

# RIBBLE VALLEY BOROUGH COUNCIL

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Dear Mr Berkeley

## EXAMINATION OF THE RIBBLE VALLEY CORE STRATEGY – PROPOSED ALTERATIONS

Please find enclosed a Schedule of the proposed main modifications. These modifications have been the subject of consultation between 12th August and 20th September 2013. The responses have been submitted to you under separate cover.

For the avoidance of doubt I should like to confirm that the Council formally request that you consider the significant modifications proposed in the plan contained in the Schedule under (new) Section 20 (7c) of the Planning and Compulsory Purchase Act 2004 (as amended) and that you make recommendations accordingly.

Yours sincerely



COLIN HIRST  
HEAD OF REGENERATION AND HOUSING

FAO Mr Simon Berkeley – Inspector  
c/o Michelle Haworth – Programme Officer  
Examination Office  
Ribble Valley Borough Council  
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## Examination of Ribble Valley Borough Council Core Strategy

Table for proposed main modifications to the submission document

| Ref               | Page          | Policy/<br>Paragraph                    | Main Modification   |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
|-------------------|---------------|---|---|--------|---------|--------------|--------|------------|---------------|--------|-----------|-------------------|---------|-------------|---------|-----------|------------|-----------|------------|--------------|--------|-------------------|---------------|----------|-------------|------------|-----------|----------|--------|-----------|---------|---------------|--------|--------|---------|
| MM1               | 34            | Paragraph 3.12                          | <b>Revised wording of the objective to read</b> “To increase the supply of affordable and decent homes in the borough to help meet identified needs”.   |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| MM2               | 39            | Key Statement DS1: Development Strategy | <b>First paragraph - delete...the main urban areas of the borough and replace text with</b> “the principle settlements of Clitheroe, Longridge and Whalley”.  |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| MM3               | 39            | Key Statement DS1: Development Strategy | <b>First paragraph- after...and the Samlesbury Enterprise Zone add new sentence</b> “New retail and leisure development will be directed towards the centres of Clitheroe, Longridge and Whalley”.  |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| MM4               | 39            | Key Statement DS1: Development Strategy | <b>Second paragraph- after...at Standen, add</b> “and the borough’s principle settlements, development will be allocated to defined settlements listed in this policy”.   |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| MM5               | 39            | Key Statement DS1: Development Strategy | <p><b>New third paragraph- add</b> “The defined settlements are” [insert table below]</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>Barrow</td> <td>Downham</td> <td>Mellor Brook</td> <td>Sawley</td> </tr> <tr> <td>Billington</td> <td>Dunsop Bridge</td> <td>Newton</td> <td>Slaidburn</td> </tr> <tr> <td>Bolton by Bowland</td> <td>Gisburn</td> <td>Osbaldeston</td> <td>Tosside</td> </tr> <tr> <td>Brockhall</td> <td>Grindleton</td> <td>Pendleton</td> <td>Waddington</td> </tr> <tr> <td>Calderstones</td> <td>Holden</td> <td>Read &amp; Simonstone</td> <td>West Bradford</td> </tr> <tr> <td>Chatburn</td> <td>Hurst Green</td> <td>Ribchester</td> <td>Wilpshire</td> </tr> <tr> <td>Chipping</td> <td>Langho</td> <td>Rimington</td> <td>Wiswell</td> </tr> <tr> <td>Copster Green</td> <td>Mellor</td> <td>Sabden</td> <td>Worston</td> </tr> </tbody> </table> | Barrow | Downham | Mellor Brook | Sawley | Billington | Dunsop Bridge | Newton | Slaidburn | Bolton by Bowland | Gisburn | Osbaldeston | Tosside | Brockhall | Grindleton | Pendleton | Waddington | Calderstones | Holden | Read & Simonstone | West Bradford | Chatburn | Hurst Green | Ribchester | Wilpshire | Chipping | Langho | Rimington | Wiswell | Copster Green | Mellor | Sabden | Worston |
| Barrow            | Downham       | Mellor Brook                            | Sawley  |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| Billington        | Dunsop Bridge | Newton                                  | Slaidburn   |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| Bolton by Bowland | Gisburn       | Osbaldeston                             | Tosside   |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| Brockhall         | Grindleton    | Pendleton                               | Waddington  |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| Calderstones      | Holden        | Read & Simonstone                       | West Bradford   |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| Chatburn          | Hurst Green   | Ribchester                              | Wilpshire   |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| Chipping          | Langho        | Rimington                               | Wiswell   |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| Copster Green     | Mellor        | Sabden                                  | Worston   |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |
| MM6               | 39            | Key Statement DS1: Development Strategy | <b>New fourth paragraph- add</b> “In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this policy. The relevant constraints are set out as part of the strategic framework included in this plan”.   |        |         |              |        |            |               |        |           |                   |         |             |         |           |            |           |            |              |        |                   |               |          |             |            |           |          |        |           |         |               |        |        |         |

| Ref               | Page   | Policy/<br>Paragraph  | Main Modification   |          |  |           |     |           |     |         |     |                   |     |         |      |       |      |
|-------------------|--|---|---|----------|--|-----------|-----|-----------|-----|---------|-----|-------------------|-----|---------|------|-------|------|
| MM7               | 41   | Paragraph 4.11  | <b>New Paragraph (after table of housing distribution)</b> The housing model makes a modelled assumption based on a number of dwellings averaged across the defined settlements. It is important to bare in mind an average; some settlements will accommodate more, whilst others, due to their recognised constraints may accommodate less. The Council will use the Core Strategy framework to set out the patterns and scale of growth through the Housing & Economic DPD.  |          |  |           |     |           |     |         |     |                   |     |         |      |       |      |
| MM8               | 41   | Paragraph 4.11  | <p>The impact of this strategy in relation to the strategic pattern of distribution is detailed in Appendix 2 to the Core Strategy. In summary this development strategy means that the following distribution of housing results in:</p> <table border="1" data-bbox="592 788 1434 1084"> <thead> <tr> <th>Location</th> <th>Residual number of houses required for each settlement <sup>17</sup></th> </tr> </thead> <tbody> <tr> <td>Clitheroe</td> <td>230</td> </tr> <tr> <td>Longridge</td> <td>550</td> </tr> <tr> <td>Whalley</td> <td>215</td> </tr> <tr> <td>Other settlements</td> <td>732</td> </tr> <tr> <td>Standen</td> <td>1040</td> </tr> <tr> <td>Total</td> <td>2767</td> </tr> </tbody> </table> <p>Footnote 17 at bottom of page 42 should now say: <b>“As at 31<sup>st</sup> March 2013- all applications that have been approved since will reduce this number”</b>.</p> | Location | Residual number of houses required for each settlement <sup>17</sup> | Clitheroe | 230 | Longridge | 550 | Whalley | 215 | Other settlements | 732 | Standen | 1040 | Total | 2767 |
| Location          | Residual number of houses required for each settlement <sup>17</sup> |   |   |          |  |           |     |           |     |         |     |                   |     |         |      |       |      |
| Clitheroe         | 230  |   |   |          |  |           |     |           |     |         |     |                   |     |         |      |       |      |
| Longridge         | 550  |   |   |          |  |           |     |           |     |         |     |                   |     |         |      |       |      |
| Whalley           | 215  |   |   |          |  |           |     |           |     |         |     |                   |     |         |      |       |      |
| Other settlements | 732  |   |   |          |  |           |     |           |     |         |     |                   |     |         |      |       |      |
| Standen           | 1040   |   |   |          |  |           |     |           |     |         |     |                   |     |         |      |       |      |
| Total             | 2767   |   |   |          |  |           |     |           |     |         |     |                   |     |         |      |       |      |
| MM9               | 48   | Key Statement EN3: Sustainable Development and Climate Change | <b>Add text after..</b> carbon footprint. “The Council will assess applications against the current Code for Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards.   |          |  |           |     |           |     |         |     |                   |     |         |      |       |      |
| MM10              | 66   | Key Statement EC1: Business and Employment Development        | Policy Statement to be updated with revised employment land requirements including non B1, B2 and B8 uses together with relevant retail floor space following consultation on evidence base.  |          |  |           |     |           |     |         |     |                   |     |         |      |       |      |

| Ref  | Page | Policy/<br>Paragraph   | Main Modification  |
|------|------|--|--|
| MM11 | 69   | Key Statement EC2: Development of Retail, Shops and Community Facilities | <p><b>Add new paragraph to statement</b> Provision for new convenience retail floor space of up to 1815 sq m for Clitheroe, 140 sq m for Longridge and 250 sq m for Whalley will be allocated.</p> <p>Provision for new comparison retail floor space of up to 2630 sq m for Clitheroe, 640 sq m for Longridge and 240 sq m for Whalley will be allocated.</p>   |
| MM12 | 56   | Chapter 6: Housing   | <p><b>KEY STATEMENT H1: HOUSING PROVISION</b></p> <p>Land for residential development will be made available to deliver <del>4,000</del> <b>5,000</b> dwellings, estimated at an average annual completion rate <b>target</b> of at least <del>200</del> <b>250</b> dwellings per year over the period 2008 to 2028 in accordance with baseline information.</p> <p>The Council will identify through the relevant “Strategic Housing Land Availability Study” (SHLAA), sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate Strategic Housing Land Availability Assessments, the Council will endeavor to ensure housing land is identified for the full 15 year period and beyond.</p> <p>A ‘plan-monitor-manage’ approach will be adopted and a monitoring report will be the key tool in tracking the five-year rolling land supply. The overall housing requirement will be subject to a formal review within five years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan.</p> |
| MM13 | 57   | Paragraph 6.4  | <p><del>These figures will be treated as a minimum target unless otherwise determined.</del> A phased approach to the release of land will be adopted as the most suitable way forward in delivering development land. Further detail on housing allocations will be given in the Housing and Economic DPD.</p>  |
| MM14 | 151  | Appendix 2   | <p>This Appendix provides information regarding the assessment of how residential development is to be distributed. The housing information uses the most recently published housing land availability information as at the <del>1<sup>st</sup> July 2012</del> <b>31<sup>st</sup> March 2013</b> in order to ensure that a clear base date is applied. It is important to note that any planning approvals since that date would need to be taken account of and consequently the residual number of houses shown in the table will be less. The Council publishes its housing land study quarterly.</p>   |

| Ref               | Page  | Policy/<br>Paragraph   | Main Modification  |                                    |   |  |   |                                    |  |  |           |      |     |      |   |  |     |           |      |     |     |     |  |     |         |     |     |     |   |  |     |                   |      |     |     |     |  |     |         |  |  |  |   |      |      |              |             |             |             |  |  |             |
|-------------------|---|--|--|------------------------------------|---|--|---|------------------------------------|--|--|-----------|------|-----|------|---|--|-----|-----------|------|-----|-----|-----|--|-----|---------|-----|-----|-----|---|--|-----|-------------------|------|-----|-----|-----|--|-----|---------|--|--|--|---|------|------|--------------|-------------|-------------|-------------|--|--|-------------|
| MM15              | 151   | Appendix 2<br><br>Paragraph 15.1   | <p>Number of Houses to provide 2008 - 2028 = <del>4000</del> <b>5000</b></p> <p>The strategy model provides for a minimum of <del>1120</del> <b>1440</b> of these units across other settlements.</p> <p><del>4000 – 1120 = 2880</del> <b>5000-1440 = 3560</b> houses to be provided by the 3 main settlement areas of Clitheroe, Longridge and Whalley.</p> <p>Revised footnote 20 to clarify as follows: This is calculated as the average across the other settlements equating to 45 dwellings per settlement. Actual provision will be a matter for the allocations process.</p>  |                                    |   |  |   |                                    |  |  |           |      |     |      |   |  |     |           |      |     |     |     |  |     |         |     |     |     |   |  |     |                   |      |     |     |     |  |     |         |  |  |  |   |      |      |              |             |             |             |  |  |             |
| MM16              | 152   | Appendix 2<br><br>Paragraph 15.2   | <p>Residual number of houses required for each main settlement based on main settlement population</p> <table border="1"> <thead> <tr> <th>SETTLEMENT</th> <th>Number of houses to be provided<sup>21</sup></th> <th>Number of houses already completed/ permission given<sup>25</sup> for each 'settlement'/ area (based on the Parish)</th> <th>Unadjusted residual (less number already completed/ permission given)</th> <th>Longridge adjustment<sup>22</sup></th> <th>Proposed Strategic Site 1040<sup>23</sup> -</th> <th>Residual number of houses required for each settlement<sup>24</sup> (figure of 230 is result of Standen site subtracted from Clitheroe)</th> </tr> </thead> <tbody> <tr> <td>Clitheroe</td> <td>2065</td> <td>795</td> <td>1270</td> <td>0</td> <td></td> <td>230</td> </tr> <tr> <td>Longridge</td> <td>1032</td> <td>282</td> <td>750</td> <td>200</td> <td></td> <td>550</td> </tr> <tr> <td>Whalley</td> <td>463</td> <td>248</td> <td>215</td> <td>0</td> <td></td> <td>215</td> </tr> <tr> <td>Other Settlements</td> <td>1440</td> <td>908</td> <td>532</td> <td>732</td> <td></td> <td>732</td> </tr> <tr> <td>Standen</td> <td></td> <td></td> <td></td> <td>0</td> <td>1040</td> <td>1040</td> </tr> <tr> <td><b>Total</b></td> <td><b>5000</b></td> <td><b>2233</b></td> <td><b>2770</b></td> <td></td> <td></td> <td><b>2767</b></td> </tr> </tbody> </table> <p><sup>21</sup> % used for devising residual number of houses is calculated from settlement population as a % of total main settlement population (see table below for data)- Clitheroe 58%, Longridge 29%, Whalley 13%</p> <p><sup>25</sup> 1 (Does not include sites which are awaiting completion of section 106 agreements at <b>31.03.2013</b>)</p> <p><sup>22</sup> This allowance reflects anticipated development in Preston Borough at Longridge- <b>200</b> taken from Longridge and reapportioned to the 'Other Settlements'</p> <p><sup>23</sup> Proposed Strategic Site- 1040 dwellings proposed at Standen</p> <p><sup>24</sup> <b>As at 31<sup>st</sup> March 2013-</b> applications have been approved since Core Strategy Reg 22 Composite Submitted Version 280912</p> | SETTLEMENT                         | Number of houses to be provided <sup>21</sup> | Number of houses already completed/ permission given <sup>25</sup> for each 'settlement'/ area (based on the Parish)                     | Unadjusted residual (less number already completed/ permission given) | Longridge adjustment <sup>22</sup> | Proposed Strategic Site 1040 <sup>23</sup> - | Residual number of houses required for each settlement <sup>24</sup> (figure of 230 is result of Standen site subtracted from Clitheroe) | Clitheroe | 2065 | 795 | 1270 | 0 |  | 230 | Longridge | 1032 | 282 | 750 | 200 |  | 550 | Whalley | 463 | 248 | 215 | 0 |  | 215 | Other Settlements | 1440 | 908 | 532 | 732 |  | 732 | Standen |  |  |  | 0 | 1040 | 1040 | <b>Total</b> | <b>5000</b> | <b>2233</b> | <b>2770</b> |  |  | <b>2767</b> |
| SETTLEMENT        | Number of houses to be provided <sup>21</sup> | Number of houses already completed/ permission given <sup>25</sup> for each 'settlement'/ area (based on the Parish) | Unadjusted residual (less number already completed/ permission given)  | Longridge adjustment <sup>22</sup> | Proposed Strategic Site 1040 <sup>23</sup> -  | Residual number of houses required for each settlement <sup>24</sup> (figure of 230 is result of Standen site subtracted from Clitheroe) |   |                                    |  |  |           |      |     |      |   |  |     |           |      |     |     |     |  |     |         |     |     |     |   |  |     |                   |      |     |     |     |  |     |         |  |  |  |   |      |      |              |             |             |             |  |  |             |
| Clitheroe         | 2065  | 795  | 1270   | 0                                  |   | 230  |   |                                    |  |  |           |      |     |      |   |  |     |           |      |     |     |     |  |     |         |     |     |     |   |  |     |                   |      |     |     |     |  |     |         |  |  |  |   |      |      |              |             |             |             |  |  |             |
| Longridge         | 1032  | 282  | 750  | 200                                |   | 550  |   |                                    |  |  |           |      |     |      |   |  |     |           |      |     |     |     |  |     |         |     |     |     |   |  |     |                   |      |     |     |     |  |     |         |  |  |  |   |      |      |              |             |             |             |  |  |             |
| Whalley           | 463   | 248  | 215  | 0                                  |   | 215  |   |                                    |  |  |           |      |     |      |   |  |     |           |      |     |     |     |  |     |         |     |     |     |   |  |     |                   |      |     |     |     |  |     |         |  |  |  |   |      |      |              |             |             |             |  |  |             |
| Other Settlements | 1440  | 908  | 532  | 732                                |   | 732  |   |                                    |  |  |           |      |     |      |   |  |     |           |      |     |     |     |  |     |         |     |     |     |   |  |     |                   |      |     |     |     |  |     |         |  |  |  |   |      |      |              |             |             |             |  |  |             |
| Standen           |   |  |  | 0                                  | 1040  | 1040   |   |                                    |  |  |           |      |     |      |   |  |     |           |      |     |     |     |  |     |         |     |     |     |   |  |     |                   |      |     |     |     |  |     |         |  |  |  |   |      |      |              |             |             |             |  |  |             |
| <b>Total</b>      | <b>5000</b>                                   | <b>2233</b>  | <b>2770</b>  |                                    |   | <b>2767</b>  |   |                                    |  |  |           |      |     |      |   |  |     |           |      |     |     |     |  |     |         |     |     |     |   |  |     |                   |      |     |     |     |  |     |         |  |  |  |   |      |      |              |             |             |             |  |  |             |

| Ref   | Page | Policy/<br>Paragraph | Main Modification   |  |
|---|------|----------------------|---|--|
| MM17  | 153  | Appendix 2           | Number of houses in supply<br>as at <del>1st October 2011</del> plus<br>proposed strategic site | 2033 (993 +<br>1040)<br><b>3273(2233+1040)</b> |
|   |      |                      |   |  |
|   |      |                      | Residual number of houses   | 1484 <b>1727</b>                               |
|   |      |                      | Number of Houses to<br>provide 2008 - 2028  | <b>4000 5000</b>                               |
| <p>Update Proposed Housing Distribution pie charts.</p> |      |                      |   |  |