



Core Strategy

Proposed main changes to submitted Core Strategy

August 2013



PROPOSED CHANGES TO SUBMITTED CORE STRATEGY

The Council submitted its Core Strategy in September 2012 for Examination. The Inspector raised a number of concerns and agreed to suspend the Examination to enable the Council to undertake an update and review of its evidence base. As part of that process the Council has identified some changes that need to be made to the plan in the light of that work.

The following schedules show that the number of changes are limited in terms of significance however other changes will be required to provide technical updates based on evidence related material, for example the figures need to be revised to reflect the updates however these should only be made once the evidence has been subject to consultation. Other changes will need to be made to ensure the narrative text of the strategy reflects the stages the plan will go through but these would occur later in the process.

The following schedules set out the recommended changes to be put to the Examination at this stage. As can be seen many relate to changes to improve clarity and interpretation identified in response to the Inspector's original queries or to technical updates to reflect the new evidence reports. What should be borne in mind is that the evidence base itself has not been subject to any public consultation and there is a possibility that additional information may come forward which would lead to amendments to some of the proposed changes being required.

PROPOSED CHANGES TO SUBMITTED CORE STRATEGY: Considered by Planning and Development Committee on 25th June 2013

Ref	Strategy Reference	Proposed Change	Reason
01	Paragraph 3.12	<ul style="list-style-type: none"> Revised wording of the objective to read “To increase the supply of affordable and decent homes in the borough to help meet identified needs”. 	<ul style="list-style-type: none"> To more appropriately reflect the aspirations of the Council.
02	Key Statement DS1: Development Strategy	<ul style="list-style-type: none"> First paragraph - delete...the main urban areas of the borough and replace text with “the principle settlements of Clitheroe, Longridge and Whalley”. First paragraph- after...and the Samlesbury Enterprise Zone add new sentence “New retail and leisure development will be directed towards the centres of Clitheroe, Longridge and Whalley”. Second paragraph- after...at Standen, add “and the borough’s principle settlements, development will be allocated to defined settlements listed in this policy”. New third paragraph- add “The defined settlements are” [insert table below] 	<ul style="list-style-type: none"> To clarify the focus of development To clarify the focus of development To clarify the focus of development To clarify the focus of development

		<table border="1"> <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 & 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> </table> <ul style="list-style-type: none"> • New fourth paragraph- add “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”. 	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	<ul style="list-style-type: none"> • To clarify the approach to development
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03	Paragraph 4.11	<ul style="list-style-type: none"> • New Paragraph (after table of housing distribution) 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. 	<ul style="list-style-type: none"> • To clarify the focus of and approach to development 																																
04	Key Statement EN3: Sustainable Development and Climate Change	<ul style="list-style-type: none"> • Add text after.. carbon footprint. “The Council will assess applications against the current Code for Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards. 	<ul style="list-style-type: none"> • To clarify the relevant standards the Council will utilise. 																																
	Key Statement	<ul style="list-style-type: none"> • <i>Policy Statement to be updated with revised employment land</i> 	<ul style="list-style-type: none"> • <i>The statement</i> 																																

05	<i>EC1: Business and Employment Development</i>	<i>requirements including non B1, B2 and B8 uses together with relevant retail floor space following consultation on evidence base.</i>	<i>will need to reflect the most up to date evidence</i>
06	<i>Key Statement EC2: Development of Retail, Shops and Community Facilities</i>	<ul style="list-style-type: none"> • <i>Subject to consultation on the evidence base, add new paragraph to statement 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.</i> • <i>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.</i> 	<ul style="list-style-type: none"> • <i>To comply with NPPF and the up to date evidence</i>

PROPOSED CHANGES TO SUBMITTED CORE STRATEGY: Considered by Planning and Development Committee on 6th August 2013

Ref	Strategy Reference	Proposed Change	Reason														
07	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="531 591 1478 821"> <thead> <tr> <th data-bbox="531 591 989 626">Location</th> <th data-bbox="989 591 1478 651">Residual number of houses required for each settlement ¹⁷</th> </tr> </thead> <tbody> <tr> <td data-bbox="531 651 989 675">Clitheroe</td> <td data-bbox="989 651 1478 675">230</td> </tr> <tr> <td data-bbox="531 675 989 699">Longridge</td> <td data-bbox="989 675 1478 699">550</td> </tr> <tr> <td data-bbox="531 699 989 724">Whalley</td> <td data-bbox="989 699 1478 724">215</td> </tr> <tr> <td data-bbox="531 724 989 748">Other settlements</td> <td data-bbox="989 724 1478 748">732</td> </tr> <tr> <td data-bbox="531 748 989 773">Standen</td> <td data-bbox="989 748 1478 773">1040</td> </tr> <tr> <td data-bbox="531 773 989 797">Total</td> <td data-bbox="989 773 1478 797">2767</td> </tr> </tbody> </table> <p>Footnote 17 at bottom of page 42 should now say: “As at 31st March 2013- all applications that have been approved since will reduce this number”.</p>	Location	Residual number of houses required for each settlement ¹⁷	Clitheroe	230	Longridge	550	Whalley	215	Other settlements	732	Standen	1040	Total	2767	<ul style="list-style-type: none"> To reflect the most up to date information.
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Clitheroe	230																
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08	Chapter 6: Housing	<p>KEY STATEMENT H1: HOUSING PROVISION Land for residential development will be made available to deliver 4,000 5,000 dwellings, estimated at an average annual completion rate target of at least 200 250 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>	<ul style="list-style-type: none"> To reflect the most up to date information. 														

		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.	
09	Paragraph 6.4	These figures will be treated as a minimum target unless otherwise determined. A phased approach to the release of land will be adopted as the most suitable way forward in delivering development land. Further detail on housing allocations will be given in the Housing and Economic DPD.	<ul style="list-style-type: none"> The revised figures are established upon the most recent Census and other information and provides more certainty in relation to the assessment of need.
10	Appendix 2	This Appendix provides information regarding the assessment of how residential development is to be distributed. The housing information uses the most recently published housing land availability information as at the 1st July 2012 31st March 2013 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.	<ul style="list-style-type: none"> To reflect the most up to date information.
11	Appendix 2 Paragraph 15.1	<p>Number of Houses to provide 2008 - 2028 = 4000 5000</p> <p>The strategy model provides for a minimum of 1120 1440 of these units across other settlements.</p> <p>4000 - 1120 = 2880 5000-1440 = 3560 houses to be provided by the 3 main settlement areas of Clitheroe, Longridge and Whalley.</p>	<ul style="list-style-type: none"> To reflect the most up to date information.

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.**

12 Appendix 2 Paragraph 15.2

Residual number of houses required for each main settlement based on main settlement population

Settlement	Number of houses to be provided ²¹	Number of houses already completed/permission given ²⁵ for each 'settlement'/ area (based on the Parish)	Unadjusted residual (less number already completed/ permission given)	Longridge adjustment ²²	Proposed Strategic Site - 1040 ²³	Residual number of houses required for each settlement ²⁴ (figure of 230 is result of Standen site subtracted from Clitheroe)
Clitheroe	2065	795	1270	0		230
Longridge	1032	282	750	550		550
Whalley	463	248	215	0		215
Other Settlements	1440	908	532	732		732
Standen				0	1040	1040
Total	5000	2233	2770			2767

²¹ % 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%

²⁵ 1 (Does not include sites which are awaiting completion of section 106 agreements at 31st March 2013)

²² This allowance reflects anticipated development in Preston Borough at Longridge- 550 dwellings from Longridge and reapportioned to the 'Other Settlements'

²³ Proposed Strategic Site- 1040 dwellings proposed at Standen

²⁴ As at 31st March 2013- applications have been approved since Core Strategy Reg 22 Composite Submitted Version 280912

13	Appendix 2			<ul style="list-style-type: none"> To reflect the most up to date information.
		Number of houses in supply as at 1st October 2011 plus proposed strategic site	2033 (993 + 1040) 3273 (2233+1040)	
		Residual number of houses	1484 1727	
		Number of Houses to provide 2008 - 2028	4000 5000	
		Update Proposed Housing Distribution pie charts.		

The proposed changes above do not include those editorial changes that will be required to update the supporting text and narrative or changes that will result from updating information in response to the refresh of the evidence base following consultation.

The changes shown in italics will be subject to consultation on the evidence base being undertaken before the changes can be confirmed.