# Ribble Valley Borough Council

# Core Strategy Consultation

RibbleValley
Local Development Framework

# CONTENTS PAGE

## APPENDICES

# FOREWORD

This consultation document is of vital interest to all Ribble Valley residents, businesses & visitors.  It is your chance to give the Council your views & suggestions on how you think Ribble Valley Borough should develop and be shaped over the next 15 years – housing, offices, workspace, shops, the countryside, local villages, and so on.  Right now we are putting together a new plan for the area which will guide where things are most likely or where they are unlikely, to be built in that time.

An explanatory booklet has also been produced to help you.  The booklet, which has been widely distributed, summarises the main proposals & points you to important information in the full document.

The eventual plan will almost certainly have some impact on you & yours and future generations.  This is your chance to help decide where development should preferably go – or not go!  I hope that every person who has an interest in Ribble Valley will take this opportunity to read the material & respond to this consultation.



Councillor Richard Sherras, Deputy Leader,
Chairman, Planning and Development Committee
August 2010

## 1.    INTRODUCTION & CONTEXT

## 1.1    What is the Local Development Framework?

1.1.1   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.

1.1.2   The Council, in preparing its LDF, has regard to policies set out in national Planning Policy Statements (PPSs) that provide government policy on a wide range of issues such as the environment, housing and so on. Regard has also been given to those aspects of the Regional Strategy where relevant. Whilst it is recognised that the Regional Strategy is no longer part of the statutory planning process following its abolition by government, some elements where evidence supports its use have been used to inform the Council's work.

1.1.3   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 now moving towards some important stages with which you can get involved and contribute to planning for the area's future.  Our current work is focusing upon the production of the Core Strategy, which this document deals with.

1.1.4   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 areas of search and if appropriate "strategic areas of development" detailed information on allocations of land for

development or policies and standards to judge specific developments will be set out in other documents within the LDF.

1.1.5  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 25 -evidence gathering, consideration of options and issues
- Regulation 27 - chosen option
- Regulation 30 -  formal submission to Secretary of State
- Regulation 31-  Public Examination
- Adoption

## 1.2    Where are We Now?

1.2.1  We are currently working at the Regulation 25 stage and from the above you can see there are a number of steps to go through before we will be in a position to finally adopt the Core Strategy. This draft, in particular, seeks to explore different approaches to a strategy for development.  The feedback on these will be taken into account in refining the strategy to enable the proposed way forward to be established. Once we are through this stage and its complications, a clearer picture and understanding of the views of the population of the area should allow options to become reduced to a preferred approach. The process should then move quite quickly through its following stages.

1.2.2  It is important to acknowledge that the Core Strategy sits within a context of many other policies and strategies in addition to national and regional 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.

1.2.3  This Core Strategy document represents an important stage as it is the initial opportunity to draw 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 not intended to be the proposed plan for the area, rather it provides a vehicle to discuss in more detail possible options that will ultimately form the basis of the planning strategy.

1.2.4   This report is a consultation Core Strategy and represents the Regulation 25 stage in the Core Strategy process. This stage is an important opportunity to look at possible options and shape the planning framework for the future. It is a statutory consultation stage that follows the rules and regulations set out for the process. This report will be available for comment for eight weeks and following this representations made will be fed back into the next stage of the Core Strategy process, Regulation 27, which will be referred to as the Core Strategy (Publication Version). This Publication Version of the report will be published for comment for a further 6-week consultation. The Publication Version report will be amended to reflect (where appropriate) the representations made during this consultation. The final version (Regulation 30 stage) will be the Core Strategy report for submission to the Secretary of State. Examination of the document will then take place by a Planning Inspector from the Planning Inspectorate (PINS). Once a Planning Inspector has examined the Core Strategy and is satisfied that the document is sound, the Core Strategy can be adopted.

1.2.5   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 25 stage.  This involved a four-page questionnaire  (see Development Strategy section) that asked for local peoples 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[1] 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.

1.2.6   The previous government's changes to the regulations meant that the Council had to alter how the works progressed. The previous stages (undertaken under the original regulations), included consultation as part of developing an Issues and Options stage (now deleted). This consultation did however generate an encouraging response and provided a lot of information to help inform this current stage (the 'Regulation 25' stage).

1.2.7   To further complicate matters, the new coalition government has announced changes to the amount of weight in planning terms that Regional Spatial Strategies should carry and the abolishing of parts of them. The main formal change so far has been the removal of the requirement to adhere to housing numbers. However, Government

---

[1]  Un-amended Regulation 25 stage (2004 Regulations).

advice has been that the LDF process should continue unless there is a major reason for not doing so. The Council has decided to continue their LDF process broadly along the lines of the Regional Strategy in order to maintain some direction to the planning process.

## 1.3    How should the Core Strategy be read and used?

1.3.1    The 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.

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

1.3.3    The thematic policy of the 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.

**The approaches outlined in this document are for consultation purposes only.   They have been formulated based on evidence base work undertaken so far but are only potential approaches.   They do not represent policy or allocations and have not been endorsed by the Council for anything other than consultation purposes.**

## 1.4    How does it link in with the SA/SEA/AA?

1.4.1    Prior to work beginning on the Core Strategy, Consultants[2] 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.

1.4.2    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.

---

[2]  Hyder Consulting UK Ltd

1.4.3   Following the amendments to the 2004 Regulations in 2008, this Core Strategy regulation 25 stage is now being published for consultation.  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 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.

1.4.4   Following consultation on this regulation 25 Core Strategy consultation report, a Sustainability Appraisal workshop will take place.  This will assist 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 will be combined with the SEA and a document will be produced which satisfies the requirements of both.   In accordance with the Habitats Directive, as set out below, a screening exercise will also be 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".[3]

1.4.5   This will be undertaken simultaneously with the SA and SEA and will be available for comment at the Regulation 27 (Core Strategy publication version) stage.

## 1.5   Self Assessment and Infrastructure Plan

1.5.1   The Core Strategy must meet the tests of soundness that are set out in PPS12.   These tests are used to ensure that the Core Strategy produced is robust and justified.

---

[3]  As set out in the Ribble Valley Core Strategy Sustainability Appraisal Scoping Report

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 again the reasonable alternatives

"EFFECTIVE" means that the document must be:
- Deliverable
- Flexible
- Able to be monitored

**Extract taken from PPS12: Local Spatial Planning**

1.5.2  Further detail on soundness and how this Core strategy complies with this will be provided in the Regulation 27 and Regulation 30 Core strategy documents.

**CONSULTATION ISSUES: KEY QUESTIONS**

- **Do you have any comments to make on the document so far?**

## 2.    UNDERSTANDING THE AREA

It is important and a 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.

## 2.1    A spatial portrait of Ribble Valley

2.1.1   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.

2.1.2   The Borough has a population of around 57,700 with a third of the population aged 65 and over[4].  The large area but small population results in a low population density, with an average of less than one person (0.9) per hectare[5].  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.

2.1.3   Illustrating this make up is the following 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.

---

[4] Office of National Statistics (ONS) June 2010 (mid year estimate, 19,400 people)
[5] 2001 Census data

## Urban-Rural Classification[6]
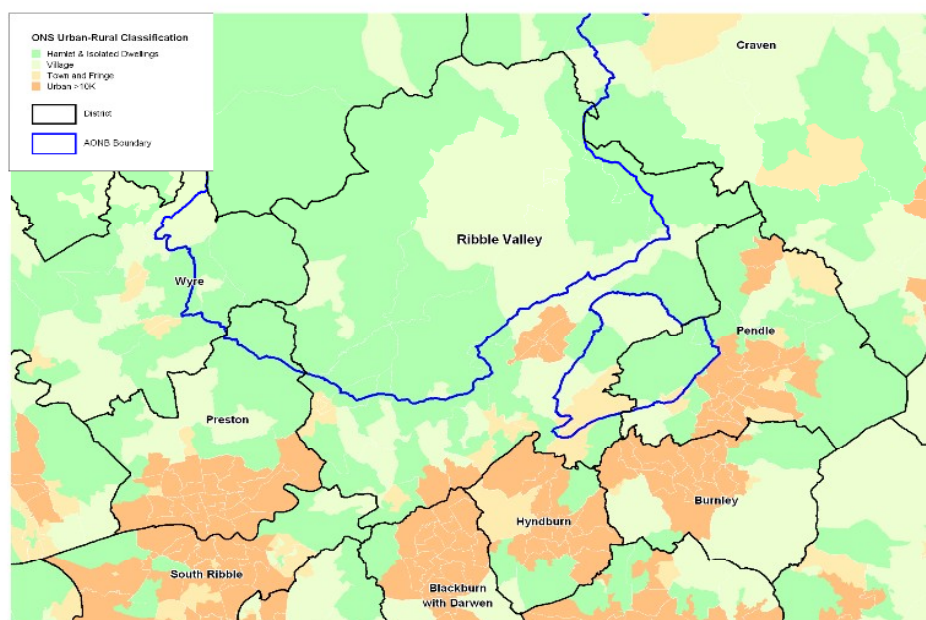


2.1.4   Facts and figures aside, the Ribble Valley is characterised by and is loved for its rural quality with over 40 picturesque villages, each with its own character and identity.  Many have ranked highly in best-kept village and hamlet competitions and all are characterised by the picturesque countryside, 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).

2.1.5   Clitheroe remains the main administrative centre having 15,038[7] inhabitants and lies at the heart of the Borough, whilst Longridge, with its population of 8,253[8], is the other main town, which lies to the west. These larger, Key Service Centres of the borough, are home to eye-catching boutiques, cafes, farm shops and family 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.

2.1.6   Despite the beautiful and peaceful countryside, so popular with walkers and photographers, this is no sleepy backwater. Gisburn Forest, listed

---

[6] Office of National Statistics data (ONS)

[7] Office of National Statistics (ONS), Ward population estimates mid-2007

[8] Office of National Statistics (ONS), Ward population estimates mid-2007

as the 14<sup>th</sup> best winter break[9] attracts cycling enthusiasts from all over the country.  The forest itself attracts 30,000 visitors a year[10] 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[11].  Over 40 annual events are held across the borough attracting tourists from far and wide such as the Whalley Pickwick Night, the Ribble Valley Jazz Festival and a range of highly regarded agricultural shows.

2.1.7    As would be expected with such a rural area, Ribble Valley can proudly boast about it's 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 areas natural green space.  There are 39 Biological Heritage Sites, 6 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.

2.1.8    Equally impressive is Ribble Valley's unique built heritage.  Across the borough there are 21 Conservation Areas and over 1000 Listed Buildings.  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.  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.

2.1.9    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

---

[9] The Forest of Bowland's Pub Pedlar was listed as 14<sup>th</sup> in the Independent's Top 50 Winter Breaks

[10]  Ribble Valley Explorer (2010) published by the Clitheroe Advertiser and Times in Associations with Ribble Valley Tourism.

[11] Ribble Valley Explorer (2010) published by the Clitheroe Advertiser and Times in Associations with Ribble Valley Tourism.

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 5 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.

2.1.10 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%[12] 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.

2.1.11 Migration is also seen to exist on other levels with analysis undertaken for LDF[13] 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.

2.1.12 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

---

[12] Data taken from the Ribble Valley Borough Council Settlement Audit (2006)

[13] Ribble Valley Borough Council Annual Monitoring Report

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.

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

2.2.1   The evidence base as well as the information that has come out of the Regulation 25, Issues and Options stage[14], has highlighted a number of issues in the borough that should be addressed as part of the Core Strategy.  These include:

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

## 2.3    LDF Evidence Base

2.3.1   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.

2.3.2   **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, will be updated regularly to ensure any major changes in situation are considered.

---

[14] Un-amended Regulations (2004 Regulations)

2.3.3 **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.

2.3.4 **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.

2.3.5 **Strategic Flood Risk Assessment (SFRA) Level 1**
Planning Policy Statement 25 – Development and Flood Risk, requires 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.   PPS25 recommends a staged approach to developing SFRAs. 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 is 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.

2.3.6 **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.

2.3.7 **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.

2.3.8 **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.

2.3.9 **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.

2.3.10 **Ribble Valley Housing Needs Assessments**
As at July 2010, 91% 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.

2.3.11 **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[15] 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.

2.3.12 **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.

---

[15] Ribble Valley Gypsy and Traveller Accommodation Needs Assessment, Salford Housing & Urban Studies Unit, University of Salford (2008)

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.

2.3.13 **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.  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.

2.3.14 **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.

2.3.15 **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.

**How the evidence base forms part of the LDF**
2.3.16  Appendix 2 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

**CONSULTATION ISSUES: KEY QUESTIONS**

- **Do you have any comments to make on the LDF evidence base section of the Core strategy?**

## 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.

3.1.1    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. This draft stage however, also represents an important stage in forming the vision.   It should be borne in mind that the subsequent development options have been prepared in line with the draft vision and objectives.  However, this is an opportunity for people to contribute to this process and if necessary and appropriate, to reshape the vision and objectives accordingly.

3.1.2    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.

## 3.2    THE CORE STRATEGY VISION

3.2.1    **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.**

3.2.2    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.

3.2.3    The vision sets out what the Council understands from its evidence gathering through research and enquiry with the community and what the community seeks.

3.2.4     In essence by 2025, 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.

3.2.5    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.

3.2.6    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. 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 with waste reduction, recycling and energy efficiency being promoted.

---

**CONSULTATION ISSUES: KEY QUESTIONS**

- **Do you have any comments to make on the Core Strategy vision?**

---

## 3.3    Strategic objectives

3.3.1    To help deliver the vision a number of Strategic Objectives will underpin the council's approach, as set out below.

3.3.2    **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).    Protection 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 protected through Conservation Area and Listed Building designations.

3.3.3    **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 July 2010, 91% 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.

3.3.4 **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.

3.3.5 **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.

3.3.6 **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.

3.3.7 **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.

3.3.8 **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.

3.3.9 **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.

3.3.10 **Contribute to local, regional and wider sustainable development.** 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.

**CONSULTATION ISSUES: KEY QUESTIONS**

- **Do you have any comments on the strategic objectives?**

## 4.    DEVELOPMENT STRATEGY

## 4.1    Strategic Spatial Policies

### 4.1.1  General Principles

PPS12 states that a Core Strategy *must be the most appropriate Strategy when considered against the reasonable alternatives* (Para. 4.36, PPS12).  To determine the Development Strategy for the Core Strategy, a range of options therefore need to be considered at this Regulation 25 stage.  The 3 options that will be consulted upon (through the publication of this document) will be assessed in terms of their social, economic and environmental sustainability by means of a sustainability appraisal workshop. This will take place following the consultation on this document and prior to the formulation of the Reg 27, Publication Version of the Core Strategy.

All of the 3 options are derived from the previous regulation 25 Issues and Options consultation stage in 2007.  At that stage, a series of issues/questions and options/scenarios were devised and consulted upon.  The issues were presented as questions to which varying level of support could be given by the respondent.  These issues covered the following topics:

o  Visiting and Tourism
o  Homes
o  Environment
o  Shops and Facilities
o  Work
o  Travel

Options were presented as a series of six scenarios, which were as follows:

- **Scenario 1:**  All new housing and future business development will be focused in the major settlements of Clitheroe, Longridge and Whalley as they have the roads and other services to cope and this will reduce commuting.

- **Scenario 2:**  Most new development will be focused into the three main towns, as mentioned in scenario 1 but some of the larger villages, which have good road access, services and public transport will be locations of small scale housing and business developments.

- **Scenario 3:** A variety of sites for business and housing should be placed near to main road and rail locations on Greenfield sites to ease the burden on the existing main settlements.

- **Scenario 4:** Villages should be allowed to expand where there is the demand for more housing and business sites. This would help support their local services and cut down on trips to the main towns.

- **Scenario 5:** New development, whether for housing, factories to other uses, should be allowed to locate wherever developers and landowners wish.

- **Scenario 6:** A balanced scenario that incorporates aspects of scenario's 1-5 above.

The 3 Core Strategy potential options for the delivery Strategy have been derived from the consultation on this un-amended Reg 25 stage of consultation in terms of the most popular and realistically deliverable options for development across the borough. In formulating the 3 potential options (set out below) for the spatial development Strategy, the following spatial principles have been considered.

4.1.2 **Spatial Principles**

To achieve the spatial vision, there are three spatial principles that the Council will seek to achieve by 2025. These are:

- Protect and enhance the local environment
- 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.

Whilst we have focused on 3 potential options it is an important part of this process to have the opportunity to develop the approach from your feedback. You may disagree with all of the options, or wish to see a mixture of different parts. What is important is to let us know what your preference would be. We will use the information from this consultation to set the pattern of development for the area.

4.1.3 **CORE STRATEGY DEVELOPMENT STRATEGY OPTIONS**

**Option 1:  Development will be directed towards the service centres comprising Clitheroe, Longridge and Whalley, including the opportunity to expand their existing settlement limits to accommodate residential and employment growth.  Limited development will be accommodated through appropriate village growth and/or expansion where appropriate.**

**Option 2:  Longridge will be viewed as a strategic growth area for the Ribble Valley and a focus of development striving to achieve a**

**competitive and sustainable economy, providing opportunities not only for economic development but also for social and environmental improvement.**

**Option 3:  Development in the borough will be accommodated through the strategic release of sites that can accommodate high levels of development.  A number of strategic sites will be released to create opportunities for new local communities and areas of growth whilst supporting the protection of the wider environment for future generations.**

Whilst there are a number of issues that will be determined by the preferred strategy for development, such as employment growth and infrastructure the key issue that the council has to address is the approach, in land use terms to delivering housing. The options for development present differing means of accommodating housing and each can be anticipated to produce differing levels of housing in different locations. To help understand the implications of each option, information on possible housing distributions are given in appendix 3. These are based on information within our evidence base including areas of search that are derived from the Strategic Housing Land Availability Survey and enables you to see what differing options could produce.   Further detail on actual allocations for development sites for the chosen options will be set out in the Housing and Economic Development DPD at a later date.

All three of these options will be tested as part of the Sustainability Appraisal workshop that will take place prior to the Regulation 27, publication Core Strategy.  This process, along with the consultation responses received on this Regulation 25 stage document will highlight the most suitable and sustainable development strategy option for the Core Strategy.  This process, and the reason for a particular option being chosen as the preferred option, will be documented within the Regulation 27 report and accompanying Sustainability Appraisal.

---

**CONSULTATION ISSUES: KEY QUESTIONS**

- **Do you have any comments on the Core Strategy development strategy options?**
- **Which is your 'preferred' option of the three**

---

## 5.    ENVIRONMENT

### 5.2    Strategic Spatial Policies

5.2.1  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:  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**

## 5.2.2 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 complimentary 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:  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 immediately adjacent to 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 vernacular style, scale, style, features and building materials.**

### 5.2.3    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. 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.

---

**KEY STATEMENT:  Sustainable Development**

**It is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods will be incorporated.**

**All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping.**

**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, 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.**

---

### 5.2.4    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.

---

**KEY STATEMENT:  Biodiversity**

**Development proposals that adversely affect a site of recognised importance will only be permitted where material factors outweigh the conservation considerations or where the anticipated negative impact can be mitigated.  These are as follows:**
- **Sites of Special Scientific Interest (SSSIs)**
- **Local Nature Reserves (LNRs)**
- **County Biological Heritage sites (CBHs)**

---

### 5.2.5   WHY ARE WE TAKING THIS APPROACH?

The requirement for the consideration of biodiversity is highlighted by the SA scoping report which drew attention to how 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.  It also highlighted that the condition of the SSSIs needs to be improved and opportunities should be sought to deliver biodiversity enhancements through the Core Strategy.   The state of the sites is monitored annually and will continue to be reported on within the AMR.

> **KEY STATEMENT:  Archaeological and historic heritage**
>
> **There will be a presumption in favour of the preservation of important archaeological remains and their settings.   Conservation Area Appraisals will be kept under review to ensure that any development proposals are in keeping with the historic character of the area. Any development proposals that affect Listed Buildings or their setting will be given careful consideration in line with the Development Management policies.**

### 5.2.6   WHY ARE WE TAKING THIS APPROACH?

The SA Scoping report highlighted a need to protect and enhance the historic environment of Ribble Valley.   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.

## EVIDENCE:  Implications & Consultation

### 5.2.7   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:**  Previous consultation was undertaken at the unamended regulation 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 the following results were found.

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

5.2.8   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.

5.2.9   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.

5.2.10 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. This will be addressed through the Development Management policies set out as part of the approach to delivery in appendix 4.

**KEY QUESTIONS FOR THE KEY STATEMENT: ENVIRONMENT**

**What do you think of this approach?**

- **Do you have any questions about this potential approach?**
- **What do you believe the implications are for this approach?**
- **Do you support this approach?**

## 6.    HOUSING

### 6.1    Strategic Spatial Policies

6.1.1    The Core Strategy focuses on housing development location, targets, phasing and delivery within a spatial context .

6.1.2    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 and where possible will aim to address meeting identified local needs.

---

**KEY STATEMENT:  HOUSING PROVISION**

**Land for residential development will be made available for an average annual completion rate of at least 161 dwellings per year in accordance with baseline information.**

**The Council will identify through the "Strategic Housing Land Availability Study", 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 the AMR will be the key tool in tracking the five-year rolling land supply.**

---

6.1.3    **WHY ARE WE TAKING THIS APPROACH?**
The figures set out in the key statement are determined by reference to the evidence base work and reflect the previously adopted figures of the Regional Strategy.

6.1.4    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 this will be given in the Housing and Economic DPD.

6.1.5    It should be recognised that at present the Council has resolved to continue to apply the housing figures set out in the Regional Strategy. These figures have been tested through Public Examination, have been previously supported by the Council and are evidence based. Pending the full formal abolition of Regional Strategies and changes to legislation the Council have decided that the housing figures should continue to provide a framework against which development may be measured. This approach accords with Government guidance.

**KEY STATEMENT: 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, the memorandum of understanding on affordable housing and the most recently adopted SHMA, to identify the type, tenure and size of residential dwellings, required at different locations throughout the borough.**

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

A mix of housing which meets the needs of the 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 should always be used in determining if the proposed development meets the identified need.

**KEY STATEMENT: 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.**

**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.**

**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 Ribble 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.**

6.1.7  **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.

6.1.8  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.

> **KEY STATEMENT:  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 Assessment.**
>
> **Specific sites to meet the identified need will be included within the Housing and Economic Development DPD.**

6.1.9  **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.

6.1.10 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.

## EVIDENCE:  Implications & Consultation

6.1.11 **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%[1] of this is deliverable and is therefore included within the 5-year land supply.  The model showed that at the planned target of 161 dwellings per year 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.

**Memorandum of Understanding:** 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:** Previous 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. This 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 & STRATEGIC ENVIRONMENTAL ASSESSMENT SCOPING

6.1.12 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.

6.1.13 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.

6.1.14 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.

**KEY QUESTIONS FOR THE KEY STATEMENT: HOUSING**

**What do you think of this approach?**

- **Do you have any questions about this potential approach?**
- **What do you believe the implications are for this approach?**
- **Do you support this approach?**

## 7.   ECONOMY

### 7.1   Strategic Spatial Policies

7.1.1   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.

7.1.2   Ribble Valley's high quality environment provides an ideal location for many office, crafts and cultural based businesses. In order to allow 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.   This approach would conform with all three potential Development Strategy options set out in this document and is intended therefore to be in conformity with whichever is found to be the preferred development strategy option.

7.1.3   **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.

7.1.4    The areas of Clitheroe, Longridge and Whalley would be the preferred locations for new employment development (excluding rural and home based employment which are district wide). 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 Salmesbury site is anticipated to grow as a regionally significant site over the plan period and this will also provide an opportunity for economic growth in the wider Ribble Valley.

**KEY STATEMENT:  Business and Employment Development**

**Land will be made available for employment use in order to support the health of the local economy and sustainable job creation. 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 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 rural economy 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.**

7.1.5    ## WHY ARE WE TAKING THIS APPROACH?
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 floorspace 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 PPS4 but provides a local interpretation.

7.1.6    **Town Centres and Retail and Commercial Leisure Development**
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

7.1.7 The LDF evidence base[16] 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 was 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.

7.1.8 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 decline.  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 place Clitheroe at a disadvantage to the retail economies of neighbouring centres such as Preston, Blackburn, Burnley, Accrington and Nelson.

7.1.9 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.

7.1.10 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.

7.1.11 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.

---

[16] Employment Land and Retail Study

> **KEY STATEMENT:  Development of retail, shops and facilities**
>
> **Development that supports the retail function of the service centres of Clitheroe, Longridge and Whalley will be supported in principle. 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.**

7.1.12 **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 Clitheroe Town Centre Masterplan will inform the preparation of more detailed policies at the next stage of Core Strategy production (regulation 27) when the preferred development strategy option has been determined and the Clitheroe Town Centre Masterplan is implemented. Recommendations and suggestions from this work will be disseminated across the borough where appropriate.

7.1.13 **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.

7.1.14 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.

> **KEY STATEMENT:  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 restricted, except in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities.**

## 7.1.15 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.

**EVIDENCE:  Implications & Consultation**

## 7.1.16 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, 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:**    Previous 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.    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 & STRATEGIC ENVIRONMENTAL ASSESSMENT SCOPING

7.1.17 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.

7.1.18 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.

**KEY QUESTIONS FOR THE KEY STATEMENT: ECONOMY**

**What do you think of this approach?**

- **Do you have any questions about this potential approach?**
- **What do you believe the implications are for this approach?**
- **Do you support this approach?**

## 8.   DELIVERY MECHANISMS & INFRASTRUCTURE

### 8.1   Strategic Spatial Policies

8.1.1   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.

8.1.2   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:

- The Ribble Valley Local Strategic Partnership
- Individuals, land-owners and private developers
- Parish Councils
- Community Groups
- Lancashire County Council
- Regenerate (the Pennine Lancashire Development Company)
- PLACE (the partnership of Pennine Lancashire authorities)
- Relevant government departments and agencies such as, GONW, the Environment Agency, the Highways Agency, Natural England and English Heritage
- Statutory Undertakers (gas, water, sewerage, electricity, telecommunications) and Public Transport Operators

8.1.3   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.

8.1.4   Monitoring of the Core Strategy will be key in order to ensure 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 2025.

8.1.5   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 and requires that data is recorded and analysed according to Core Output, Output and Local Indicators. The AMR also provides the opportunity to identify resource issues or identify other factors that may be affecting the plan's implementation and performance.

8.1.6   It is anticipated that planning obligations will become widely used under the plan, as identified in the development strategy as a key delivery tool. Given the current uncertainty around the Proposed Community Infrastructure Levy 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.

8.1.7   Matters appropriate for Planning obligation contributions can include:

- Affordable housing
- Flood Defence
- Biodiversity (habitat creation and protection)
- Open space (including sport, leisure 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
- Culture and Heritage
- Education
- Utilities
- Health and waste management
- Inland waterways
- Youth and Communities
- Landscape Character and Design

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

8.1.9   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 chosen, 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.

8.1.10 As the determination of planning applications will be a key part of the delivery mechanism the Council will develop generic policies to assist Development Management. These will form part of the Core Strategy.

**KEY STATEMENT:  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**
**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.**

### 8.1.11 WHY ARE WE TAKING THIS APPROACH?

Infrastructure improvements will be considered in greater depth as part of the Local Infrastructure Plan (LIP), however the indicative LIP produced in 2009 indicates 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.

**KEY STATEMENT:  Transport considerations**

**New development should wherever possible 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 more sustainable means of transport 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.**

> **KEY STATEMENT:  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.  Key Statements for the Council's Core Development Management Policies are included in the appendices to this Strategy.**

## 8.1.12 WHY ARE WE TAKING THIS APPROACH?

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.

8.1.13 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.

## EVIDENCE:  Implications & Consultation

### 8.1.14 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:** Previous consultation at the previous 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.

As discussed a Local Infrastructure Plan will be produced prior to the production of the publication version Core strategy (Regulation 27) later this year. This will focus on all these issues in greater detail to assist with policy production.

## SUSTAINABILITY APPRAISAL SCOPING

8.1.15 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 QUESTIONS FOR THE KEY STATEMENT: DELIVERY MECHANISMS & INFRASTRUCTURE**

**What do you think of this approach?**
- **Do you have any questions about this potential approach?**
- **What do you believe the implications are for this approach?**
- **Do you support this approach?**

# APPENDIX 1

## Integration with other strategies and how the Core Strategy conforms with these

A1.1   An aim of the LDF is to be the spatial interpretation of the Sustainable Communities Strategy, which was published by Ribble Valley Borough Council in December 2007 and refreshed in December 2009.

A1.2   The **Sustainable Communities Strategy** sets out a range of aims and objectives for Ribble Valley relating to issues such as deprivation, health, housing, employment, community well-being and cohesion and the young population.

A1.3   In addition to the Sustainable Communities Strategy, the Core Strategy must also take Ribble Valley's **Corporate Plan** into consideration.  This sets out the Councils ambitions for the next five years and how skills from each service area will achieve these aims.   Some of the achievements set out in the most recent Corporate Plan, include:

- The work that has been on going with the Community Safety Partnership, to make Ribble Valley the safest place to live in the north west;
- The completed work at Clitheroe castle of a £3.2m visitor facility for the people of Ribble Valley; and
- The transfer of the management of Ribble Valley Borough Council's housing stock to Ribble Valley Homes.

The culmination of these plus many other achievements resulted in 94% of Ribble Valley residents claiming to be satisfied with life in the borough.   This is the highest level of customer satisfaction in the Country[17].

A1.4   **Regional Strategy (RS)** has also been considered. Although now revoked by the government, local authorities have been given the option of retaining its approach to housing numbers if the evidence and local circumstances support this. The council has decided to apply the published figures for housing purposes given that they are evidence based, have been subject to recent Public Examination and were supported by the council.

---

[17] PLACE Survey (2009)

A1.5  **Local Area Agreement (LAA)**
The Local Area Agreement (LAA) is an agreement between Lancashire County Council, its partners and central government about how priorities for Lancashire will be measured and about how much improvement will be made over the next 3 years from 2008 to 2011[1]. It replaces the previous LAA, which ran from 2006 to 2008.

A1.6  The LAA is an important mechanism for achieving improvements in the quality of life for Lancashire's residents and is made up of a suite of measures that will deliver the outcomes that are of the greatest importance to the communities of Lancashire.

A1.7  The key priorities of the LAA are as follows:
- The economy
- The environment
- Education training and skills
- Health and wellbeing
- Community safety

A1.8  To effectively deliver these priorities, the following thematic partnerships have been developed.
- Children and young people
- Community safety
- Economic development
- Environment
- Health and well being
- Older people
- People and communities

The actions taken and progress towards the targets will be monitored through the Lancashire Partnership and reported to Government Office North West.

A1.9  **Multi Area Agreement (MAA)**
The MAA has been developed to add value to both Lancashire County Council and Blackburn with Darwen Local Area Agreements. The MAA is more than the sum of the LAAs and reflects priorities that are essential to the long term restructuring of the Pennine Lancashire economy. Delivery of the MAA will improve the competitiveness and economic performance of Pennine Lancashire which will help in the achievement of recently negotiated ambitious LAA targets, as well as forming the basis for stretching MAA outcomes. It contains a number of agreed priorities including investment in rail infrastructure on the Clitheroe-Manchester line.

A1.10  In summary the strategy embraces the following objectives:
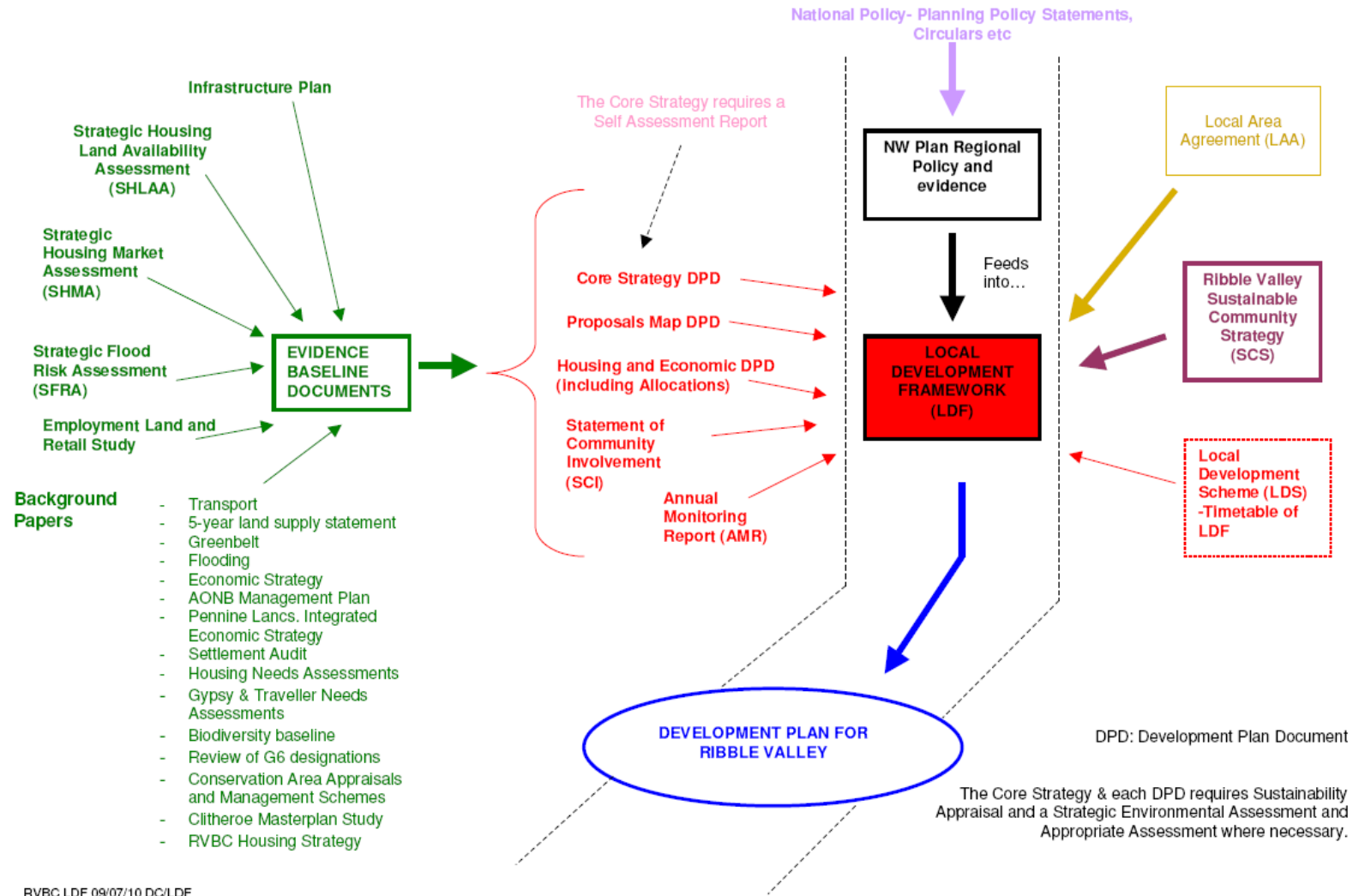- Encouraging enterprise, creating more new businesses and helping small, young business to grow

- Working with companies to help them take up new opportunities, strengthen their long term competitiveness and develop their knowledge assets
- Developing economic and business infrastructure to encourage innovation, reinvestment and new investment
- Promoting skills development at all levels – targeting those without level 2 qualifications; supporting those with intermediate qualifications in developing higher level skills, encouraging the recruitment and retention of graduate level workers.
- Tackling urban deprivation across Pennine Lancashire and promoting the high quality neighbourhood environments needed to attract and retain skilled labour
- Tackling worklessness (through skills development and more targeted engagement as support activities) to ensure that all parts of Pennine Lancashire benefit from its economic growth
- Addressing image and quality of place to make Pennine Lancashire a natural place for new investment and a desirable place to live
- Promoting links with neighbouring economies (particularly Manchester and Preston) which can act as an additional employment destination for Pennine Lancashire residents, increasing their access to higher paid employment
- Increasing the influence Pennine Lancashire wields with government and within the region
- Re-organising delivery to enable key projects to be implemented within a robust management regime and to give

A1.11 The **Northern Way Growth Strategy** is a regional level advisory document that should be considered.  Published in 2004, this sets out the aims for the North to improve its economic performance and lessen the economic divide between the North and the rest of the UK. The strategy to address this involves identifying City Regions.  Although not part of the City Region, the area most relevant to Ribble Valley is the Central Lancashire City Region.

A1.12 Central Lancashire City Region stretches from Blackpool, with its World Class Resort Destination Masterplan and urban regeneration initiative, in the West through Preston - England's newest city – and home to Lancashire County Council and the University of Central Lancashire, eastwards to Blackburn with Darwen, and on to Burnley and Pendle with their key advanced manufacturing base.

## Local Development Framework (LDF)



National Policy- Planning Policy Statements, Circulars etc

The Core Strategy requires a Self Assessment Report

**Infrastructure Plan**

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

**Strategic Housing Market Assessment (SHMA)**

**Strategic Flood Risk Assessment (SFRA)**

**Employment Land and Retail Study**

**EVIDENCE BASELINE DOCUMENTS**

NW Plan Regional Policy and evidence

Feeds into…

**LOCAL DEVELOPMENT FRAMEWORK (LDF)**

Local Area Agreement (LAA)

**Ribble Valley Sustainable Community Strategy (SCS)**

**Core Strategy DPD**

**Proposals Map DPD**

**Housing and Economic DPD (including Allocations)**

**Statement of Community Involvement (SCI)**

**Annual Monitoring Report (AMR)**

**Local Development Scheme (LDS) -Timetable of LDF**

**Background Papers**
- Transport
- 5-year land supply statement
- Greenbelt
- Flooding
- Economic Strategy
- AONB Management Plan
- Pennine Lancs. Integrated Economic Strategy
- Settlement Audit
- Housing Needs Assessments
- Gypsy & Traveller Needs Assessments
- Biodiversity baseline
- Review of G6 designations
- Conservation Area Appraisals and Management Schemes
- Clitheroe Masterplan Study
- RVBC Housing Strategy

**DEVELOPMENT PLAN FOR RIBBLE VALLEY**

DPD: Development Plan Document

The Core Strategy & each DPD requires Sustainability Appraisal and a Strategic Environmental Assessment and Appropriate Assessment where necessary.

RVBC LDF 09/07/10 DC/LDF

**APPENDIX 3**

**REGULATION 25**

# CORE STRATEGY

# Housing Distribution Options

# IMPORTANT INFORMATION

A3.1    The information contained in this appendix has been produced to help inform responses to the Options set out in the main body of the Core Strategy.

A3.2    This appendix is intended to identify the <u>possible</u> implications of the Core Strategy Development Strategy options and identifies some areas of search that <u>might</u> be developed if each of the Development Strategy options were found to be the 'preferred' most suitable option following the consultation.

A3.3    Although an area of search appears in this appendix <u>it does not mean that it will definitely be developed</u>.  Equally, areas that are not identified in this appendix might also be developed.

A3.4    Instead, the aim of this appendix is to give an indication of the level of development that might take place under each of the presented Core Strategy Development Strategy options in a particular location.  The areas are not allocated or pre-determined in terms of a planning application.  Nor does this appendix provide additional weight to a site if a planning application were to be submitted, and determined, in one of the areas.

A3.5    As previously discussed the actual land that will be allocated for development will be set out in the Housing and Employment Development DPD, which is part of the Local Development Framework. This DPD, like the Core Strategy document, will have to pass through three stages of document production and will be widely consulted upon. The final DPD document will also have to have been examined by an Independent Inspector from the Planning Inspectorate (PINS).

A3.6    **THESE AREAS HAVE NOT BEEN ALLOCATED FOR DEVELOPMENT**.  They have only been identified to highlight the general scale of development that would take place depending on which Core Strategy Development Strategy option is taken forward. The perceived/ anticipated issues relating to each of these potential areas are discussed.  The areas set out, although not allocated, are considered to be reasonable options and reasonable alternatives (when compared against each other).

> **Just because an area of search is included in this appendix it <u>does not mean that development will definitely take place in this area</u> at any point in the future.**

## OPTION 1

OP1.1 Development Strategy option one is set out as follows.

> **Option 1:** *Development will be directed towards the service centres comprising Clitheroe, Longridge and Whalley, including the opportunity to expand their existing settlement limits to accommodate residential and employment growth.  Limited development will be accommodated through continued village expansion where appropriate.*

OP1.2 If this option were found to be the 'preferred option' for Ribble Valley's spatial development, this would translate the spread of development across the borough as follows.

| SETTLEMENT | Percentage distribution of required housing | No of dwellings |
|---|---|---|
| Clitheroe | 45% | 675 dwellings |
| Whalley | 30% | 450 dwellings |
| Villages | 20% | 300 dwellings |
| Longridge | 5% | 75 dwellings |
| TOTAL | 100% | 1500 dwellings |

OP1.3 The percentage distribution was calculated using SHLAA figures in terms of the potential capacity of the sites and where they were located.  So for example, the greater the number of higher density sites in the service centres, the higher the amount of the overall percentage distribution which will potentially be provided in the service centres.

OP1.4 OVERVIEW OF DEVELOPMENT STRATEGY OPTION ONE-CLITHEROE AREAS OF SEARCH
For Clitheroe it is considered that there are 3 main areas of search (derived from LDF evidence base information).
   i.    Clitheroe West (1A)
   ii.   Primrose area (1B)
   iii.  South of Clitheroe, towards the A59 (1C)

OP1.5 Under Development Strategy option 1, we would need to provide 675 dwellings in total.  If this Development Strategy option were found to be the 'preferred option' and taken forward in the publication version (Reg 27) of the Core Strategy as the approach to development in Ribble Valley over the next 15 years, there would be a greater percentage of development in the service centres whilst still allowing some development in the villages.

OP1.6 This appendix does not allocate these areas for development; instead it represents the potential amount of development that may take place in the settlement of Clitheroe if Development Strategy option one is found to be the preferred option.  The actual land that will be allocated for development will be set out in the subsequent Housing and Employment Development DPD.  This DPD, like the Core Strategy

document, will have to pass through three stages of document production and will be widely consulted upon. The final DPD document will also have to have been examined by an Independent Inspector from the Planning Inspectorate (PINS).

OP1.7 <u>Characteristics, potential issues and benefits of area 1A</u>
This area of search is currently dominated by green fields, which are designated as Open Countryside within the Districtwide Local Plan, but not Greenbelt. The area is in a sustainable location with parts of the area within walking distance of the town centre, close to leisure facilities (such as a swimming pool/ leisure centre), school and Clitheroe railway station. The area is large enough to facilitate the development of nearly 1500 houses, which would more than satisfy the housing requirements for Clitheroe under Core Strategy Development Strategy option one. It would also be large enough to provide an element of employment land in the area. The area is well linked to the boundary of the existing built up settlement. Development of the area would involve the loss of public footpaths, which currently run through the area. Lack of current infrastructure provision may encourage investment to facilitate the development and allow the construction of infrastructure provision such as new roads into the area. Development of this area would round-off development, leading to the expansion of Clitheroe and could potentially offer good opportunity for community cohesion. The area is close to town centre amenities and services

OP1.8 <u>Characteristics, potential issues and benefits of area 1B</u>
The area contains a mix of Greenfield and Brownfield land, with a current operational employment generating use in one small part of the area. The area of search, which has a gentle slope, is closely related to the service centre settlement boundary. There has recently been a planning permission granted within this area of search, which should assist in improving some of the infrastructure issues in the area, such as poor existing access/ highways issues. The area is surrounded by residential land, fields and is closely related to an existing railway line that runs into Clitheroe.

OP1.9 <u>Characteristics, potential issues and benefits of area 1C</u>
The area is large enough to accommodate all Development Strategy option one housing provision in Clitheroe at any density level, with enough additional capacity for a suitable employment generating use. The area of search is located in a sustainable location, with parts of the area within walking distance of the town centre and its associated facilities and services. The area is currently characterised by Greenfield land, designated as Open Countryside in the Districtwide Local Plan. It is closely related to the A59 and close to the Barrow Printworks site. Development of this area of search would involve the expansion of some land that doesn't border the current built up area, however the northern elements of the area of search would do this. The area is predominantly very flat. There may be some tree preservation issues in the area and it is anticipated that development of

this area of search would require some innovative landscape treatment if housing development were to take place.  This would ensure that the impact on the surrounding landscape was minimised.

## CONSIDERATIONS FOR DEVELOPMENT STRATEGY OPTION ONE: CLITHEROE AREAS OF SEARCH:

OP1.10 As explained, not all of the areas of search would be developed. Equally, the development of areas of search not identified here might also take place.  This appendix is designed to give an indication of the level of development that might take place under this option in a particular location.  The areas are not allocated or pre-determined in terms of a planning application.  Nor does the inclusion of an area of search in this appendix provide additional weight to a site if a planning application were to be submitted, and determined, in one of the areas. As previously discussed the actual land that will be allocated for development will be set out in the Housing and Employment Development DPD, which is part of the Local Development Framework. This DPD, like the Core Strategy document, will have to pass through three stages of document production and will be widely consulted upon. The final DPD document will also have to have been examined by an Independent Inspector from the Planning Inspectorate (PINS).

## MAP TO SHOW AREAS OF SEARCH: CLITHEROE OPTION ONE



© Crown Copyright Reserved Ribble Valley Borough Council Licence No LA 100018641 07 July 2010

**Key**

| | |
|---|---|
| Open Countryside | Water (River/Reservoir) |
| Existing settlement form | Existing Employment Area |
| Area of Search | Central Retail Core |
| Area outside of Ribble Valley boundary | Road |
| | Railway |

**NB:** Additional Areas of Search not identified here might be identified at a later stage as further evidence base work is undertaken.

## OVERVIEW OF DEVELOPMENT STRATEGY OPTION ONE-LONGRIDGE AREAS OF SEARCH

OP1.11 <u>LONGRIDGE: Development Strategy Option one</u>
For Longridge, it is considered that there is one main area of search (derived from the LDF evidence base)
1.   Land at Dilworth Lane/Lower Lane (1D)

OP1.12 <u>Characteristics, potential issues and benefits of area 1D</u>
The majority of the area of search is currently undeveloped and in a relatively prominent location in terms of its approach to Longridge.  The area was seen to be fairly suitable during the SHLAA assessment sustainability criteria, though this did highlight a potential lack of infrastructure.  The area of search might be constrained by topography in terms of its full development potential, however this could accommodate the required provision in Longridge for Development Strategy option one.  The area would provide an extension to the settlement and is located in a sustainable development location, according to the PPS3[18] requirements.

<u>CONSIDERATIONS   FOR   DEVELOPMENT   STRATEGY   OPTION   1 LONGRIDGE AREAS OF SEARCH</u>

OP1.13 We need to provide 5% of the development land in Longridge under this Development Strategy option.  This equates to 75 dwellings.

OP1.14 If this option were found to be the 'preferred option' and taken forward in the publication version of the Core Strategy, it is anticipated that this area of search could contribute land to assist in the fulfilment of this requirement.  Under this Development Strategy option there would be a greater percentage of development in the service centres whilst still allowing some development in the villages.

OP1.15 Although at this stage the area is seen as a potential area of search, as explained, it is not certain that this piece of land, or indeed any of the areas included within this appendix, would be developed. Development of areas not identified here might also take place.  This appendix is designed to give an indication of the level of development that might take place under this option in a particular location.  The areas of search are not allocated or pre-determined in terms of a planning application.  Nor does this document provide additional weight to a site if a planning application were to be submitted, and determined, in one of these areas.  As previously discussed the actual land that will be allocated for development will be set out in the Housing and Employment Development DPD, which is part of the Local Development Framework.  This DPD, like the Core Strategy document, will have to pass through three stages of document production and will be widely consulted upon.  The final DPD document will also have to

---

[18] Planning Policy Statement 3: Housing (PPS3), revised June 2010

have been examined by an Independent Inspector from the Planning Inspectorate (PINS).

## MAP TO SHOW AREAS OF SEARCH: LONGRIDGE OPTION ONE



© Crown Copyright Reserved Ribble Valley Borough Council Licence No LA 100018641 07 July 2010

**Key**

| | |
|---|---|
| Open Countryside | Water (River/Reservoir) |
| Existing settlement form | Existing Employment Area |
| Area of Search | Central Retail Core |
| Area outside of Ribble Valley boundary | Road |
| | Railway |

**NB:** Additional Areas of Search not identified here might be identified at a later stage as further evidence base work is undertaken.

## OVERVIEW OF DEVELOPMENT STRATEGY OPTION ONE-WHALLEY AREAS OF SEARCH

OP1.16 <u>WHALLEY: Development Strategy Option one</u>
Under Development Strategy option one, we need to provide 450 dwellings in Whalley in total, which equates to 30% of the total borough-wide provision.  It is considered that under this Core Strategy Development Strategy option, there are two main areas of search (derived from the LDF evidence base)

    I.    Land adj. Clitheroe Road (1E)
    II.    Land at Lawsonsteads Farm, Brookes Lane (1F)

OP1.17 <u>Characteristics, potential issues and benefits of area 1E</u>
Depending on density levels, this area of search would almost meet the housing provision required in the settlement under Development Strategy option one, and could also provide some suitable employment land provision.  The area of search is Greenfield land and scored relatively well in the SHLAA sustainability criteria highlighting the following:

- o The area is potentially constrained by topography
- o The area contains a TPO
- o Development of the area might adversely impact on surrounding uses
- o There are potential bad neighbour uses (Sidings Business Park/ Council depot) if residential development were to take place
- o The area is very prominent from the A59
- o There is no identified access issues
- o What are the infrastructure implications?

OP1.18 <u>Characteristics, potential issues and benefits of area 1F</u>
This area could satisfy the required provision for the settlement under Development Strategy option one.  The SHLAA found that the majority of the area of search is previously developed and there has been farm related activity in the area.  The Haweswater Aqueduct runs through the area with a busy main road towards the top of the area of search and a school and gym adjacent the area.  There are Tree Preservation Orders (TPOs) and it falls within a nature conservation area.  The neighbouring uses are residential, a school and a main road.  The area of search is prominent due to the slope on the land.
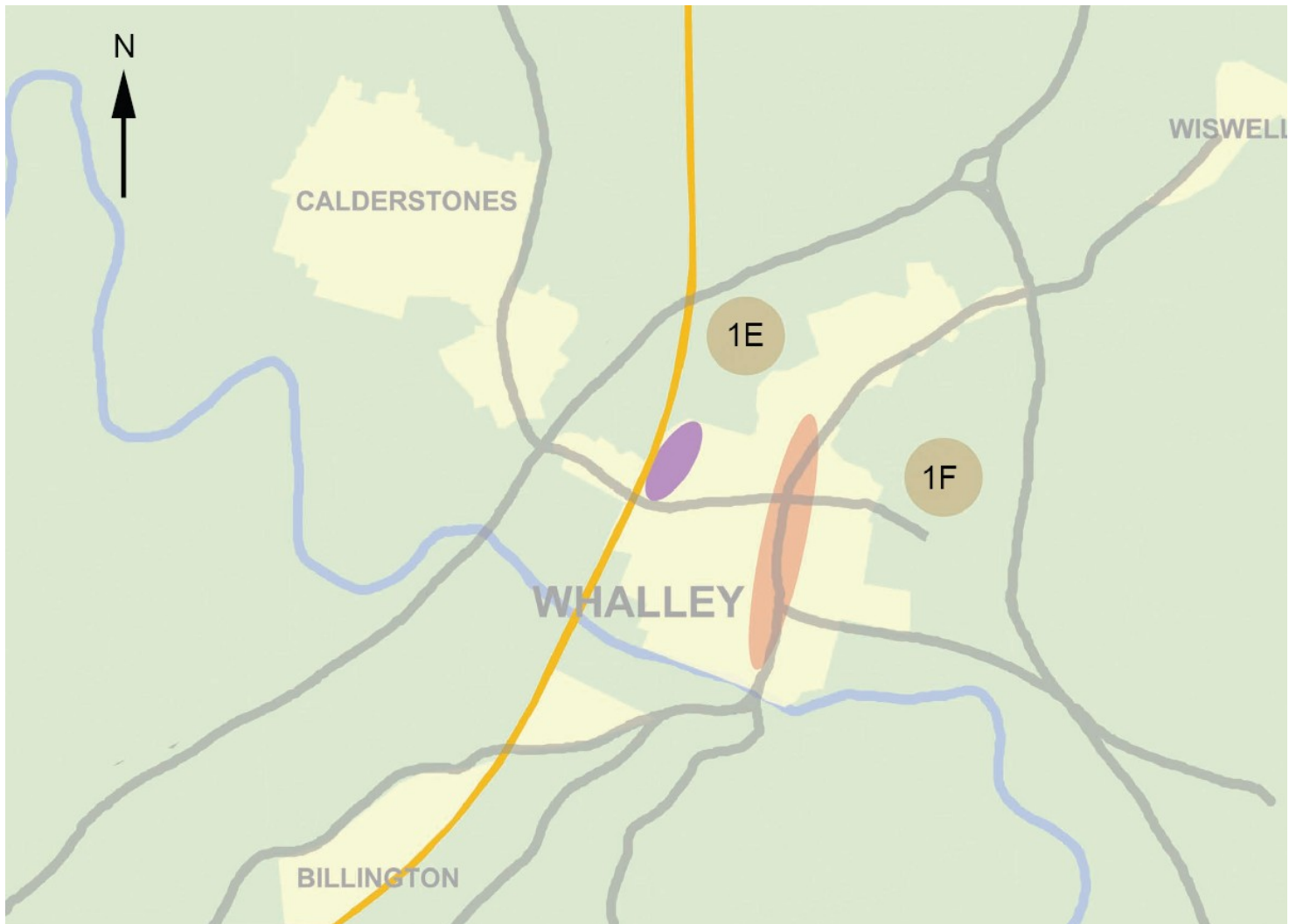
<u>CONSIDERATIONS FOR DEVELOPMENT STRATEGY OPTION 1: WHALLEY AREAS OF SEARCH</u>

OP1.19 Under Development Strategy option 1 we need to provide 450 dwellings in Whalley in total.

OP1.20 If this Development Strategy option were found to be the 'preferred option' and taken forward in the publication version of the Core Strategy as the approach to development in Ribble Valley over the next 15 years, there would be a greater percentage of development in the service centres whilst still allowing some development in the villages.

OP1.21 Although at this stage the areas are seen as potential areas of search, as explained, it is not certain that these pieces of land, or indeed any of the areas included within this appendix, would be developed.  This appendix is designed to give an indication of the level of development that might take place under this option in a particular location.  The areas are not allocated or pre-determined in terms of a planning application.  Nor does this appendix provide additional weight to a site if a planning application were to be submitted, and determined, in one of the areas.  As previously discussed the actual land that will be allocated for development will be set out in the Housing and Employment Development DPD, which is part of the Local Development Framework.  This DPD, like the Core Strategy document, will have to pass through three stages of document production and will be widely consulted upon.  The final DPD document will also have to have been examined by an Independent Inspector from the Planning Inspectorate (PINS).

## MAP TO SHOW AREAS OF SEARCH: WHALLEY OPTION ONE



© Crown Copyright Reserved Ribble Valley Borough Council Licence No LA 100018641 07 July 2010

**Key**

| | | | |
|---|---|---|---|
| Open Countryside | | Water (River/Reservoir) | |
| Existing settlement form | | Existing Employment Area | |
| Area of Search | | Central Retail Core | |
| Area outside of Ribble Valley boundary | | Road / Railway | |

**NB:** Additional Areas of Search not identified here might be identified at a later stage as further evidence base work is undertaken.

## OVERVIEW OF DEVELOPMENT STRATEGY OPTION ONE-VILLAGE AREAS OF SEARCH

OP1.22 <u>VILLAGES: Development Strategy Option one</u>
Under this option, 20% of the 1500 dwellings (300 dwellings) need to be provided across the villages.  To ensure development is located in suitable locations, a higher proportion of the 300 dwellings will be situated in those settlements with a greater number of services.

OP1.23 The distribution of where the development should be located across the villages has been calculated according to the number of services within each village (as set out in the settlement hierarchy)[19].  Using this approach, the average number of dwellings to be required in each village is around 10 dwellings.  It is unlikely however that this volume of development would take place in every settlement.  More realistically there will be more development in some of these villages and less in others.

OP1.24 To ensure that the minimum level of housing provision takes place (taking into account issues such as slippage), where areas can be identified, it can be assumed that there will be a minimum threshold of 15 dwellings within each village.  This threshold is a minimum in line with PPS3 and the statement by Baroness Morgan in her answer to Lord Greaves, which was as follows,

"Government has made clear that we do not expect RSS targets to be ceilings.  Taking this alongside planning policy statement 3 on housing, local authorities…are now free to adopt a much more flexible approach to housing provision". (Baroness Morgan, 2007).

Therefore the housing provision figures (in our case 1500 over the remaining plan period) shall be considered as minimum figures rather than ceiling figures.

OP1.25 Using this approach of distribution however provides an indication of the minimum amount of development to be expected within each village settlement.  Due to the small minimum amount of development in each village (15 dwellings) the approach taken has been to not identify actual areas of search.  A minimum of 15 dwellings in each of the village settlements can be expected.  Monitoring mechanisms will be implemented to ensure development levels remain consistent with the aims of the Core Strategy and policies will be set out in the Core Strategy to manage the level of development.

---

[19] LDF evidence base document.

<u>Characteristics, potential issues and benefits: the villages</u>

OP1.26 It is not possible to assess the considerations for any areas of search in the villages due to no specific areas being identified, as explained above.

OP1.27 <u>DELIVERY OF OPTION 1</u>

If consultation and Sustainability Appraisal and Strategic Environment Assessment work on the Core Strategy show option 1 to be the 'preferred option' to be taken forward as the borough's Development Strategy in the Reg 27, publication version of the Core Strategy, then this approach of developing the service centres, but with an element of development within the villages, would be taken forward.

OP1.28 **EMPLOYMENT LAND**

The approach to the development of employment land is that it could be provided through various service centre areas of search.  The approach taken has been to not identify actual areas.  Instead a minimum employment land provision can be expected across the borough with monitoring mechanisms implemented to ensure development levels remain consistent with the aims of the Core Strategy and policies will be set out in the Core Strategy, to manage the level of development.

## OPTION 2

<u>Core Strategy Development Strategy Option 2 is set out as follows.</u>

OP2.1 **Option 2:** *Development will be focused towards Longridge, which will be viewed as a strategic growth area for the Ribble Valley, striving to achieve a competitive and sustainable economy, providing opportunities not only for economic development but also for social and environmental improvement.*

OP2.2 If this option were found to be the preferred option for Ribble Valley's spatial development, this would translate the spread of development across the borough as follows.

| SETTLEMENT | Percentage distribution of required housing | No of dwellings |
|---|---|---|
| Longridge | Approx 30% | 450 dwellings |
| Clitheroe | Approx 24% | 360 dwellings |
| Whalley | Approx 23% | 345 dwellings |
| Villages | Approx 23% | 345 dwellings |
| TOTAL | 100% | 1500 dwellings |

OP2.3 The percentage distribution was calculated using SHLAA figures in terms of the potential capacity of the areas and where they were located, but with an emphasis on developing Longridge as a development location. This approach will see less of a percentage growth of Clitheroe, Whalley and the villages to ensure that development in Longridge takes place.

OP2.4 In support of this option, development within the borough of Preston is taking place close to the Ribble Valley boundary, which will benefit the town of Longridge in economic terms.

**OVERVIEW OF DEVELOPMENT STRATEGY OPTION TWO-CLITHEROE AREAS OF SEARCH**

OP2.5 Under option 2, it is considered that there are 3 main areas of search (derived from the LDF evidence base)

    i.    Clitheroe West (2A)

    ii.   Primrose area (2B)

    ii.   South of Clitheroe, towards the A59 (2C)

OP2.6 <u>Characteristics, potential issues and benefits of area 2A</u>

The area is currently dominated by green fields, which are designated as open countryside within the Districtwide Local Plan, but not Greenbelt.  The area is a sustainable location with parts of the area of search within walking distance of the town centre, close to leisure facilities (such as a swimming pool/ leisure centre), school and Clitheroe railway station.  The area of search is large enough to satisfy the housing requirements for Clitheroe under Core Strategy Development Strategy option two.  It would also be large enough to provide an element of employment land.  The area is well linked to the boundary of the existing built up settlement.  Development of the area would involve the loss of public footpaths, which currently run through the area.  Lack of current infrastructure provision may encourage investment to facilitate the development and allow the construction of infrastructure provision such as new roads into the area of search. Development of the area would round-off development, leading to the expansion of Clitheroe and could potentially offer good opportunity for community cohesion.  The area is close to town centre amenities and services

OP2.7 <u>Characteristics, potential issues and benefits of area 2B</u>

The area contains a mix of Greenfield and Brownfield land, with a current operational employment generating use in one small part of the area.  The area of search, which has a gentle slope, is closely related to the service centre settlement boundary.  There has recently been a planning permission granted in part of the area, which should assist in improving some of the infrastructure issues in the area, such as access/ highways issues.   The area of search is surrounded by residential land, fields and is closely related to an existing railway line that runs into Clitheroe.

OP2.8 <u>Characteristics, potential issues and benefits of area 2C</u>

The area of search is large enough to accommodate all Development Strategy option two housing provision in Clitheroe at any density level, with enough additional capacity for a suitable employment generating use.  The area is located in a sustainable location, with parts of the area within walking distance of the town centre and its associated facilities and services.   The area is currently Greenfield land, designated as open Countryside in the Districtwide Local Plan.  It is closely related to the A59 and close to the Barrow Printworks site. Development of the area would involve the expansion of some land that doesn't border the current built up area, however the northern

elements of the area would do this.   The area of search is predominantly very flat.  There may be some tree preservation issues in the area and it is anticipated that development of the area would require some innovative landscape treatment if housing development were to take place.   This would ensure that the impact on the surrounding landscape was minimised.
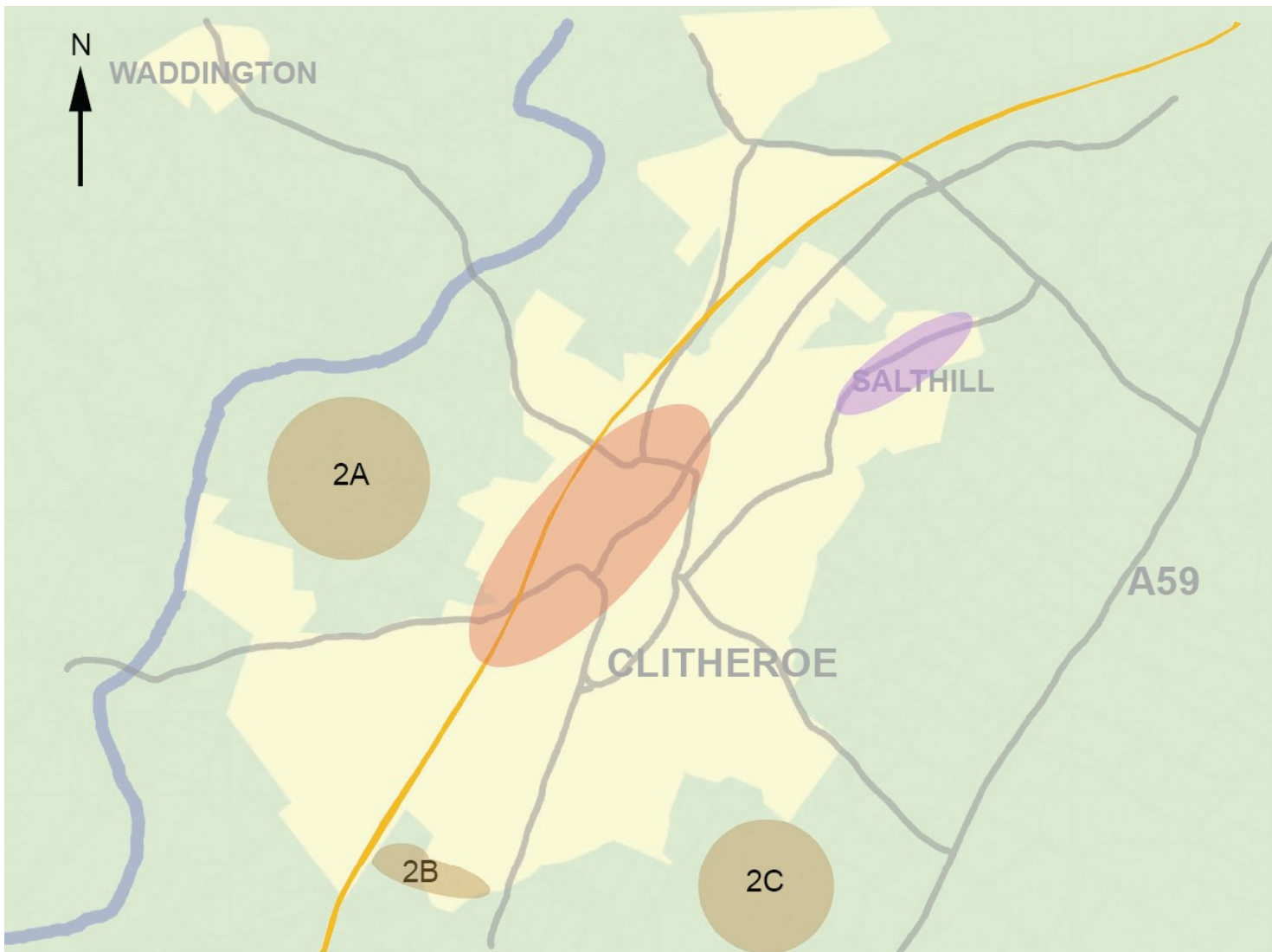
## CONSIDERATIONS FOR DEVELOPMENT STRATEGY OPTION 2 CLITHEROE AREAS OF SEARCH

OP2.9 Under Core Strategy Development Strategy option 2, we need to provide 360 dwellings in total.

OP2.10 If this Development Strategy option were found to be the 'preferred option' and taken forward in the publication version of the Core Strategy as the approach to development in Ribble Valley over the next 15 years, there would be a greater percentage of development in the service centres whilst still allowing some development in the villages.

OP2.11 Although at this stage the areas are seen as potential areas of search, as explained, it is not certain that these pieces of land, or indeed any of the areas included within this appendix, would be developed.   Development of areas not identified here might also take place.  This appendix is designed to give an indication of the level of development that might take place under this option in a particular location.  The areas of search are not allocated or pre-determined in terms of a planning application.   Nor does this appendix provide additional weight to a site if a planning application were to be submitted, and determined, in one of the areas.   As previously discussed the actual land that will be allocated for development will be set out in the Housing and Employment Development DPD, which is part of the Local Development Framework.  This DPD, like the Core Strategy document, will have to pass through three stages of document production and will be widely consulted upon.  The final DPD document will also have to have been examined by an Independent Inspector from the Planning Inspectorate (PINS).

## MAP TO SHOW AREAS OF SEARCH: CLITHEROE OPTION TWO



© Crown Copyright Reserved Ribble Valley Borough Council Licence No LA 100018641 07 July 2010

**Key**

| | |
|---|---|
| Open Countryside | Water (River/Reservoir) |
| Existing settlement form | Existing Employment Area |
| Area of Search | Central Retail Core |
| Area outside of Ribble Valley boundary | Road |
| | Railway |
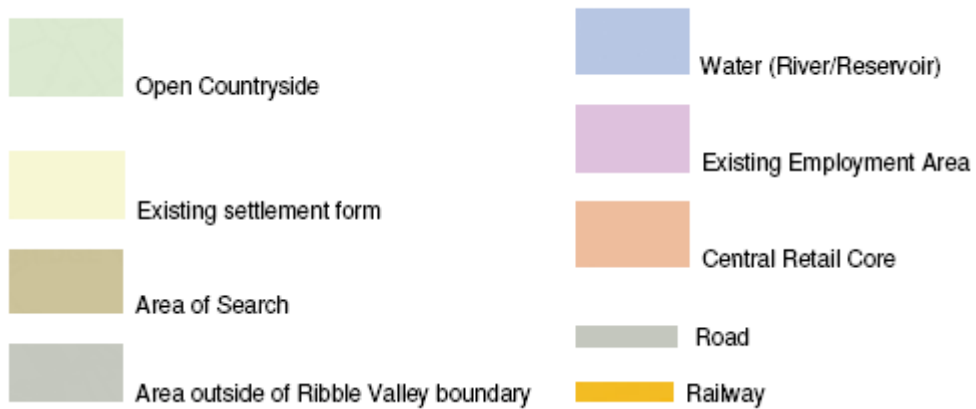
**NB:** Additional Areas of Search not identified here might be identified at a later stage as further evidence base work is undertaken.

## OVERVIEW OF DEVELOPMENT STRATEGY OPTION TWO-LONGRIDGE AREAS OF SEARCH

OP2.12 <u>LONGRIDGE: Development Strategy Option two</u>
Under Core Strategy Development Strategy option 2, Longridge would be considered as a focus for development with 30% of development focused into the town.  Under this option, Longridge would see the highest level of development than anywhere else in the borough.  This could be delivered through four main areas of search.
I.     Land at Dilworth Lane/ Lower Lane (2D)
II.    Land at end of Houghton Road (2E)
III.   Land South of Lower Lane, adj Alston Lodge (2F)
IV.   Chapel Hill (2G)

OP2.13 <u>Characteristics, potential issues and benefits of area  2D</u>
This Greenfield area of search is currently used as farmland.  It is predominantly flat in terms of its topography, and it rises gently uphill.  It is situated close to a reservoir and would extend the existing settlement boundary eastwards.  The area is closely related to the settlement and could accommodate all the necessary development required under this Development Strategy option (option 2).

OP2.14 <u>Characteristics, potential issues and benefits of area 2E</u>
The majority of this area of search is currently undeveloped in a relatively prominent location (in terms of its approach to Longridge).  The area faired well during the SHLAA assessment sustainability criteria, though this did highlight a potential lack of infrastructure.  The area might be constrained by topography in terms of its full development potential, however this area of search could accommodate the required provision in Longridge for Development Strategy option two.  The area would provide an extension to the settlement and is located in a sustainable development location according to PPS3[20].

OP2.15 <u>Characteristics, potential issues and benefits of area 2F</u>
This Greenfield area of search is currently used as farmland.  It is flat in terms of its topography and is surrounded predominantly by fields, and a small amount of residential development.  There are long-range views into and out of the area and any development that took place in this area of search might need to be screened and landscaped to reduce any adverse impact on the surrounding landscape.

OP2.16 <u>Characteristics, potential issues and benefits of area 2G</u>
This area of search is predominantly Greenfield with a small element of Brownfield land in the middle of the area (in the form of a house, which is in need of repair).  The area, which slopes in many different directions away from the centre of the area, is surrounded by

---

[20] Planning Policy Statement 3: Housing (PPS3) revised June 2010.

residential development, a school, a church and is close to a Districtwide Local Plan allocated employment land site.   The conservation area covers half of the area of search.   If development were to take place here, infrastructure developments would be needed; specifically highways improvements, particularly due to the close proximity of the school.  The reservoir to the rear is a County Biological Heritage site and the area itself is within a landfill gas zone.
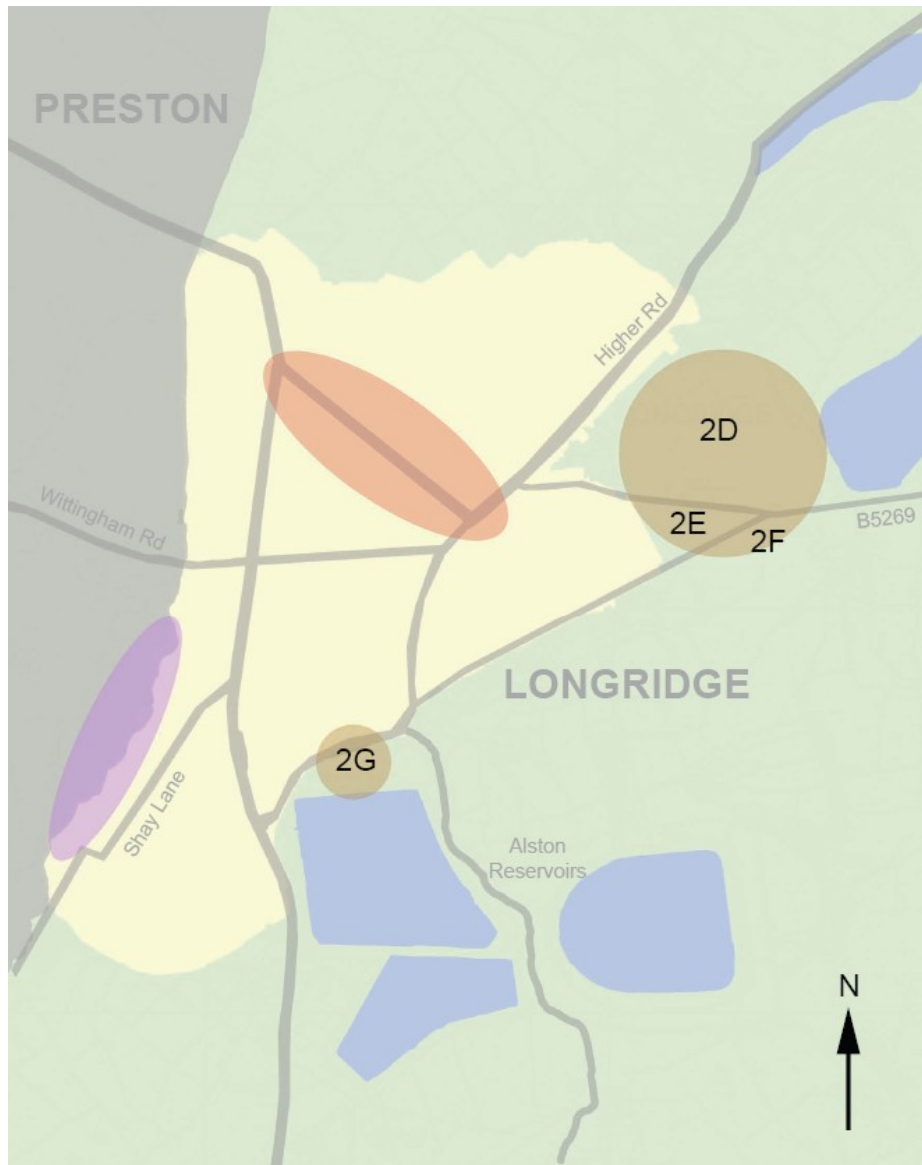
## CONSIDERATIONS FOR DEVELOPMENT STRATEGY OPTION 2 LONGRIDGE AREAS OF SEARCH

OP2.17 Under this Core Strategy Development Strategy option it is necessary to provide 450 dwellings in Longridge.

OP2.18 If this Development Strategy option (option 2) were found to be the 'preferred option' and taken forward in the publication version of the Core Strategy as the approach to development in Ribble Valley over the next 15 years, there would be a greater percentage of development in Longridge whilst still allowing some development in the service centres and the villages.

OP2.19 Although at this stage the areas are seen as potential areas of search, as explained, it is not certain that these pieces of land, or indeed any of the areas included within this appendix, would be developed.  This appendix is designed to give an indication of the level of development that might take place under this option in a particular location.  The areas are not allocated or pre-determined in terms of a planning application.  Nor does this document provide additional weight to a site if a planning application were to be submitted, and determined, in one of the areas.  As previously discussed the actual land that will be allocated for development will be set out in the Housing and Employment Development DPD, which is part of the Local Development Framework.  This DPD, like the Core Strategy document, will have to pass through three stages of document production and will be widely consulted upon.  The final DPD document will also have to have been examined by an Independent Inspector from the Planning Inspectorate (PINS).

## MAP TO SHOW AREAS OF SEARCH: LONGRIDGE OPTION TWO



© Crown Copyright Reserved Ribble Valley Borough Council Licence No LA 100018641 07 July 2010

**Key**

| | |
|---|---|
| Open Countryside | Water (River/Reservoir) |
| Existing settlement form | Existing Employment Area |
| Area of Search | Central Retail Core |
| Area outside of Ribble Valley boundary | Road |
| | Railway |
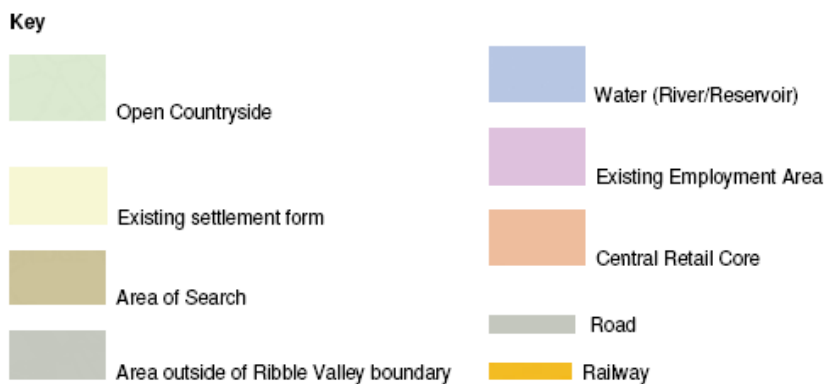
**NB:** Additional Areas of Search not identified here might be identified at a later stage as further evidence base work is undertaken.

**OVERVIEW OF DEVELOPMENT STRATEGY OPTION TWO-WHALLEY AREAS OF SEARCH**

OP2.20 WHALLEY: Development Strategy Option two
For Whalley, it is considered that there are two main areas of search (derived from the LDF evidence base)
   I.   Land at Lawsonsteads Farm, Brookes Lane (2H)
   II.  Land adj. Clitheroe Road (2I)

OP2.21 Characteristics, potential issues and benefits of area 2H
The area could satisfy the required provision for the settlement under Development Strategy option two.  The SHLAA found that the majority of the area is previously developed and there has been farm related activity in the area of search.  The Haweswater Aqueduct runs through the area of search with a busy main road at the top of the area of search and a school and gym adjacent to the area.  There are Tree Preservation Orders (TPOs) in the area of search and it falls within a nature conservation area.  The neighbouring uses are residential, a school and a main road.  The area is prominent due to the slope on the land.

OP2.22 Characteristics, potential issues and benefits of area 2I
This area would meet the required provision in the settlement, and could also accommodate some suitable employment land provision. The area of search is Greenfield land and scored relatively well in the SHLAA sustainability criteria, which highlighted the following.
   o   The area is potentially constrained by topography
   o   The area contains a TPO
   o   Development might adversely impact on surrounding uses
   o   The area of search has potential bad neighbour uses (Sidings Business Park/ Council depot) if residential development were to take place
   o   The area is very prominent from the A59
   o   There are no identified access issues
   o   What are the infrastructure implications?

CONSIDERATIONS FOR DEVELOPMENT STRATEGY OPTION 2 WHALLEY AREAS OF SEARCH

OP2.23 Under Development Strategy option 2, we need to provide 345 dwellings (23% of the overall required provision under this Development Strategy) in Whalley in total.

OP2.24 If this Development Strategy option were found to be the 'preferred option' and taken forward in the publication version of the Core Strategy as the approach to development in Ribble Valley over the next 15 years, there would be a greater percentage of development in Longridge whilst still allowing some development in the service centres and the villages.

OP2.25 Although at this stage the areas are seen as potential areas of search, as explained, it is not certain that this piece of land, or indeed any of the areas included within this appendix, would be developed. Development of areas not identified here might also take place. This appendix is designed to give an indication of the level of development that might take place under this option in a particular location. The areas are not allocated or pre-determined in terms of a planning application. Nor does this document provide additional weight to a site if a planning application were to be submitted, and determined, in one of the areas of search. As previously discussed the actual land that will be allocated for development will be set out in the Housing and Employment Development DPD, which is part of the Local Development Framework. This DPD, like the Core Strategy document, will have to pass through three stages of document production and will be widely consulted upon. The final DPD document will also have to have been examined by an Independent Inspector from the Planning Inspectorate (PINS).

## MAP TO SHOW AREAS OF SEARCH: WHALLEY OPTION TWO



© Crown Copyright Reserved Ribble Valley Borough Council Licence No LA 100018641 07 July 2010

**Key**

| | |
|---|---|
| Open Countryside | Water (River/Reservoir) |
| Existing settlement form | Existing Employment Area |
| Area of Search | Central Retail Core |
| Area outside of Ribble Valley boundary | Road |
| | Railway |
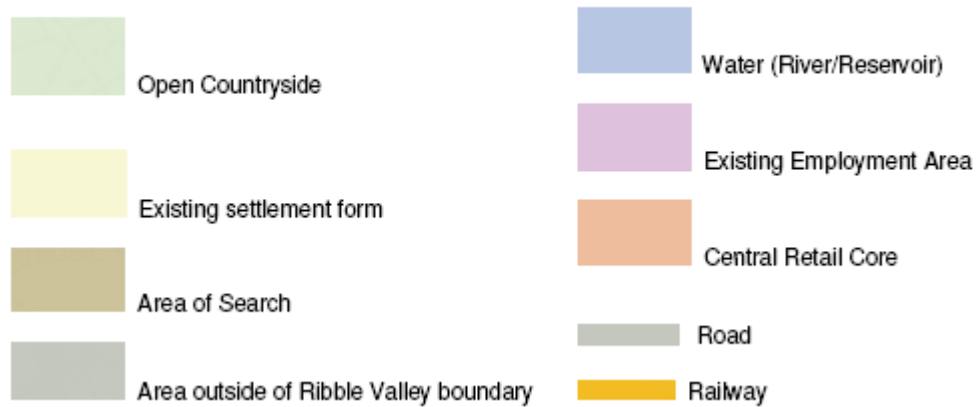
**NB:** Additional Areas of Search not identified here might be identified at a later stage as further evidence base work is undertaken.

**OVERVIEW OF DEVELOPMENT STRATEGY OPTION TWO-VILLAGE AREAS OF SEARCH**

OP2.26 <u>VILLAGES: Development Strategy Option two</u>
Under option 2, the approach towards development in the villages is the same as for that used for option 1.

OP2.27 <u>DELIVERY OF OPTION 2</u>
If consultation and Sustainability Appraisal and Strategic Environment Assessment work on the Core Strategy show Development Strategy option 2 to be the 'preferred option' to be taken forward as the borough's Development Strategy in the Reg 27, publication version of the Core Strategy, then this approach of developing Longridge as a development location would be taken forward.

OP2.28 **EMPLOYMENT LAND**
The approach to the development of employment land under this option is the same as for option one, where employment land will be provided through various service centre areas of search.  The approach taken has been to not identify actual areas.  Instead a minimum employment land provision can be expected across the borough with monitoring mechanisms implemented to ensure development levels remain consistent with the aims of the Core Strategy and policies will be set out in the Core Strategy to manage the level of development.

OP2.29 If Core Strategy Development Strategy option two were found to be the preferred option, it is considered that there is the potential for an element of employment land to be provided in any one of the areas of search identified within Longridge, through a mixed use scheme.

## DEVELOPMENT STRATEGY OPTION 3

OP3.1 **Option 3:** *Development in the borough will be accommodated through the strategic release of sites that can accommodate high levels of development. These sites will have been previously identified as part of the LDF baseline. In addition to the growth of the service centres, expansion of a number of the villages in the borough will take place to maintain and enhance vibrant local communities whilst promoting the protection of the environment for future generations.*

OP3.2 If this option were found to be the preferred option for Ribble Valley's spatial development, this would translate the spread of development across the borough as follows.

| SETTLEMENT | Percentage distribution | No of dwellings |
|---|---|---|
| Clitheroe | 22% | 330 dwellings |
| Longridge | 3% | 45 dwellings |
| Whalley | 15% | 225 dwellings |
| Village growth areas | 60% | 900 dwellings |
| TOTAL | 100% | 1500 dwellings |

OP3.3 Under option 3, the majority of residential development will be provided through the strategic release of large sites, which can accommodate high levels of development. Primarily the benefit of this approach is that housing targets/provision can be achieved with minimal impact on the majority of the borough, although there will be opportunity for small-scale development. This ultimately aims to preserve the existing character of the borough overall. The potential drawback of this approach is that this option would only allow for a minimal level of development elsewhere in the borough to protect and create vibrant and prosperous communities.

OP3.4 Village growth areas
Under this Core Strategy Development Strategy option, the majority of development would take place in village growth areas. These are, areas of search in the village settlements that can accommodate a larger amount of development than the amount that would take place under options 1 and 2. Development would be located in areas that, when tested, could accommodate a higher level of residential growth. At this stage, only the three options have been developed, and therefore work on identifying village growth areas (and therefore where this development might be located if option 3 was found to be the 'preferred option') is to be progressed in the light of this consultation. Some large sites were identified in the SHLAA survey and reference to this document will indicate some possible areas, however other areas could also be identified as part of the development work.

OP3.5 <u>Clitheroe, Longridge and Whalley</u>
Development Strategy Option three sets out that the majority (60%) of the required provision will be accommodated in the village growth areas.  To ensure that vitality and viability of the Service Centres is not constrained however, under this option, 22% of the required provision would be accommodated in Clitheroe, 3% in Longridge and 15% in Whalley.  This lower level of provision could be accommodated through any of the areas already set out in these settlements as part of Development Strategy option 1 and option 2.

OP3.6 As previously discussed this appendix is designed to give an indication of the level of development that might take place under this Core Strategy Development Strategy option (option 3) in a particular location.  The areas of search are not allocated or pre-determined in terms of a planning application.  Nor does this document provide additional weight to a site if a planning application were to be submitted, and determined, in one of the areas of search.  As previously discussed the actual land that will be allocated for development will be set out in the Housing and Employment Development DPD, which is part of the Local Development Framework.  This DPD, like the Core Strategy document, will have to pass through three stages of document production and will be widely consulted upon.  The final DPD document will also have to have been examined by an Independent Inspector from the Planning Inspectorate (PINS).

OP3.7 <u>DELIVERY OF DEVELOPMENT STRATEGY OPTION 3</u>
If consultation and Sustainability Appraisal and Strategic Environment Assessment work on the Core Strategy show option 3 to be the 'preferred option' to be taken forward as the borough's delivery strategy in the Reg 27, publication version of the Core Strategy, then this approach of the strategic release of areas of search to provide 900 dwellings would be taken forward.

OP3.8 **EMPLOYMENT LAND**
The approach to the development of employment land under this option is the same as for option one and two, where employment land will be provided through various service centre areas of search.  The approach taken has been to not identify actual areas, instead a minimum employment land provision can be expected across the borough with monitoring mechanisms implemented to ensure development levels remain consistent with the aims of the Core Strategy and policies will be set out in the Core Strategy to manage the level of development.

## C01   CONCLUSIONS

HOUSING LAND

The table below gives an overview of the spread of development under each of the potential Core Strategy Development Strategy options.

| OPTION | SETTLEMENT | PERCENTAGE OF DEVELOPMENT | NO OF DWELLINGS |
|---|---|---|---|
| OPTION 1 | Clitheroe | 45% | 675 dwellings |
|  | Longridge | 5% | 75 dwellings |
|  | Whalley | 30% | 450 dwellings |
|  | Villages | 20% | 300 dwellings |
| OPTION 2 | Clitheroe | 24% | 360 dwellings |
|  | Longridge | 30% | 450 dwellings |
|  | Whalley | 23% | 345 dwellings |
|  | Villages | 23% | 345 dwellings |
| OPTION 3 | Clitheroe | 22% | 330 dwellings |
|  | Longridge | 3% | 45 dwellings |
|  | Whalley | 15% | 225 dwellings |
|  | Ribble Valley Growth Areas | 60% | 900 dwellings |

CO2    The options for housing delivery are fairly distinct and could all deliver the necessary housing provision for the remainder of the plan period. As discussed earlier in this paper, the preferred option will be determined based on the outcome of the public consultation for the Core Strategy and Sustainability Appraisal/Strategic Environmental Assessment work.

C03    **EMPLOYMENT LAND**
Due to the relatively low level of employment land required in Ribble Valley, it is possible to create an exhaustive list of options, all of which would deliver the requirements of each of the 3 Development Strategy options (option 1, option 2 and option 3).   The amount of new employment land required is minimal[21] and therefore no actual employment land areas of search have been identified in the borough. Employment land can be brought forward through strategic sites across the borough, and through smaller, less strategic sites.  It is worth noting however that an element of employment land could be delivered on any one of the areas identified under all Development Strategy options and delivered through mixed-use schemes.

---

[21] As identified by the LDF evidence base.

# APPENDIX 4

## DEVELOPMENT MANAGEMENT KEY STATEMENTS

## GENERAL

### KEY STATEMENT DMG1: GENERAL CONSIDERATIONS

In determining planning applications, all development must:

- ➢ Be of a high standard of building design

- ➢ 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 and other sites of nature conservation

- ➢ Achieve efficient land use

- ➢ 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 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 loss of important open space, including public and private playing fields. On land designated as Essential Open Space, development will not be permitted unless proposals do not compromise the visual quality, openness or recreational value of the site, unless warranted by overriding considerations in the public interest.

 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.

## KEY STATEMENT DMG2:  STRATEGIC CONSIDERATIONS

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 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 and 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.

> ➢ 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. 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.

## KEY STATEMENT DMG3:  TRANSPORT AND MOBILITY

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 to serve those moving to and from the development

- ➢ The relationship of the site to the primary route 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 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.

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.

## ENVIRONMENT

### KEY STATEMENT DME1:  PROTECTING TREES AND WOODLANDS

There will be a presumption against the clearance of broad-leaved woodland for development proposes.  The Council will seek to ensure that woodland management enhances the environment for the residents of the borough.

Where applications are likely to have a substantial effect on tree cover, the Borough Council will engage with developers to obtain detailed tree survey information at the earliest opportunity.

The Borough Council will ensure that:

> ➢ The quantity and quality of the tree cover is a main factor in determining the density of the development, the final layout of roads, access points and services
> ➢ That the right trees are maintained protected and correctly managed.

### TREE PRESERVATION ORDERS
The Borough Council will make tree preservation orders where an important tree or group of trees appears to be under threat. Once a TPO has been confirmed, a tree cannot be lopped, topped or felled without the express consent of the Borough Council and regard will be given to the conservation needs of the tree/s when considering applications for works to any tree the subject of a preservation order.

### ANCIENT WOODLANDS
Development proposals that would result in loss or damage to ancient woodlands will be refused unless it is demonstrated that the loss or damage is outweighed by other material factors, when the Borough Council will seek to mitigate them by measures including appropriate woodland planting and management to be ensured by planning conditions and agreements.

### 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 environment, landscape and timber production value of any woodland.

### KEY STATEMENT DME2: LANDSCAPE PROTECTION

Development proposals will be refused which harm important 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)

## KEY STATEMENT DME3: SPECIES PROTECTION AND CONSERVATION

Development proposals that are likely to adversely affect the following will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure their protection;

i.    Wildlife species protected by law
ii.   SSSIs
iii.  Priority habitats or species
iv.   Local Nature Reserves
v.    County Biological Heritage sites
vi.   Any acknowledged nature conservation value of sites

## KEY STATEMENT DME4: PROTECTING ARCHAEOLOGICAL AND HISTORIC HERITAGE

In considering development proposals the Council will make a presumption in favour of the preservation of important archaeological remains and their settings.

Conservation Areas
Proposals within or closely related to Conservation Areas should be in keeping with 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 the character of the area in terms of scale, size, design and materials. And also respects trees and important open space.

In the Conservation Areas there will be a presumption in favour of the preservation of buildings that make a positive contribution to the character or appearance of the Conservation Area.

Listed Buildings
Development proposals on sites within the setting of listed buildings or buildings of special architectural or historic interest, which cause visual harm to the setting of the building, will be resisted.  Any proposals involving the partial or full demolition of listed buildings will be refused unless it can be demonstrated that this is unavoidable.

Planning policy Statement 5 (PPS5), gives additional policy guidance on dealing with Heritage Assets, and will be applied by the Council when determining proposals.

## KEY STATEMENT DME5: RENEWABLE ENERGY

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:

 i.     The immediate and wider impact of the proposed development on the landscape
 ii.    The measures taken to minimise the impact of the proposals on residential amenity
 iii.   The potential benefits the proposals may bring
 iv.    The visual impact of the proposals, including design, colour and scale
 v.     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.

Development proposals within or close to the AONB, Sites of Special Scientific Interest, Local Nature Reserves or Scheduled Ancient Monuments will not be allowed unless

 i.     The proposals cannot be located outside such statutory designated areas
 ii.    Any adverse environmental impacts as far as practicable have been mitigated

## HOUSING

## KEY STATEMENT DMH1:  AFFORDABLE HOUSING CRITERIA

Where proposals involve the provision of affordable housing units, the residential development must be expressly for the following groups of people:

a) First time buyers currently resident in the parish or an adjoining parish
b) Elderly people currently resident in the parish or an adjoining parish
c) Those employed in the parish or an immediately adjoining parish but currently living more than 5 miles from their place of employment
d) 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
e) Those about to take up employment in the parish
f) 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.

Any proposals for affordable housing must be accompanied with the following information

i.   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.

ii.  Details of the methods by which the accommodation will be sold or let, managed and retained for its original purpose.

## KEY STATEMENT DMH2: GYPSY AND TRAVELLER ACCOMMODATION

Provision levels will be determined as part of the Core Strategy.  Where the principle for the need for proposals is accepted, sites will be approved subject to the following criteria:

I.   The proposal must not conflict with the other polices of this plan/core strategy
II.  Proposals must not adversely impact on the character of the landscape or the environment, or any SSSIs or sites of biological importance
III. Proposals should involve the reuse of derelict land where possible and not lead to the loss of the best and most versatile agricultural land
IV. Where possible site should be within a reasonable proximity to services

V. Proposals must have good access.

## KEY STATEMENT DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE

Within areas defined as Open Countryside on the proposals map, residential development will be limited to

  i. Development essential for the purposes of agriculture or residential development which meets an identified local need

  ii. 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

  iii. 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 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.

## KEY STATEMENT DMH4: THE CONVERSION OF BARNS AND OTHER BUILDINGS TO DWELLINGS

Planning permission will be granted for the conversion of buildings to dwellings where

  i. The building is not isolated in the landscape, is within a defined settlement or forms part of an already defined group of buildings, and

  ii. There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and

  iii. There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and

  iv. 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.

The building to be converted must:

i.    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.

ii.   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

iii.  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

iv.   the building has a genuine history of use for agriculture or another rural enterprise.

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.

## KEY STATEMENT DMH5: RESIDENTIAL AND CURTILAGE EXTENSIONS

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:

i.    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.
ii.   The extension should generally speaking provide only a modest level of accommodation

Proposals for the extension of curtilage will be approved if:

i)     The site is within a settlement, or,

ii)      The site is on the edge of a settlement providing

a)  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
b)  The extension will not cause visual harm to the landscape
c)  The extension improves the visual quality of the site

Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy.

## BUSINESS AND ECONOMY

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

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:

i)      The provisions of Policy DMG1, and
ii)     The compatibility of the proposal with other policies of the LDF, and
iii)    The environmental benefits to be gained by the community, and
iv)     The economic and social impact caused by loss of employment opportunities to the borough, and
v)      Any attempts that have been made to secure an alternative employment generating use for the site.

Criteria (v) 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.

### KEY STATEMENT DMB2: THE CONVERSION OF BARNS AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES

Planning permission will be granted for employment generating uses in barns and other rural buildings, provided all of the following criteria are met:

i.    The proposed use will not cause unacceptable disturbance to neighbours in any way

ii.   The building has a genuine history of use for agriculture or other rural enterprise

iii.  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

iv.  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

v.   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

vi.  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.

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.

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 PPS7

## KEY STATEMENT DMB3:  RECREATION AND TOURISM DEVELOPMENT

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:

i)    the proposal must not conflict with other policies of this plan;

ii)   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.

iii)  the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;

iv)     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;

v)      the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.

In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:

**A.**  the proposal should display a high standard of design appropriate to the area

**B.**  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.

## KEY STATEMENT DMB4: OPEN SPACE PROVISION

On all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space.  The Council will also negotiate for provision on smaller sites, or seek to secure a contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate.

The Borough Council will refuse development proposals which involve the loss of existing public open space which is in recreational use as shown on the current Proposal Map.  In exceptional circumstances 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 normally have been protected through an Essential Open Space designation.

## KEY STATEMENT DMB5: FOOTPATHS AND BRIDLEWAYS

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.   The Borough Council will, unless suitable mitigation measures are made, protect from the development footpaths which:

1.  provide a link between towns/villages and attractive open land;

2.  link with the Ribble Way footpath;

3.  are associated to the Local Nature reserves: and

4.  are heavily used.

## RETAIL DEVELOPMENT

### KEY STATEMENT DMR1: RETAIL DEVELOPMENT IN CLITHEROE

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;

1. The impact of the development on the economic and physical regeneration of the shopping centre

2  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. (PPS4 EC 14.6)

3. 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:

A. All town centre options have been thoroughly assessed before less central sites were considered.

B. 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.

C. That the proposal would not seriously affect the vitality or viability of the town centre.  For sites over 1000m² gross internal floorspace an impact assessment should accompany any application.

D. 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.

E. 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.

F. 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 200m².

This is in conformity with Planning Policy Statement 4 Planning for Sustainable Economic Growth and associated Practice Guidance Planning for Town Centres (December 2009).  Definitions such as "edge of centre" and concepts such as "availability", "suitability", "viability" and "impact assessment" are drawn from these sources.

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.

Guidance within Planning Policy Statement 4 Planning for Sustainable Economic Growth and Practice Guidance Planning for Town Centres will also be important in applying the retail related policies within Clitheroe and other parts of the Borough.

## KEY STATEMENT DMR2: SHOPPING IN LONGRIDGE AND WHALLEY

Proposals for new small scale shopping developments 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.  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.

## KEY STATEMENT DMR3: RETAIL OUTSIDE THE MAIN SETTLEMENTS

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:

1. 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

2. 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.

3. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.

4. The range of goods sold must be linked to the farming nature of the enterprise

5. Where possible the proposal should incorporate the use of existing farm buildings

These should:

A. Have a genuine history of use for agriculture or other rural enterprise;

B. 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;

6. 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.

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.

# APPENDIX 5

## GLOSSARY OF TERMS

**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.

**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 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)

**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

**CORE STRATEGY-**The Core Strategy is the central document of the Local Development Framework (see Appendix 2) and sets out the development principles for the Ribble Valley.

**CORPORATE PLAN –** See Appendix 1

**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.  (See Appendix 2)

**CENTRAL LANCS. CITY REGION -** See Appendix 1

**EMPLOYMENT LAND and RETAIL STUDY –** (see Section 2 – 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 Section 2 – Understanding the Area)

**FIVE-YEAR SUPPLY-** Each Local Planning Authority is required to demonstrate a five-year supply of land for housing.  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.

**GONW-** Government Office North West.  This is the regional government department that deal with planning issues and work closely with CLG.

**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.

**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 Section 2 – 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 Section 2 – Understanding the Area)

**JLSP-** Joint Lancashire Structure Plan.  This document is no longer used as it was superseded in 2008 by the RSS.  It set out regional housing figures and sub-regional planning policy.

**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.

**LAA – LOCAL AREA AGREEMENT -** See Appendix 1

**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**.**

**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.  (See Appendix 2).

**LOCAL DEVELOPMENT FRAMEWORK**.   This is comprised of a suite of documents (see Appendix 2), 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. The LIP will be produced prior to the next stage (Reg 27) of Core Strategy consultation.

**LONGRIDGE ACTION PLAN -** (see Section 2 – Understanding the Area)

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

**MAA – MULTI AREA AGREEMENT -** See Appendix 1

**NLUD-** National Land Use Database.  This is a database of information that includes information on previously developed land and its location across the whole of England.

**NORTHERN WAY GROWTH STRATEGY -** See Appendix 1

**NWRA-** North West Regional Assembly.  This organisation became 4NW in 2008.  It previously acted as the regional planning body for the North West Region and produced documents such as the RSS.

**OPEN COUNTRYSIDE –** This is a designation within 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 Section 2 – 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.

**REGULATIONS 25, 27, 30 & 31** These Regulations are laid down under the Planning and Compulsory Purchase Act 2004 ('the Act') which have to be followed when producing a Local Development Framework (LDF).

**RIBBLE VALLEY CORPORATE PLAN –** see Appendix 1

**RIBBLE VALLEY ECONOMIC STRATEGY**  Outlines the Council's economic aims and objectives. (see Section 2 – 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.

**RSS-** Regional Spatial Strategy.   This is the regional planning policy document  This has now been revoked by the new Government but certain principles still need to be considered when Planning applications are determined or new policy formulated.

**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

**SETTLEMENT AUDIT -**  Key statistics about settlements in the Borough such as community facilities, housing and employment figures.  (see Section 2 – 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 Section 2 – 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 Section 2 – Understanding the Area)

**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 Section 2 – 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 Section 2 – Understanding the Area)

**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.

**SUITABILITY-** For the purpose of this study this relates to whether a potential site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.

**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**.**

**TRANSPORT POSITION PAPER -** (see Section 2 – Understanding the Area)

**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.

Ribble Valley Borough Council
Forward Planning, Development Department
Council Offices, Church Walk, Clitheroe, BB7 2RA
Tel: 01200 425111   Fax: 01200 414487
Email:  Core25@ribblevalley.gov.uk