURBANCE. WHERE POSSIBLE THE PROPOSALS SHOULD BE WELL RELATED TO THE PUBLIC TRANSPORT NETWORK;
- THE SITE SHOULD BE LARGE ENOUGH TO ACCOMMODATE THE NECESSARY CAR PARKING, SERVICE AREAS AND APPROPRIATE LANDSCAPED AREAS; AND
- THE PROPOSAL MUST TAKE INTO ACCOUNT ANY NATURE CONSERVATION IMPACTS USING SUITABLE SURVEY INFORMATION AND WHERE POSSIBLE SEEK TO INCORPORATE ANY IMPORTANT EXISTING ASSOCIATIONS WITHIN THE DEVELOPMENT. FAILING THIS THEN ADEQUATE MITIGATION WILL BE SOUGHT.

IN THE FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY THE FOLLOWING CRITERIA WILL ALSO APPLY:

- THE PROPOSAL SHOULD DISPLAY A HIGH STANDARD OF DESIGN APPROPRIATE TO THE AREA.

- THE SITE SHOULD NOT INTRODUCE BUILT DEVELOPMENT INTO AN AREA LARGELY DEVOID OF STRUCTURES (OTHER THAN THOSE DIRECTLY RELATED TO AGRICULTURE OR FORESTRY USES).

IN THE AONB IT IS IMPORTANT THAT DEVELOPMENT IS NOT OF A LARGE SCALE. IN THE AONB AND IMMEDIATELY ADJACENT AREAS PROPOSALS SHOULD CONTRIBUTE TO THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE NATURAL BEAUTY OF THE LANDSCAPE. WITHIN THE OPEN COUNTRYSIDE PROPOSALS WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AREA AND SHOULD REFLECT THE LOCAL VERNACULAR, SCALE, STYLE, FEATURES AND BUILDING MATERIALS.

Recreation and tourism development are often well suited to rural areas and there is a need to have in place effective measures to ensure that facilities and infrastructure can be enhanced in a sustainable way.

#### **KEY STATEMENT POLICY DMB4: OPEN SPACE PROVISION**

**10.26** ON ALL RESIDENTIAL SITES OF OVER 1 HECTARE, THE LAYOUT WILL BE EXPECTED TO PROVIDE ADEQUATE AND USABLE PUBLIC OPEN SPACE. ON A SITE-BY-SITE BASIS. THE COUNCIL WILL ALSO NEGOTIATE FOR PROVISION ON SMALLER SITES, OR SEEK TO SECURE AN OFF-SITE CONTRIBUTION TOWARDS PROVISION FOR SPORT AND RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE WITHIN THE AREA WHERE THE OVERALL LEVEL OF SUPPLY IS INADEQUATE. ANY GREEN INFRASTRUCTURE SHOULD BE MULTI FUNCTIONAL AND ENCOURAGE, WHERE POSSIBLE, WALKING AND CYCLING OPPORTUNITIES

THE BOROUGH COUNCIL WILL REFUSE DEVELOPMENT PROPOSALS WHICH INVOLVE THE LOSS OF EXISTING PUBLIC OPEN SPACE, INCLUDING PRIVATE PLAYING FIELDS WHICH ARE IN RECREATIONAL USE. IN EXCEPTIONAL CIRCUMSTANCES AND FOLLOWING A ROBUST ASSESSMENT WHERE THE LOSS OF A SITE IS JUSTIFIABLE BECAUSE OF THE SOCIAL AND ECONOMIC BENEFITS A PROPOSED DEVELOPMENT WOULD BRING TO THE COMMUNITY, CONSENT MAY BE GRANTED WHERE REPLACEMENT FACILITIES ARE PROVIDED, OR WHERE EXISTING FACILITIES ELSEWHERE IN THE VICINITY ARE SUBSTANTIALLY UPGRADED. THESE MUST BE READILY ACCESSIBLE AND CONVENIENT TO USERS OF THE FORMER OPEN SPACE AREAS.

IT IS IMPORTANT TO PROTECT EXISTING RECREATIONAL AREAS FROM DEVELOPMENT. WITHIN DEFINED SETTLEMENTS PUBLIC RECREATIONAL LAND WILL BE IDENTIFIED ON THE PROPOSALS MAP.

The Council recognises the important that open space and green infrastructure makes to the quality and attractiveness of an area and the pressures that can exist to redevelopment facilities. Consequently the Council has sought to protect

[recognised areas of public open space and to put in place a mechanism to secure additional facilities where it is supported by evidence when considering proposals.](#)

### **KEY STATEMENT POLICY DMB5: FOOTPATHS AND BRIDLEWAYS**

**10.27** THE BOROUGH COUNCIL WILL SEEK TO ENSURE THE RETENTION, MAINTENANCE AND IMPROVEMENT OF BY-WAYS AND UN-SURFACED/UNCLASSIFIED ROADS AS PART OF THE PUBLIC RIGHTS OF WAY NETWORK. [IN SITUATIONS WHERE A PUBLIC RIGHT OF WAY WILL INEVITABLY BECOME LESS ATTRACTIVE \(DUE TO ADJACENT/SURROUNDING DEVELOPMENT\), THE POLICY SHOULD REQUIRE COMPENSATORY ENHANCEMENTS SUCH THAT THERE IS A NET IMPROVEMENT TO THE PUBLIC RIGHT OF WAY NETWORK.](#) THE BOROUGH COUNCIL WILL, UNLESS SUITABLE MITIGATION MEASURES ARE MADE, PROTECT FROM THE DEVELOPMENT FOOTPATHS WHICH:

- PROVIDE A LINK BETWEEN TOWNS/VILLAGES AND ATTRACTIVE OPEN LAND;
- LINK WITH THE RIBBLE WAY FOOTPATH;
- ARE ASSOCIATED TO THE LOCAL NATURE RESERVES; AND
- ARE HEAVILY USED.

[The Council considers the protection and enhancement of the footpath and bridleways network to be important given the character of the area and the contribution such networks can be make to leisure, health and tourism.](#)

### **RETAIL DEVELOPMENT**

### **KEY STATEMENT POLICY DMR1: RETAIL DEVELOPMENT IN CLITHEROE**

**10.28** PROPOSALS FOR SHOPPING DEVELOPMENTS WITHIN THE MAIN SHOPPING CENTRE OF CLITHEROE, AS DEFINED ON THE PROPOSALS MAP, WILL BE APPROVED SUBJECT TO THE OTHER POLICIES OF THE LDF SPECIAL REGARD WILL BE HAD TO THE LIKELY CONTRIBUTION OF THE PROPOSALS TO THE VITALITY AND VIABILITY OF THE CENTRE AND THEIR EFFECT ON THE CHARACTER AND APPEARANCE OF THE AREA AS WELL AS THE ARRANGEMENTS FOR VEHICULAR MOVEMENT AND PARKING.

THE FOLLOWING WILL BE IMPORTANT CONSIDERATIONS:



- IN TERMS OF MAJOR DEVELOPMENTS A TRAVEL PLAN WILL BE REQUESTED.
- THE IMPACT OF THE DEVELOPMENT ON THE ECONOMIC AND PHYSICAL REGENERATION OF THE SHOPPING CENTRE.
- AN IMPACT ASSESSMENT WILL BE REQUIRED FOR PLANNING APPLICATIONS IN THE CENTRE THAT DO NOT CONFORM TO THE PLAN AND MAY HAVE AN IMPACT ON OTHER CENTRES.
- THE IMPACT ON THE LOCAL EMPLOYMENT.

THE CENTRE OF CLITHEROE IS THE ONLY PART OF THE BOROUGH CONSIDERED TO BE SUITABLE AND CAPABLE OF ACCOMMODATING MAJOR RETAIL DEVELOPMENT.

FOR THE PURPOSES OF THIS POLICY, LARGE-SCALE DEVELOPMENTS ARE CONSIDERED TO BE THOSE INTENDED TO SERVE A WIDE CATCHMENT AREA (I.E. WIDER THAN CLITHEROE AND ITS SURROUNDING AREA).

PROPOSALS WHICH FALL INTO THIS CATEGORY INCLUDE LARGE SUPERMARKETS AND HYPERMARKETS, RETAIL WAREHOUSES AND COMPREHENSIVE RE-DEVELOPMENTS COMPRISING A NUMBER OF SMALLER UNITS.

ANY PROPOSAL MUST CONFORM TO THE OTHER POLICIES OF THIS PLAN.

PROPOSALS FOR SHOPPING DEVELOPMENT OUTSIDE THE MAIN SHOPPING CENTRE, AS DEFINED ON THE PROPOSALS MAP, WILL BE CONSIDERED ON A SEQUENTIAL BASIS. DEVELOPMENT OF SITES ON THE EDGE OF THE CENTRE WILL BE ALLOWED PROVIDED IT CAN BE DEMONSTRATED THAT:

- ALL TOWN CENTRE OPTIONS HAVE BEEN THOROUGHLY ASSESSED BEFORE LESS CENTRAL SITES WERE CONSIDERED.
- THAT WHERE IT HAS BEEN DEMONSTRATED BY THE APPLICANT THAT THERE ARE NO TOWN CENTRE SITES TO ACCOMMODATE THE PROPOSED DEVELOPMENT, PREFERENCE IS GIVEN TO EDGE OF CENTRE LOCATIONS THAT ARE WELL CONNECTED TO THE CENTRE BY MEANS OF EASY PEDESTRIAN ACCESS AND ARE ACCESSIBLE BY PUBLIC TRANSPORT.

- THAT THE PROPOSAL WOULD NOT SERIOUSLY AFFECT THE VITALITY OR VIABILITY OF THE TOWN CENTRE. FOR SITES OVER 1000M<sup>2</sup> GROSS INTERNAL FLOORSPACE AN IMPACT ASSESSMENT SHOULD ACCOMPANY ANY APPLICATION.
- THAT WHERE IT IS ASSERTED THAT THERE ARE NO OTHER SEQUENTIALLY PREFERABLE SITES THAT ARE APPROPRIATE FOR THE PROPOSED DEVELOPMENT, THE APPLICANT SHOULD DEMONSTRATE THIS. THIS SHOULD BE THROUGH AS ASSESSMENT OF THE AVAILABILITY, SUITABILITY AND VIABILITY OF POSSIBLE SEQUENTIALLY PREFERABLE SITES.
- THAT IN CONSIDERING EDGE OF CENTRE SITES, DEVELOPERS AND OPERATORS HAVE DEMONSTRATED FLEXIBILITY IN RELATION TO SEQUENTIALLY PREFERABLE TOWN CENTRE SITES IN TERMS OF SCALE, FORMAT, CAR PARKING AND POSSIBLE DISAGGREGATION OF THE PROPOSAL.
- THAT THE PROPOSAL CONFORMS TO OTHER POLICIES OF THIS PLAN, WITH PARTICULAR REGARD TO ENVIRONMENTAL IMPACT AND ARRANGEMENTS FOR VEHICULAR MOVEMENT AND PARKING.

THE ABOVE ALSO APPLIES TO EXTENSIONS TO RETAIL USES WHERE THE GROSS FLOORSPACE EXCEEDS 200M<sup>2</sup>.

WITHIN THE PRINCIPAL SHOPPING FRONTAGE OF CLITHEROE, AS DEFINED ON THE PROPOSALS MAP, THE ONLY NEW USES CONSIDERED APPROPRIATE AT GROUND FLOOR LEVEL WILL BE USES INCLUDED IN CLASS A1 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 2006 AND USE FOR THE SALE OF FOOD OR DRINK FOR CONSUMPTION ON THE PREMISES. OTHER USES WILL ONLY BE CONSIDERED IN EXCEPTIONAL CIRCUMSTANCES WHERE THERE WOULD BE NO MATERIAL ADVERSE EFFECT ON THE CHARACTER OF THE FRONTAGE, GENERAL AMENITY OR HIGHWAY SAFETY.

THE INTRODUCTION OF NON-RETAIL USES SUCH AS BANKS, BUILDING SOCIETIES AND ESTATE AGENCIES INTO THE DEFINED PRINCIPAL SHOPPING CREATES BREAKS, WEAKENING THE QUALITY OF THE PRINCIPAL SHOPPING STREETS AND POTENTIALLY FORCING RETAIL USES ONTO SECONDARY STREETS, THUS THREATENING THE VITALITY OF THE TOWN.

THIS POLICY ALLOWS THE CHANGE OF USE OF PROPERTIES TO CAFES AND RESTAURANTS SUBJECT TO POLICY DMG1. HOWEVER THE SALE OF TAKE-AWAY FOODS IS RESTRICTED.

THIS POLICY IS LINKED TO A DIRECTION UNDER ARTICLE 4 OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988, WHICH RESTRICTS PERMITTED DEVELOPMENT RIGHTS FOR CHANGE OF USE FROM USE CLASS A3 (FOOD AND DRINK) TO USE CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) AND ALSO RESTRICTS USE CLASS A3 TO THE SALE OF FOOD AND DRINK FOR CONSUMPTION ON THE PREMISES. THIS MEANS THAT PLANNING CONSENT MUST BE OBTAINED FOR SUCH DEVELOPMENT.

[Clitheroe acts as a principle service centre for the borough. The management of its facilities and development of new capacity is vital to the delivery of the development strategy and the economic well being of the borough.](#)

### **KEY STATEMENT POLICY DMR2: SHOPPING IN LONGRIDGE AND WHALLEY**

**10.29** PROPOSALS FOR NEW SMALL SCALE SHOPPING DEVELOPMENTS [INCLUDING EXISTING FACILITIES](#) WILL BE APPROVED ON SITES WHICH ARE PHYSICALLY CLOSELY RELATED TO EXISTING SHOPPING FACILITIES. ALL PROPOSED SHOPPING DEVELOPMENTS WILL BE SUBJECT TO OTHER RELEVANT POLICIES IN THE PLAN AND THE BOROUGH COUNCIL WILL HAVE PARTICULAR REGARD TO THE EFFECT OF THE PROPOSALS ON THE CHARACTER AND AMENITIES OF THE CENTRE AND THE CONSEQUENCES IN RESPECT OF VEHICULAR MOVEMENT AND PARKING.

LONGRIDGE AND WHALLEY WILL CONTINUE TO BE THE OTHER MAIN SHOPPING AREAS OF THE BOROUGH. THEIR SIZE AND FACILITIES ARE MORE CLOSELY RELATED TO LOCAL SHOPPING NEEDS THAN THOSE OF CLITHEROE. [HOWEVER IT IS RECOGNISED THAT LONGRIDGE SERVES A WIDE HINTERLAND.](#) THIS MAY CHANGE AS THE PATTERN OF DEVELOPMENT IS SHAPED IN THE CORE STRATEGY. FOR THE PURPOSES OF THIS POLICY SMALL SCALE SHOPPING DEVELOPMENT IS CONSIDERED TO BE OF A SIZE INTENDED TO SERVE THE NEEDS OF THE LOCAL SETTLEMENT AND ITS IMMEDIATE SURROUNDING AREA RATHER THAN A WIDER CATCHMENT.

PROPOSALS TO SERVE A MUCH WIDER AREA WOULD GENERALLY BE DEEMED TO BE MAJOR RETAIL DEVELOPMENT AND WOULD BE OUT OF KEEPING IN THESE AREAS AND, IN MOST CIRCUMSTANCES, WILL NOT NORMALLY BE PERMITTED.

[Within the context of the development strategy and the Core Strategy vision, the Council considers it is important to manage development in these centres to reflect their characteristics and likely demand for facilities and services.](#)

## **KEY STATEMENT POLICY DMR3: RETAIL OUTSIDE THE MAIN SETTLEMENTS**

**10.30** THE CHANGE OF USE OF GROUND FLOOR COMMERCIAL PREMISES TO RESIDENTIAL ACCOMMODATION WITHIN THE VILLAGE BOUNDARIES WILL BE APPROVED PROVIDING IT HAS BEEN DEMONSTRATED THAT THE CHANGE OF USE WILL NOT LEAD TO ADVERSE EFFECTS ON THE LOCAL ECONOMY.

~~The loss of retail uses or other community related commercial premises to residential use in villages can have a serious detrimental effect on the economic and social well-being of the locality. This is particularly important where a nucleus of commercial properties has been established, for example with good parking, access and delivery facilities. The loss of such units may lead to demand elsewhere on less suitable sites.~~

IN ASSESSING ANY APPLICATION THE COUNCIL WILL REQUIRE THE APPLICANT TO PROVIDE INFORMATION TO DEMONSTRATE THERE IS NO DEMAND TO RETAIN THE PREMISES IN COMMERCIAL USE. THE PROPERTY WILL BE EXPECTED TO HAVE BEEN OFFERED FOR SALE ON THE OPEN MARKET FOR A PERIOD OF AT LEAST 12 MONTHS AT A REALISTIC PRICE (CONFIRMED BY INDEPENDENT VERIFICATION). INFORMATION ON ALL OFFERS MADE, TOGETHER WITH COPIES OF THE SALE PARTICULARS WILL ALSO BE REQUIRED TO ACCOMPANY THE APPLICATION.

THE BOROUGH COUNCIL WILL APPROVE THE DEVELOPMENT OF FARM SHOPS WHICH ARE LINKED TO GENUINE FARM DIVERSIFICATION PROPOSALS, SUBJECT TO THE FOLLOWING CRITERIA:

- ANY NEW BUILDING SHOULD BE MINIMAL, WELL RELATED TO EXISTING FARM BUILDINGS AND REFLECT THE LANDSCAPE CHARACTER OF THE AREA IN TERMS OF MATERIALS AND DESIGN.
- THE PROPOSAL SHOULD BE WELL RELATED TO THE PRIMARY TRANSPORT ROUTE SYSTEM. IT SHOULD NOT GENERATE ADDITIONAL TRAFFIC MOVEMENTS OF A SCALE AND TYPE LIKELY TO CAUSE UNDUE PROBLEMS OR DISTURBANCE.
- THE SITE SHOULD BE LARGE ENOUGH TO ACCOMMODATE THE NECESSARY CAR PARKING, SERVICE AREAS AND APPROPRIATE LANDSCAPED AREAS.
- THE RANGE OF GOODS SOLD MUST BE LINKED TO THE FARMING NATURE OF THE ENTERPRISE.
- WHERE POSSIBLE THE PROPOSAL SHOULD INCORPORATE THE USE OF EXISTING FARM BUILDINGS.

THESE SHOULD:

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- HAVE A GENUINE HISTORY OF USE FOR AGRICULTURE OR OTHER RURAL ENTERPRISE; AND
- BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE WITHOUT THE NEED FOR MAJOR ALTERATIONS WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF THE BUILDING.

THE PROPOSED USE WILL NOT CAUSE UNACCEPTABLE DISTURBANCE TO NEIGHBOURS IN ANY WAY.

IN CONSIDERING SUCH PROPOSALS THE DESIRABILITY FOR THE FARMER OF PROVIDING A SERVICE THROUGHOUT THE YEAR AND THE POTENTIAL IMPACT ON NEARBY VILLAGE SHOPS WILL BE TAKEN INTO ACCOUNT.

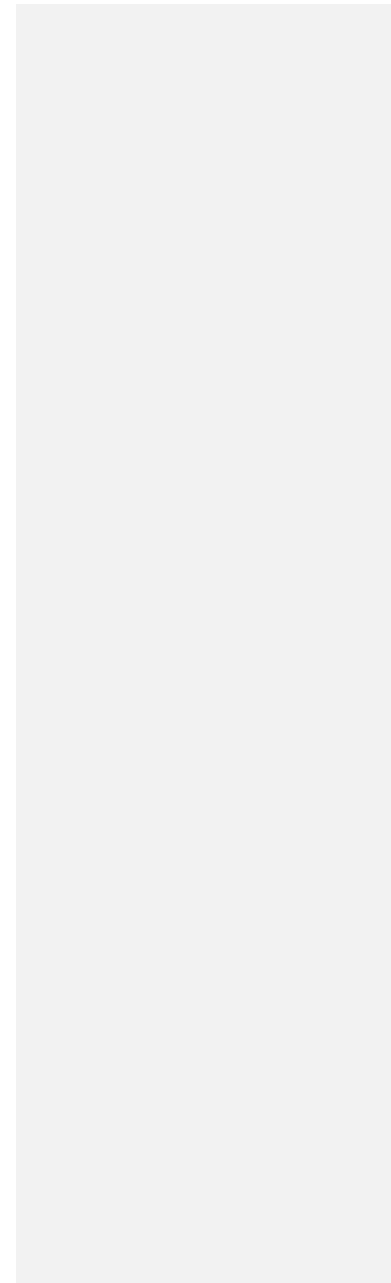
The loss of retail uses or other community related commercial premises to residential use in villages can have a serious detrimental effect on the economic and social well-being of the locality. This is particularly important where a nucleus of commercial properties has been established, for example with good parking, access and delivery facilities. The loss of such units may lead to demand elsewhere on less suitable sites. The Council wishes to encourage the retention of such facilities wherever possible and considers it is important before granting permission that would result in such loss that the implications are fully assessed.

In rural areas there are important opportunities for farm diversification that will support local economic growth and the Council would seek to encourage such proposals where appropriate.

It is generally assumed that the use of a farm shop only for the sale of goods produced on that farm is a use which is ancillary to use as a farm and therefore does not require the benefit of a planning permission, whereas use as a farm shop selling a significant amount of “imported” produce is a separate use and is subject to planning control.

In considering applications for this type of development the Council will seek the submission of a farm or business plan in support of a planning application for a farm diversification scheme. The plan will provide additional information to the planning authority to enable it to fully understand the reasons for the scheme and to judge its implications.

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## 11 MONITORING

Monitoring will play a key role in measuring whether the Core Strategy is being delivered and whether its policies are effective. The Planning and Compulsory Purchase Act (as amended by the provision of the Localism Act 2011) requires that authorities publish Monitoring Reports, at least yearly<sup>19</sup>, to report progress on the implementation of the Local Development Scheme and the extent to which the policies in the Core Strategy (and other local development documents) are being delivered. These reports will be a key method of reporting on the progress of the Core Strategy. They will include the reporting of indicators which is an important tool in measuring whether delivery of the Core Strategy is on course and whether any actions are needed to address issues raised through the monitoring process such as under or over delivery of certain policies. They will also enable a picture of trends to be established over time, which may highlight emerging issues, which will inform the review of the plan.

The Council will also keep under review the wider contextual issues national, regional and local levels, which impact upon the Borough and the Core Strategy. This is essential as the Core Strategy looks towards a 20 year timescale overall. It is anticipated that the macro-economic climate will change over this timescale and that this could impact on the plan. The regular review of the evidence base, (including key documents such as the Strategic Housing Market Assessment); the monitoring of wider contextual information and the monitoring of Core Strategy policies are key in assessing whether the plan will need to be reviewed. There is already a commitment to reviewing the housing requirement within 5 years from the adoption of the Core Strategy.

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<sup>19</sup> The requirement to produce "Authorities Monitoring Report" came into effect on 15<sup>th</sup> January 2012. Regulations are awaited which will prescribe the timing, content and form of these reports.

The following monitoring framework utilises a range of indicators from national, sub regional and local sources that overall will assist in measuring the effectiveness of the Core Strategy. Targets will be developed through the AMR and kept under review.

1. Respect, protect and enhance the high quality environment and biodiversity in the borough		
	Description	Source
1.1	Amount of open space delivered as part of new housing developments	AMR
1.2	Monitor densities of new housing developments	AMR
1.3	Proportion of Local Sites where positive conservation management is being achieved	DEFRA (annual collection – ref 160-01)
1.4	Changes in areas of biodiversity importance	<a href="#">LGGAMR</a>
<a href="#">1.5</a>	<a href="#">Number of applications granted contrary to Natural England advice</a>	
<a href="#">1.6</a>	<a href="#">The number of proportion of the population that has full access to the requirements of the Accessible Natural Green Space Standard</a>	



## 2. Match the supply of affordable and decent homes in the borough with the identified housing need

	Description	Source
2.1	Net of new houses provided per year	AMR/House Building Return P2(a)
2.2	number of affordable homes delivered per year	AMR/House Building Return P2(a), NI155
2.3	Maintain a five year supply of specific deliverable sites	Housing trajectory/AMR
2.4	Expected rate of housing delivery in future years	Housing trajectory/AMR
2.5	Number, type, tenure and spatial distribution of new dwellings	AMR

## 3. Ensure a proportion of housing meets local needs

	Description	Source
3.1	Increase the number of empty homes brought back into use	HSSA
3.2	Reduce the length of time homeless clients spend in temporary accommodation	HSSA/P1(e)
3.3	Applications for Gypsy and Traveller pitches	PSF (General Development Control Statistical return)
3.4	Net additional pitches for Gypsies and Travellers	AMR

**4. Improve the competitiveness and productivity of local businesses by safeguarding and promoting local employment opportunities**

	<b>Description</b>	<b>Source</b>
4.1	Amount of new employment land developed per annum	AMR
4.2	Number of VAT registered enterprises	ONS
4.3	Unemployment claimant rate (JSA)	ONS
4.4	Number of employee jobs	ONS

**5. Ensure neighbourhoods are sought after locations by building cohesive communities and promoting community safety**

	<b>Description</b>	<b>Source</b>
5.1	Number and distribution of wards with LSOAs in the bottom 40% of most deprived for crime prevention	IMDs
5.2	Reduce crime rates per 1000 people for key offences	SCS

**6. Support existing retail businesses whilst improving the retail offer by ensuring the vitality and viability of the retail areas are considered.**

	<b>Description</b>	<b>Source</b>
6.1	Changes in composition of town centre uses (A1, A2, A3 etc – town centre health checks)	AMR
6.2	Retail floorspace	RVBC
6.3	Number empty retail premises	RVBC

**7. Co-ordinate, innovate and diversify sustainable tourism, building on our strengths and developing new initiatives.**

	<b>Description</b>	<b>Source</b>
7.1	Number of tourism initiatives	RVBC
7.2	Visitor attraction numbers	RVBC/LCC

**8. Improve accessibility and service delivery to address rural isolation**

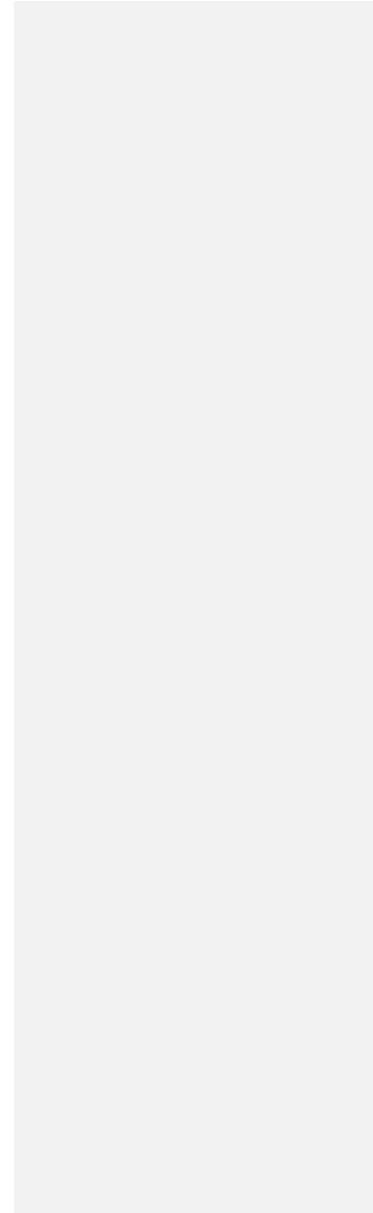
	<b>Description</b>	<b>Source</b>
8.1	Access to key services	RVBC
8.2	Indices of deprivation	ONS

## 9. Contribute to local, regional and wider sustainable development

	Description	Source
9.1	Increase in the Percentage of household waste recycled	NI192
9.2	Decrease in the amount of residual waste per household	NI 191
9.3	Increase new renewable and low carbon energy generation in the borough	AMR
9.4	Percentage reduction of the per capita CO <sub>2</sub> emissions in the Local Authority Area	NI186
9.5	Number of developments in flood risk areas against Environment Agency advice (number of units)	DEFRA/EA (ref 243-01)
9.6	No of dwellings approved within 30 minutes travel by public transport of six basic services	AMR (with assistance from LCC)
9.7	Amount of new housing and other development on brownfield land	AMR
9.8	Proportion of new dwellings approved/constructed which meet the Code for Sustainable Homes	AMR
9.9	Delivery of infrastructure to support new development	AMR

In addition the Sustainability Appraisal includes an outline framework for monitoring the significant effects of implementing the Core Strategy (see section 5 of the Sustainability Appraisal Report). This sits alongside the monitoring of the Core Strategy objectives and policies included in the tables above.

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## 12 GLOSSARY

[ADDRESSING HOUSING NEED](#) – Ensuring that measures are in place to meet identified need for affordable housing.

**AFFORDABLE HOUSING** – Housing, irrespective of tenure, ownership or financial arrangements, available to people who cannot afford to occupy homes generally available on the open market.

[AFFORDABLE HOUSING MEMORANDUM OF UNDERSTANDING \(AHMU\)](#) – This sets out the Council's policy on ~~matters such as the amount of affordable housing required in any housing development, eligibility for tenancy/ownership, etc.~~

**ALLOCATION** - The use assigned to a piece of land in a development plan.

**AMENITY** - An element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors. Amenities can include such facilities as Post offices, schools, local shops, open space and play areas and bus stops.

**AMR** - Annual Monitoring Report. This report monitors the LDF using a set of established indicators that can be compared year on year to show how elements of the LDF are performing. Submitted to Government Office North West each December.

**APPROPRIATE ASSESSMENT (AA)** - See Strategic Environmental Assessment below

**AREA OF OUTSTANDING NATURAL BEAUTY (AONB)** – A national designation which carries with it certain obligations on the Local Planning Authority when formulating policy or assessing planning applications



**AVAILABILITY** - For the purpose of this study this relates to whether, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.

**BASELINE** - see Evidence Base.

**BIOLOGICAL HERITAGE SITE** - ~~A national designation~~ A county designation given weight through the NPPF that carries with it certain obligations on the Local Planning Authority when formulating policy or assessing planning applications.

**BROWNFIELD** - Brownfield land is land that has previously had development on it.

**CLG** - The department for Communities and Local Government. A central government department that deals with Planning issues.

**CLITHEROE TOWN CENTRE MASTERPLAN** - (see Section 2 – Understanding the Area).

**CODE FOR SUSTAINABLE HOMES** – The Code for Sustainable Homes (the Code) is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building.

**COMMUNITY FACILITIES** – Facilities which provide for the health and wellbeing, social education, spiritual, recreational, leisure and cultural needs of the community.

**COMMUNITY INFRASTRUCTURE LEVY (CIL)** – An alternative or complement to a Section 106 agreement for planning obligations with a set tariff of financial contributions. The future of this levy is in doubt and has not been adopted by RVBC.

**COMMUNITY SAFETY PARTNERSHIP** – A partnership within the RV Strategic Partnership of RVBC, the Police and the Primary Care Trust aimed at co-ordinating and initiating work on improving public safety.

**CONSOLIDATION** – Refers to locating new developments so that it adjoins the main built up area of a settlement and where appropriate both the main urban area and an area of sporadic or isolated development.

**CORE STRATEGY** - The Core Strategy is the central document of the Local Development Framework and sets out the development principles for the Ribble Valley.

**CORPORATE PLAN** – The key document outlines the Council's priorities and objectives.

**DC** - Development Control. This is the department of the Council that deals with and determines planning applications and unauthorised developments.

**DEVELOPMENT MANAGEMENT POLICIES** – These are the policies that will be used by Ribble Valley Borough Council's Development Control department to determine planning applications.

**DISTRICTWIDE LOCAL PLAN** - This is the saved development plan for the borough. It is the document against which all planning applications are currently determined. This will eventually be replaced by the LDF.

**DPD** - Development Plan Document. This is a statutory planning document that forms part of the LDF.

[ELDERLY PROVISION – Generally taken as provision for people aged 55 years or over.](#)

**EMPLOYMENT LAND and RETAIL STUDY** – (see Understanding the Area)

**EVIDENCE BASE** – This is made up of the information and documents that inform the Local Development Framework. For the LDF to be sound it must be based upon a credible, robust and transparent baseline. (see Understanding the Area)

[EXPANSION – This is limited growth of a settlement generally it should be development which is in scale and keeping with the existing urban area.](#)

**FIVE-YEAR SUPPLY** - Each Local Planning Authority is required to demonstrate a five-year supply of land for housing [based upon the appropriate strategic requirement. The five year supply position is monitored on a quarterly basis. Ribble Valley is required to provide 161 residential units each year and therefore is required to demonstrate that 805 units \(161x5\) can be provided.](#) If a five-year supply cannot be demonstrated then it becomes difficult to resist applications for residential development, even if they are not suitable.

**GREEN BELT** - Areas of land where development is particularly tightly controlled with the main objective of maintaining 'green' spaces between large conurbations and other settlements. This is a national designation and is infrequently reviewed to ensure land is protected.

**GREENFIELD** - This is land that has not previously had development upon it. It is not the same as Green belt land as it is not necessarily protected from development.

**HERITAGE ASSET** – [A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority \(including local listing\).](#)

**HLA** - Housing Land Assessment. This is a report that is produced by Ribble Valley Borough Council bi-annually. It presents a collation of data on housing planning permission and completions.

**HMA** - Housing Market Assessment. This is required as part of the baseline for the LDF. It is comprised of the Strategic Housing Market Assessment and the Strategic Housing Land Availability Assessment.

**HOUSING and ECONOMIC NEEDS DPD** – This document is one of the major documents in the LDF. It will eventually contain details of the actual sites 'allocated' for housing and employment development.

**HOUSING NEEDS ASSESSMENTS** - (see Understanding the Area).

**HOUSING NEEDS SURVEYS** – surveys carried out in each main settlement to gauge housing need particularly for affordable housing.

**GYPSY and TRAVELLER NEEDS** - (see Understanding the Area).

**KEY SERVICE CENTRES** - These are seen as the largest settlements in the borough. For the purposes of this study this relates to Clitheroe, Longridge and Whalley.

**LANDFILL GAS ZONE** – An area where gas is potentially generated spontaneously from previous land fill operations.

**LCC** - Lancashire County Council. This is a sub-regional organisation.

**LDF** - see Local Development Framework.

**LDS** - Local Development Scheme. This sets out the timetable of production for all the documents that make up the LDF.

**LIFETIME HOMES** – [The standard is designed to accommodate the changing needs of occupants of housing throughout their lives. There are 16 standards promoted in the Rowntree Foundation report 'Meeting Part M and Designing Lifetime Homes' such as wider doorways, wheelchair access, downstairs toilet and provision for a future stair lift.](#)

**LISTED BUILDINGS** - The Secretary of State for Culture, Media and Sport is responsible for compiling the statutory list of buildings of special architectural or historic interest. English Heritage provides expert advice on which buildings meet the criteria for listing, and administer the process. Buildings are graded to indicate their relative importance.

**LOCAL DEVELOPMENT DOCUMENTS** - These are documents that together make up the LDF.

**LOCAL DEVELOPMENT FRAMEWORK** - This is comprised of a suite of documents, which will replace the current single document Districtwide Local Plan containing the Saved Policies under which most planning decisions are assessed.

**LOCAL INFRASTRUCTURE PLAN (LIP)** – The LIP is an evidence base document that addresses the infrastructure requirements, provision and potential issues relating to development.

**LONGRIDGE ACTION PLAN** - (see Understanding the Area).

**LPA - LOCAL PLANNING AUTHORITY.** In most references in this document this is Ribble Valley Borough Council.

**NPPF** – [National Planning Policy Framework. This contains the Government's planning policies for England and must be taken into account in preparing local and neighbourhood plans and is a material consideration in planning decisions. The NPPF was issued in March 2012 and supersedes guidance formerly contained in Planning Policy Statements and Guidance \(PPS and PPGs\).](#)

**OPEN COUNTRYSIDE** – This is a designation [currently defined](#) within [the proposals map of](#) the RV Districtwide Plan mainly of land outside Settlement Areas but not designated Greenbelt or AONB

**PDL**- Previously developed land. This is the same as Brownfield land in that it is land that has previously been developed. The definition in Annex B of PPS3 is 'previously- developed land is that which is or was occupied by a permanent structure, including the curtilage of the development land and any associated fixed surface infrastructure'.

**PENNINE LANCS LOCAL DEVELOPMENT STRATEGY** (see Understanding the Area).

**PLANNING INSPECTORATE – PINS** – The Secretary of State appoints Planning Inspectors who hear planning appeals against planning decisions by LPAs and who carry out Examinations in Public of planning policies and Local Development Documents prepared by LPAs.

~~**PPS – PLANNING POLICY STATEMENTS** – These contain the Government Guidance on planning matters which has to be observed when formulating local planning policies and considering planning applications.~~

~~**PPS1** – Planning Policy Statement 1 – Sustainable Development. This sets out the principles for sustainable development. It is a national planning policy document. Planning applications are determined against this.~~

~~**PPS3** - Planning Policy Statement 3- Housing. It is a national planning policy document. Planning applications are determined against this.~~

~~**PPS12** – Planning Policy Statement 12 – Local Development Frameworks. The policies in this statement focus on procedural policy and the process of preparing local development documents.~~

~~**PPS25** – Planning Policy Statement 25 – Development and Flood Risk. It is a national planning policy document. Planning applications are determined against this.~~

**RIBBLE VALLEY ECONOMIC STRATEGY** - Outlines the Council's economic aims and objectives. (see Understanding the Area).

**RIBBLE VALLEY HOMES** – RVBC transferred ownership of their council homes to Ribble Valley Homes a subsidiary of Vicinity Ltd, a Housing Association and Registered Social Landlord.

**RIBBLE VALLEY SETTLEMENT HIERARCHY** – see Settlement Hierarchy below.

**ROUNDING OFF** – Development which is essentially part of rather than an extension to the built up part of the settlement. It can be defined as the development of land within the settlement boundary (which is not covered by any protected designation) where at least two thirds of the perimeter is already built up with consolidated development.

**SAVED POLICIES** - these are policies from the Districtwide Local Plan that have been saved for a time period during the production of replacement Local Development Documents.

**SEA** – See Strategic Environmental Assessment below.

**SECTION 106 AGREEMENT** – This is an agreement under Section 106 of the Town and Country Planning Act negotiated between a developer and the Council imposing certain planning obligations which must be met before planning permission is granted.

**SECTION 278 AGREEMENT** – similar to Section 106 agreement but concerned with Highway matters.

**SETTING OF A HERITAGE ASSET** – The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**SETTLEMENT** – A settlement for the purposes of this plan is a areas that:

- Includes all properties physically linked to the main (built) part of the settlement
- Includes all undeveloped areas of existing planning consents relating to the settlement
- Includes residential curtilages
- Boundaries do not include properties separated from the main body of the settlement by areas of open land nor forming a residential curtilage
- In most cases single depth development (ribbon development) along roads leading out of settlements will be excluded unless they are physically well related to the settlement

**SETTLEMENT AUDIT** - Key statistics about settlements in the Borough such as community facilities, housing and employment figures. (see Understanding the Area).

**SETTLEMENT HIERARCHY** – The hierarchy lists the current level of services in settlements and aids decisions on the sustainability of developments in them. (see Understanding the Area).

**SFRA or FRA** - Flood Risk Assessment or Strategic Flood Risk Assessment. An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered. (see Understanding the Area).

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**SHLAA - Strategic Housing Land Availability Assessment** - This is an evidence base document for the LDF which looks at the potential of land for residential development and makes estimates on when this potential land may come forward. (see Understanding the Area).

**SHMA- Strategic Housing Market Assessment** - This is an evidence base document for the LDF that looks at the level of affordability in the borough and the types and tenures of housing that are present in the borough. (see Understanding the Area).

**SIGNIFICANCE (FOR HERITAGE POLICY)** – The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

**SOCIAL INFRASTRUCTURE** – Includes provision for: health and social care; education; leisure and pleasure; emergency services; and community facilities which are need to serve communities.

**SSSI - SITE OF SPECIAL SCIENTIFIC INTEREST** - A national designation that carries with it certain obligations on the Local Planning Authority when formulating policy or assessing planning applications.

**STRATEGIC ENVIRONMENTAL ASSESSMENT** – This is an assessment, which must be carried out in accordance with a European Directive where significant environmental effects are expected as a result of a plan. It assesses the anticipated social, economic and environmental effects of a plan and can be combined with the Sustainability Appraisal requirements so that one single document is produced.

**SUSTAINABILITY APPRAISAL** – This is an assessment of the expected social, economic and environmental effects of a plan and involves an assessment to be carried out by a panel of experts from these fields to assess which of the development options are the most sustainable.

**SUSTAINABLE COMMUNITY STRATEGY** – The SCS sets out the communities aspiration, needs and priorities and coordinates the actions of the public, private, voluntary and community sectors in meeting these needs. The LDF is intended to the spatial interpretation of the SCS.

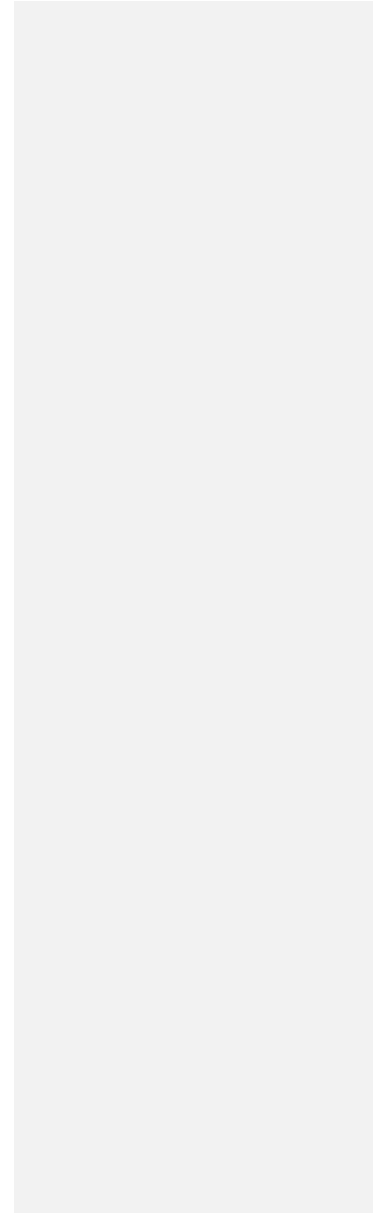
**SUSTAINABLE DEVELOPMENT** - The most commonly used definition is that of the 1987 World Commission on Environment and Development, the Brundtland Commission: ‘development which meets the needs of the present without compromising the ability of future generations to meet their own needs’.

**TPO** - Tree Preservation Order. These are made by the Local Authority to protect trees.

**VILLAGES** - These are the smaller settlements within the borough and for the purposes of this study, this relates to all settlements in the borough excluding Clitheroe, Longridge, Whalley and Wilpshire.



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## 13 EVIDENCE BASE DOCUMENTS

~~12.1~~ 13.1 [In addition the Council has drawn on information submitted through extensive consultation, which is available for reference.](#)

<u>AUTHOR</u>	<u>TITLE</u>	<u>PRODUCED BY</u>	<u>DATE OF PUBLICATION</u>
	<i>A Geodiversity Action Plan for Lancashire,</i>	Lancashire RIGS Group,	November 2004
Environment Directorate,	<i>A Landscape Strategy for Lancashire – Landscape Character Assessment,</i>	Lancashire County Council,	December 2000
Environment Directorate,	<i>A Landscape Strategy for Lancashire – Landscape Strategy,</i>	Lancashire County Council,	December 2000
	<i>An Integrated Economic Strategy for Pennine Lancashire,</i>		
Ribble Valley Borough Council et al	<i>Clitheroe Town Centre Masterplan</i>	Ribble Valley Borough Council	October 2010
Regeneration and Housing Service,	<i>Core Strategy Consultation Reg. 25 - Draft Core Strategy,</i>	Ribble Valley Borough Council	
	<i>Delivering a Sustainable Transport System: Main Report,</i>	Department for Transport,	November 2008
Forest of Bowland AONB Unit,	<i>Forest of Bowland Area of Outstanding Natural Beauty – Management Plan April 2009-March 2014,</i>	Lancashire County Council	

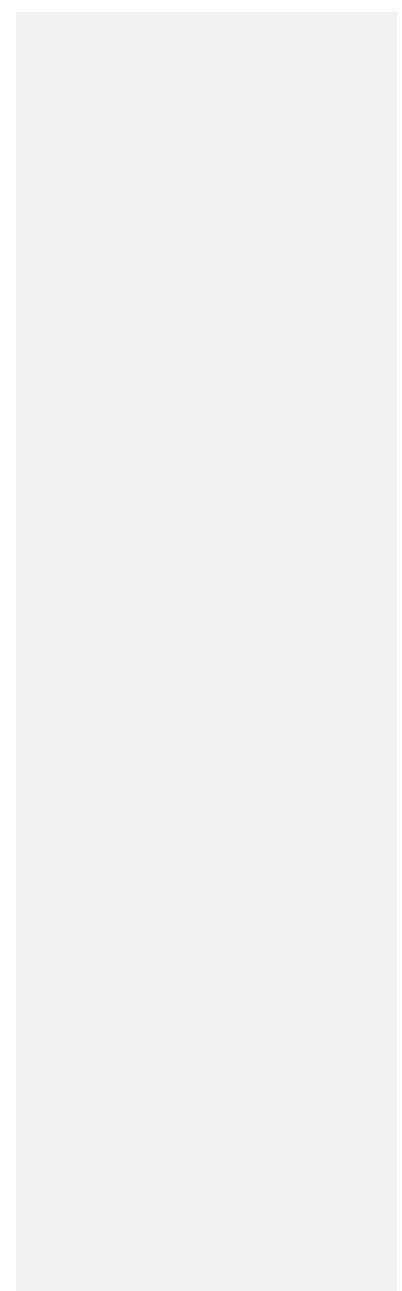
<u>AUTHOR</u>	<u>TITLE</u>	<u>PRODUCED BY</u>	<u>DATE OF PUBLICATION</u>
Office of the Deputy Prime Minister,	<i>Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact Within the Planning System ODPM circular 06/2005,</i>	TSO (The Stationery Office),	16 August 2005
Strategic Housing,	<i>Homelessness Strategy 2008-2013,</i>	Ribble Valley Borough Council,	March 2008
	<i>Housing Strategy 2009-2029</i>	Pennine Lancashire Local Housing Authorities	
Blackburn with Darwen BC, Blackpool BC and Lancashire CC,	<i>Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD – Managing Our Waste and Natural Resources,</i>	Environment Directorate - Lancashire County Council,	February 2009
Scott Wilson,	<i>Joint Summary Report - Summary Findings of the: Sustainability Appraisal Habitats Regulations Assessment Equality Impact Assessment Health Impact Assessment,</i>	Government Office for the North West,	March 2008
	<i>Lancashire and Blackpool Destination Management Plan 2010-2013,</i>	Lancashire and Blackpool Tourist Board	
	<i>Lancashire and Blackpool Visitor Economy Strategy 2006-2016,</i>	Lancashire and Blackpool Tourist Board	
	<i>Lancashire and Cumbria Route Utilisation Strategy,</i>	Network Rail,	August 2008
Environment Directorate,	<i>Lancashire Woodland Vision 2006-2015,</i>	Lancashire County Council,	
	<i>Lancashire's Biodiversity Action Plan (disc),</i>	Lancashire's Biodiversity Partnership,	

<u>AUTHOR</u>	<u>TITLE</u>	<u>PRODUCED BY</u>	<u>DATE OF PUBLICATION</u>
Forward Planning,	<i>Local Development Scheme,</i>	Ribble Valley Borough Council,	March 2007
Lancashire County Council	<i>Local Transport Plan 2011-2021 Implementation 2013-2014</i>	Lancashire County Council	2011
Lancashire County Council	<i>Local Transport Plan 2011-2021 Strategy</i>	Lancashire County Council	2011
	<i>Managing Flood Risk – River Ribble Catchment Flood Management Plan (final report),</i>	Environment Agency,	January 2009
Government Office for the North West,	<i>North West of England Regional Spatial Strategy to 2021,</i>	TSO (The Stationery Office),	September 2008
	<i>North West Regional Spatial Strategy Regional Flood Risk Appraisal,</i>	4NW,	October 2008
Forward Planning,	<i>Revised Statement of Community Involvement – Summary of Representations Received on Pre-adoption Draft,</i>	Ribble Valley Borough Council,	July 2010
Environment Agency,	<i>Ribble Catchment Flood Management Plan – Appendices,</i>	Environment Agency,	January 2009
Forward Planning,	<i>Ribble Valley an Economic Strategy 2009-2014,</i>	Ribble Valley Borough Council,	
Corporate Services,	<i>Ribble Valley BC Corporate Strategy 2011-2015,</i>	Ribble Valley Borough Council,	December 2009
Lancashire County Developments Ltd,	<i>Ribble Valley Economic Review – annex to Ribble Valley Employment Land and Retail Study,</i>	Be group,	December 2008
Lancashire County Developments Ltd,	<i>Ribble Valley Employment Land and Retail Study – Final Report,</i>	Be group,	October 2008

<u>AUTHOR</u>	<u>TITLE</u>	<u>PRODUCED BY</u>	<u>DATE OF PUBLICATION</u>
	<i>Ribble Valley Gypsy and Traveller Accommodation Needs Assessment – Final Report,</i>	Salford Housing and Urban Studies Unit - University of Salford,	March 2008
Association of Public Health Observatories,	<i>Ribble Valley Health Profile 2010,</i>	Department of Health,	July 2010
Culture and Leisure Services,	<i>Ribble Valley Play Strategy,</i>	Ribble Valley Borough Council,	September 2007
Ribble Valley Borough Council	<i>Ribble Valley Strategic Housing Market Assessment</i>	Ribble Valley Borough Council	2008
Ribble Valley Borough Council	<i>Ribble valley Sustainable Community Strategy 2007-2013</i>	Ribble Valley Borough Council	2008
Culture and Leisure Services,	<i>Ribble Valley Tourism Association Action Plan 2009-12,</i>	Ribble Valley Borough Council,	
	<i>Rubbish to Resources – Waste Management Strategy for Lancashire 2008-2020,</i>	Lancashire Waste Partnership,	
Forward Planning,	<i>Statement of Community Involvement – adopted,</i>	Ribble Valley Borough Council,	April 2010
Forward Planning,	<i>Strategic Housing Land Availability Assessment – Book of Sites,</i>	Ribble Valley Borough Council,	April 2009
	<i>The Culture and Sport Strategy for Lancashire County Council 2010-2014,</i>	Lancashire County Council	
	<i>The Lancashire Climate Change Actions for Tomorrow,</i>	The Lancashire Climate Change Partnership,	

<u>AUTHOR</u>	<u>TITLE</u>	<u>PRODUCED BY</u>	<u>DATE OF PUBLICATION</u>
	<i>The Lancashire Climate Change Strategy 2009-2020,</i>	The Lancashire Climate Change Partnership,	
	<i>The North west Regional Housing Strategy,</i>	4 NW,	January 2009
Culture and Leisure Services,	<i>The Ribble Valley SPAA Vision Document and Delivery Plan,</i>	Ribble Valley Borough Council,	
	<i>The Strategy for Tourism in England's Northwest 2003-2010 – Developing the Visitor Economy,</i>	Northwest Regional Development Agency,	Revised 2007
	<a href="#"><i>Addressing Housing Need in Ribble Valley</i></a>	<a href="#">RVBC</a>	<a href="#">June 2011</a>
	<a href="#"><i>CABE/English Heritage Building in Context Toolkit</i></a>		
	<a href="#"><i>Employment Land Position Statement</i></a>	<a href="#">RVBC</a>	<a href="#">June 2011</a>
	<a href="#"><i>Forest of Bowland AONB Renewable Energy Statement</i></a>		<a href="#">2011</a>
	<a href="#"><i>G6 Essential Open Space Designation Audit</i></a>		<a href="#">2011</a>
	<a href="#"><i>LCC Historic Environment Record</i></a>		
	<a href="#"><i>LCC Extensive Urban Survey Reports</i></a>		

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## 14 SAVED POLICIES

### Schedule of Saved and Proposed Superseded Policies

On 28 September 2007 the Secretary of State wrote to Ribble Valley Borough Council and issued direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, saving a number of policies in the Ribble Valley Borough Council Districtwide Plan 1991-2006 (Adopted 1999) which would otherwise have expired. A list of the policies saved can be viewed on the Council's website and at the Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA.

The draft Core Strategy contains policies that are intended to supersede the saved policies within the district wide local plan and these policies will no longer continue to be saved upon adoption of the Core Strategy. Such policies are listed in the table below.

Saved Local Plan Policy		Proposed Replacement Policy in Core Strategy
<b>General Policies</b>		
G1	Development Control	DMG1
G2	Wilpshire, Clitheroe, Billington, Longridge and Whalley	DMG1, DMG2
G3	Mellor Brook, Read and Simonstone	DS1, DMG2
G4	Remainder of the settlements	DS1, DMG2
G5	Outside the main settlements	DS1, DMG2
G6	Essential Open Space	EN5, DMG1, DME4, DME2, DMB4
G11	Crime Prevention	DMG1

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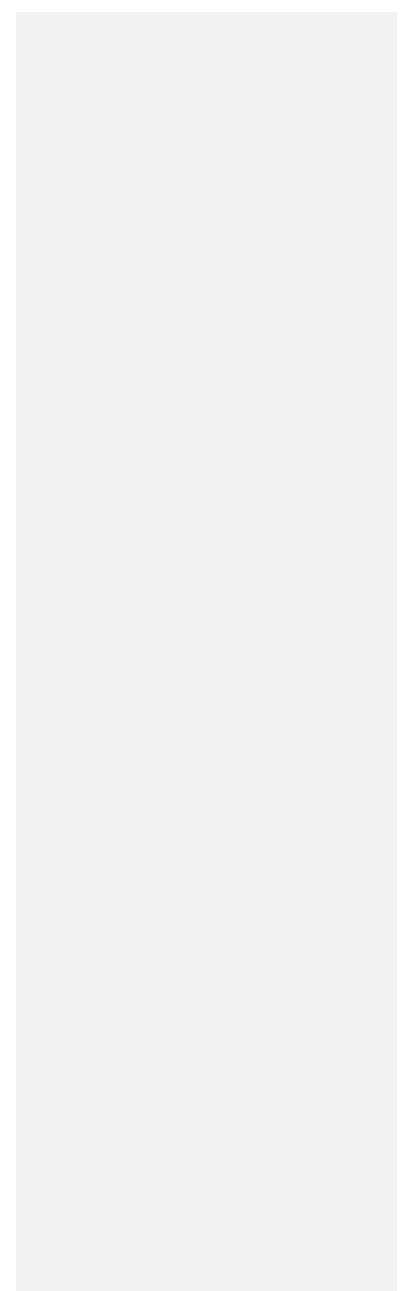
<b>Environment</b>		
ENV1	Area of Outstanding Natural Beauty (AONB)	EN2, DME2
ENV2	Forest of Bowland	EN2, DME2
ENV3	Open Countryside	EN2, DME2
ENV4	Green Belt	EN1
ENV5	Open Land	NO LONGER APPLICABLE -- NOT REPLACED
ENV6	Agricultural Land	DME3
ENV7	Species Protection	EN4, DME3
ENV8	Sites of Special Scientific Interest	EN4, DME3
ENV9	Other Important Wildlife Sites	EN4, DME3
ENV10	Nature Conservation	EN4, DME3
ENV11	Regional Important Geological Sites	EN4, DME3
ENV12	Ancient Woodland	EN4, DME1
ENV13	Landscape Protection	EN2
ENV14	Archaeology and Historic Heritage	EN5, DME4
ENV16	Conservation Development Control	EN5, DME4
ENV17	Conservation Additional Information	EN5, DME4
ENV18	Demolition of Buildings within a Conservation Area	EN5, DME4
ENV19	Development of Listed Buildings	EN5, DME4
ENV20	Demolition (or partial) of Listed Buildings	EN5, DME4
ENV21	Historic Parks and Gardens	EN5, DME4
ENV23	Telecommunications	NO LONGER APPLICABLE -- NOT REPLACED

ENV24	Renewable Energy	EN3, DME5
ENV25	Assessment for Renewable Energy	EN3, DME5
ENV26	Wind Energy	EN3, DME5
<b>Housing</b>		
H2	Dwellings in the Open Countryside	DMH3
H3, H4, H5, H6	Conditions to Agricultural Dwellings	NO LONGER APPLICABLE -- NOT REPLACED
H9	Extended Family Accommodation	DMG1
H10	Residential Extensions	DMH5
H12	Curtilage Extensions	DMH5
H14	Rebuilding/Replacement Dwellings in the Countryside	DMH5
H15	Barn Conversions – Location	DMH3, DMH4, DMG 1
H16	Barn Conversions – Building	DMH3, DMH4, DMG 1
H17	Barn Conversions – Design	DMH3, DMH4, DMG 1
H19	Housing Needs Large Sites in Main Settlements	H3, DMH1
H20	Sites Outside Settlements + on all sites other than infill plots within village boundaries	H3, DMH1
H21	Supplementary Information	DMH1
H22	Gypsy Sites	H4, DMH2
H23	Removal of Holiday Let Conditions	DS1, DMG2, DMH3, DMH4, DMG1
<b>Industrial Employment</b>		
EMP2 + EMP3	Salthill Site	EC1
EMP4	Chapel Hill	EC1

EMP7	Extensions/Expansions within the Main Settlement	EC1, DMB1
EMP8	Extensions/Expansions Outside the Settlements	EC1, DMB1
EMP9	The Conversion of Barns and Other Rural Buildings for Employment Use	EC1, DMB1
EMP11	Loss of Land for Employment	EC1, DMB1
EMP12	Proposed Agricultural Diversification	EC1
<b>Recreation and Tourism</b>		
RT1	General Policy	EC3, DMB3
RT2	Small Hotels and Guest Houses	EC3, DMB3
RT3	The Conversion of Buildings for Tourism	EC3, DMB3
RT4	Camping Barns	EC3, DMB3
RT5	Caravans	EC3, DMB3
RT6	Touring Caravans	EC3, DMB3
RT8	Open Space	DMG1, DMB4
RT10	Protect Open Space	DMG1, DMG4
RT18 & RT19	Footpaths and Bridleways	DMB5
<b>Transport and Mobility</b>		
T1	Development Proposals	DM12, DMG3
T7	Parking Provision	DMG1, DMG3
T10	Provision of Stations at Gisburn and Chatburn	DM12
T11	Freight Transport	DMG3

<b>Shopping</b>		
S1	Within Main Shopping Centre, Clitheroe	EC2, DMR1
S2	Outside Main Shopping Area, Clitheroe	EC2, DMR1
S3	Shop Frontage	DMR1
S4	Whalley and Longridge	EC2, DMR2
S6	Change of Use	DMR2
S7	Farm Shops	DMR3
S10	Hot Food Takeaways	EC2, DMG1
S11	Temporary Retailing	EC2, DMG1
S15	Shutters	DMG1, EN5, DME4
<b>Area Policies</b>		
A1	Primrose Lodge	NO LONGER APPLICABLE -- NOT REPLACED
A2	Brockhall Village	NO LONGER APPLICABLE -- NOT REPLACED
A3	Calderstones	NO LONGER APPLICABLE -- NOT REPLACED

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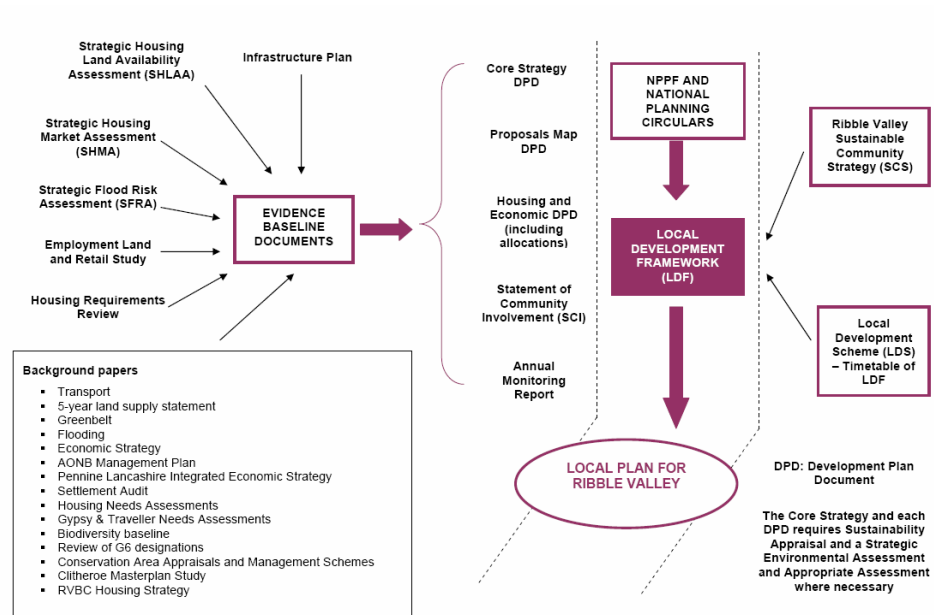


# 15 APPENDICES

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## APPENDIX 1

### LOCAL DEVELOPMENT FRAMEWORK (LDF)



## APPENDIX 2

This Appendix provides information regarding the assessment of how residential development is to be distributed. The housing information uses the most recently published housing land availability information as at the 1<sup>st</sup> ~~October 2011~~ July 2012 in order to ensure that a clear base date is applied. It is important to note that any planning approvals since that date would need to be taken account of and consequently the residual number of houses shown in the table will be less. The Council publishes ~~its~~ its housing land study ~~twice a year~~ quarterly.

### ~~15.1~~ **15.1** Number of Houses to provide 2008 - 2028 = 4000

The strategy model provides for a minimum of 1120<sup>20</sup> of these units across other settlements.

4000 - 1120 = **2880** houses to be provided by the 3 main settlement areas of Clitheroe, Longridge and Whalley.

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<sup>20</sup> Calculated to allow for an average of 35 houses per settlement (32)  
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**15.215.2 Residual number of houses required for each main settlement based on main settlement population**

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	Number of houses to be provided (% of 2,880) <sup>21</sup>	Number of houses already completed/permission given for each 'settlement'/ area (based on the Parish)	Unadjusted residual (less number already completed/ permission given)	Longridge adjustment <sup>22</sup>	Proposed Strategic Site - 1040 <sup>23</sup>	Residual number of houses required for each settlement <sup>24</sup>
Clitheroe	1,670	<del>282</del> 504	<del>1,388</del> 1,166		<del>348</del> 126	<del>348</del> 126
Longridge	835	<del>75</del> 87	<del>760</del> 758	<del>560</del> 558		<del>560</del> 558
Whalley	375	<del>132</del> 148	<del>243</del> 227			<del>243</del> 227
Other settlements	1120	<del>504</del> 737	<del>616</del> 383	<del>816</del> 583		<del>816</del> 583
Standen					1040	1040
<b>Total</b>	<b>4000</b>	<b><del>993</del>1,476</b>	<b><del>3007</del>2,534</b>			<b><del>3007</del>2,534</b>

<sup>21</sup> % used for devising residual number of houses is calculated from settlement population as a % of total main settlement population (see table below for data) – Clitheroe 58%, Longridge 29%, Whalley 13%

<sup>22</sup> This allowance reflects anticipated development in Preston Borough at Longridge – 200 taken from Longridge and reappportioned to the 'Other Settlements'

<sup>23</sup> Proposed Strategic Site – 1040 dwellings proposed at Standen

<sup>24</sup> As at 1<sup>st</sup> ~~October 2011~~July 2012 – applications have been approved since



Number of houses in supply as at 1st <del>October 2011</del> <u>July 2012</u> plus proposed strategic site	<del>2033 (993 + 1040)</del> <u>2516 (1476 + 1040)</u>
Residual number of houses	<del>1967</del> <u>1484</u>
Number of Houses to provide 2008 - 2028	<b>4000</b>

Population of each settlement <sup>25</sup>			
Main settlements	Number of properties in Parish	Applied occupancy rate	Estimated population
Clitheroe Parish	6,764	2.41	16,301
Longridge Parish	3,391	2.41	8,172
Whalley Parish	1,549	2.41	3,733
Total			28,207

**15.3** Reasoning behind calculating and using a Parish figure rather than the ward population.

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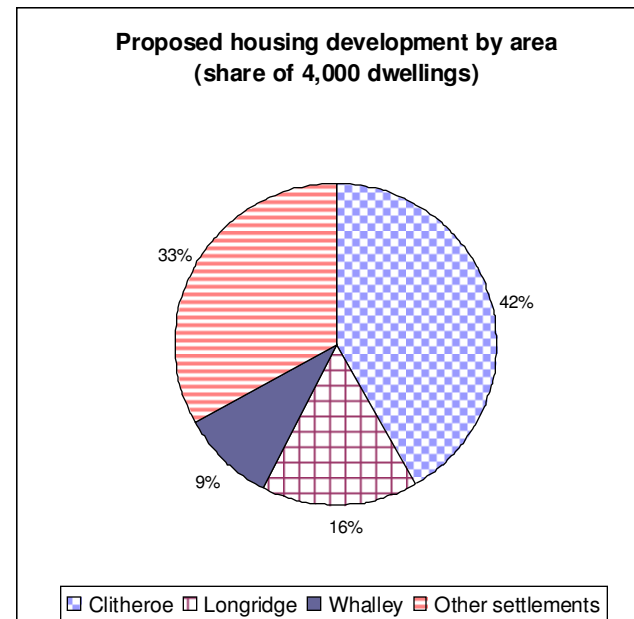
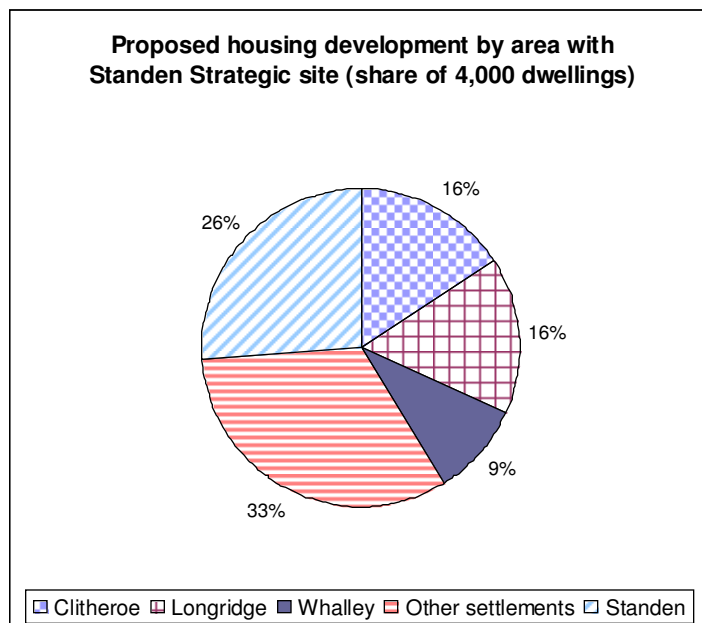
Number of houses completed/permissions granted calculated for the 'settlement' area which for reasons of best fit means using the Parish boundary. The ward of Whalley and the wards that make up Longridge are a far bigger area than the Parish and include other settlements (Milton for example.)

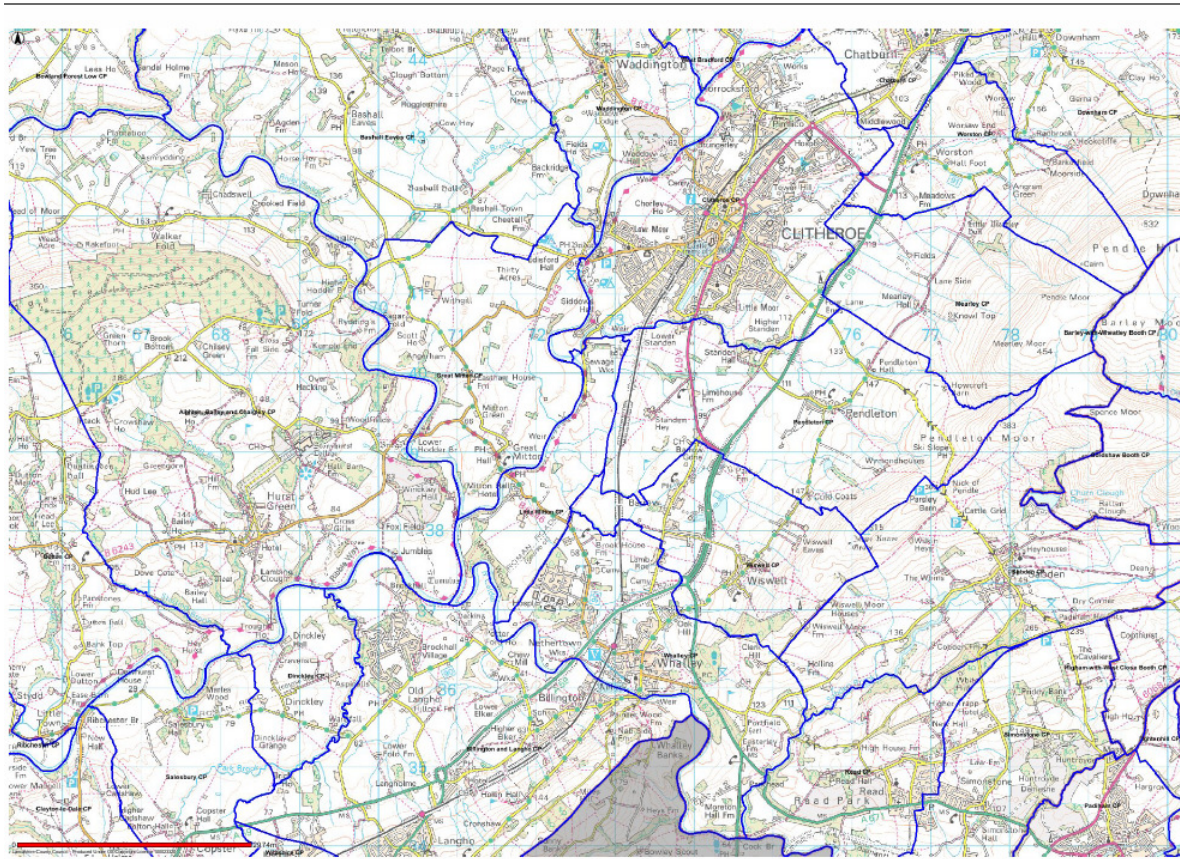
Ward population estimates and projections are based on the 2001 Census - allowing for births, deaths and net migrations. The figure does not take into account the number of new properties which may have been built in each ward. The Parish calculation takes into account the number of taxable domestic properties on the CTAX database as at

<sup>25</sup> Calculated as number of domestic properties liable for CTAX on the CTAX system for each parish multiplied by occupancy rate of 2.41 (2008 occupancy rate calculated from census data as used by Lichfield Consultants.)

October 2011. A recognised occupancy rate has been applied to the number of properties to provide an estimated Parish population.

### Proposed Housing Distribution



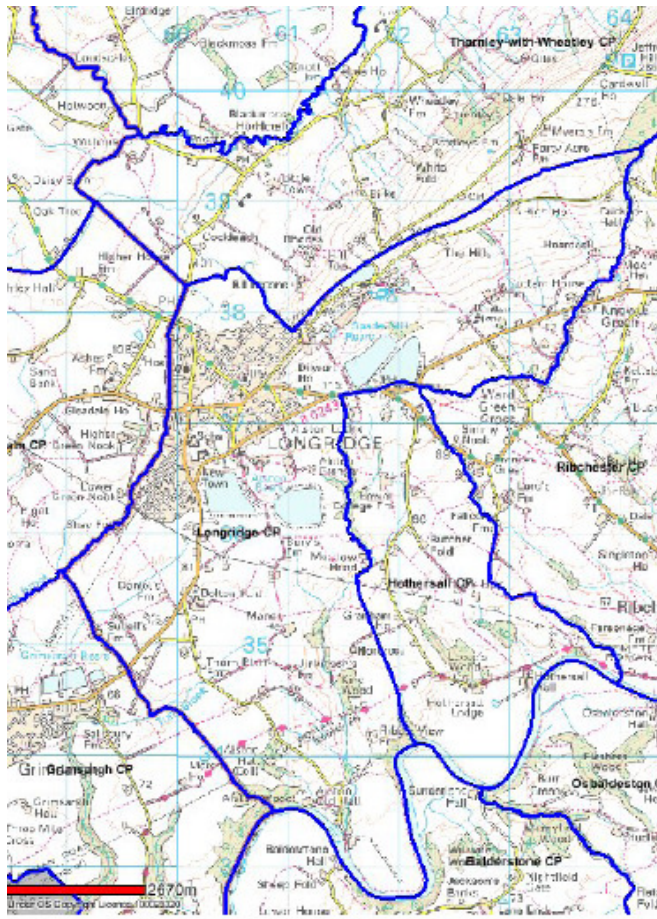


Parishes of Whalley and Clitheroe



Date: 07/03/2012

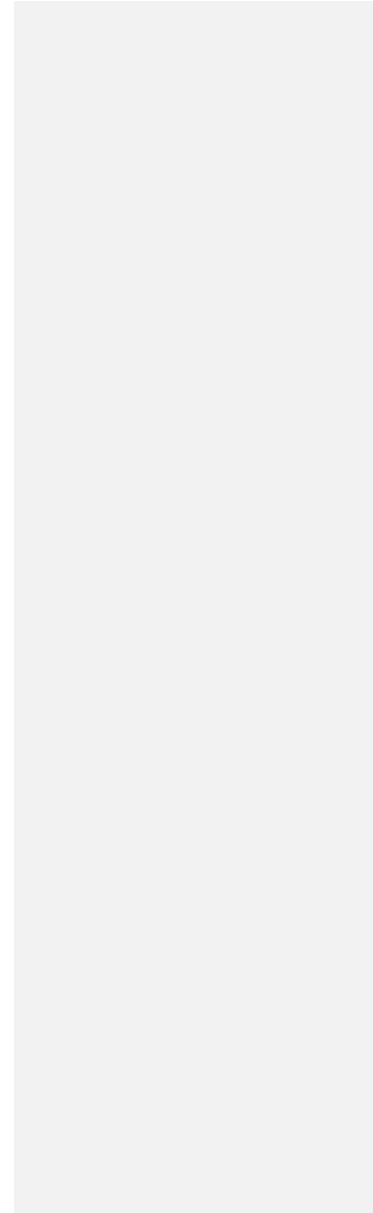
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Longridge Parish

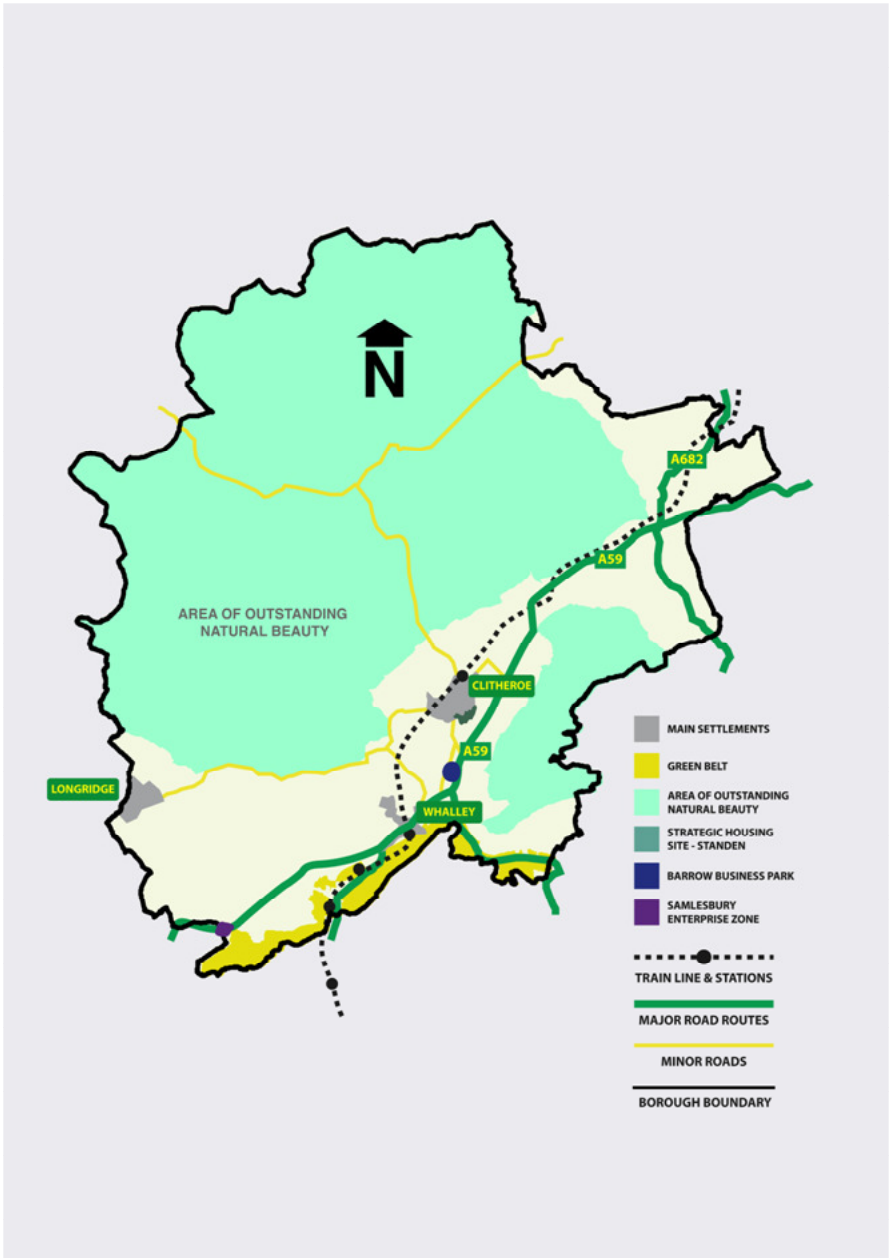
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# 16 KEY DIAGRAM

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