

## **Ribble Valley Borough Core Strategy**

### **Hearing Statement – Matter 2, The Strategy**

#### **Submitted on behalf of Taylor Wimpey UK Ltd**

#### **Representor ref. 8577**

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Taylor Wimpey UK Limited ('Taylor Wimpey') submitted representations to the 'Proposed main changes to submitted Core Strategy' consultation in September 2013, and prior to that, to the Main Modifications to the Core Strategy in November 2012. The submissions were made on behalf of Taylor Wimpey by JASP Planning.

The Inspector has invited representors to submit supplementary statements on identified *Matters and Issues* ahead of the forthcoming Examination in Public (EiP) Hearings.

This statement responds to *Matter 2* and expands upon Taylor Wimpey's representations insofar as they are considered relevant to this Matter. Answers are only provided to those questions raised by the Inspector that are deemed to be relevant to Taylor Wimpey's representations.

Cross-reference is made to other statements submitted on behalf of Taylor Wimpey, by Turley Associates.

## **Issues**

### ***2.1 What are the strategic, cross-boundary issues of relevance to the Plan? How does the strategy address them?***

An important cross-boundary issue is housing need and fulfilling that need. As raised in our statement on Matter 3, it is not considered that the Council is meeting its objectively assessed need for housing. Further, it provides no sound evidence of either how this unfulfilled need would be addressed through cross-boundary action, or indeed how any unmet need from neighbouring authorities is met.

On the latter, the HBF has raised concerns that neighbouring and nearby authority areas are significantly under-delivering against objectively assessed need, and/or have no up-to-date evaluation of their needs. Taylor Wimpey shares those concerns.

The combined effect of under-delivery against national projections, regional backlog and lack of up-to-date assessment of need will be significant under-delivery regionally.

The current strategy for Ribble Valley does not seek to address or indeed consider the potential need to address wider under-delivery. Rather, the Council has identified a

housing requirement in the Plan which would not even serve to meet its own needs. The Duty to Co-operate statements do nothing to explain how these matters of fundamental importance are to be addressed.

***2.2 Will the Plan deliver the homes, jobs and services required to meet the needs of the whole borough? How have needs in other adjacent authority areas been taken into account?***

We have significant doubt that the Plan will meet the housing needs of Ribble Valley. There is no evidence that it takes account of the needs of adjacent authorities. Refer to 2.1 above and our statement on Matter 3.

***2.3 The Plan's development strategy is set out in Key Statement DS1. It focuses new housing, retail and leisure in Clitheroe, Longridge and Whalley and new economic development at the Barrow Enterprise site and Samlesbury Enterprise Zone. In broad terms, is this the most appropriate spatial strategy?***

In broad terms, yes. Focus upon the main settlements which are of the greatest scale and possess the greatest number and range of facilities is entirely appropriate and consistent with sustainable development principles.

***2.4 What is the justification for the settlement hierarchy proposed? What evidence/reasoning led to the identification of Clitheroe, Longridge and Whalley as the primary centres? What alternatives were considered, and why were they rejected?***

No comment, aside from Taylor Wimpey agrees with the settlement hierarchy and considers it appropriate and the most suitable and sustainable of alternatives.

***2.6 Is the settlement hierarchy based on robust evidence and sound reasoning? Will this hierarchy lead to the most sustainable spatial distribution of new development? In this respect, are the conclusions of the Sustainability Appraisal founded on robust evidence and sound reasoning?***

See 2.4.

***2.7 Overall, is the distribution of development sought the most appropriate strategy, and what alternatives have been rejected?***

Taylor Wimpey supports the key role that Clitheroe, Whalley and Longridge should have in meeting the majority of the new development, reflecting their scale and role as key service centres within the Borough. The amendment to Key Statement DS1 in specifically identifying those settlements has assisted with the clarity of the wording.

However, Taylor Wimpey objects to the specific proposed distribution of houses as set out at Paragraph 4.11 and Appendix 2 of the document as amended. It is not considered that this represents the most appropriate strategy, or one which is adequately evidenced.

In the first instance, the quantum and proportion split between the principal settlements and the other settlements is not deemed to represent the most suitable and sustainable of alternatives, with the proportion assigned to the Other Settlements deemed to be too high relative to the principal settlements.

The distribution to the principal settlements is predicated on there being an 'allocation' of 28% of 1,440 of the 5,000 dwelling overall housing figure to the Other Settlements. That is, the distribution amongst the principal settlements by percentage of existing 'main settlement population' is only undertaken once the set 28% of the overall requirement is assigned to lower order settlements. These settlements are recognised by the hierarchy (and supporting evidence) to be smaller, with fewer facilities and hence more constrained and less suitable (and sustainable) to accommodate growth than the principal settlements. Whilst this quantum does reflect this distinction to a degree (i.e. that the majority is directed to the principal settlements), this is a notable proportion and one which is not directly supported by evidence of suitability or sustainability (including in the Sustainability Appraisal). With the greater sustainable attributes (and development opportunities) of the principal settlements, a greater proportion should be directed to those settlements, alleviating pressure on the less sustainable lower order settlements. The focus in these areas should be on affordable and local needs.

Secondly, the 'adjustment' made for Longridge is considered to be entirely inappropriate and unjustified. This serves to further unduly understate the role of Longridge, which elsewhere is recognised as a principal settlement to be a focus for growth. It implies it is founded on a cross-boundary rationale which is not borne out by evidence, or indeed the existing and emerging development Plan for Preston. It further increases the quantum and proportion of housing to be directed to the Other Settlements, which are recognised to be less sustainable than Longridge.

Each of these matters are also addressed in our Statement on Matter 3 (Issue 3.4).

***2.9 The Key Diagram is on the last page of the Plan, and has a very low profile. To be effective, it would be much better to have it earlier on. Should it be in the development strategy section? Should it more clearly illustrate the Plan's intentions for growth?***

The Key Diagram should be given greater prominence and should provide greater clarity on the Plan's intentions for growth.

***2.12 To deliver the strategy, is it the Council's intention to allocate land for development in a future Local Plan document, and to identify land for other purposes (for example, to prevent development on it) on a Policies Map? Should the Core Strategy be clearer about this, and set out the commitments to be addressed?***

The Council has persistently under-delivered against its housing requirement, as demonstrated by the most recent Annual Monitoring Report, 2013, and has a significant

unfulfilled need. The SHLAA is markedly deficient and there is no clear evidential basis to demonstrate a 5 year supply of deliverable sites. It is therefore critical that the Core Strategy serves to bring housing sites forward as soon as possible, and provides a positive context for delivery, not least with a housing requirement that is reflective of objectively assessed needs. It is recommended that, as a minimum, the Core Strategy clearly sets out the location of such development and provides mechanisms to bring forward land prior to the adoption of any subsequent Local Plan documents. However, the Core Strategy should go further and identify strategically significant sites beyond the single Core Strategy site identified at Standen, Clitheroe. There is no clear rationale for the identification of this single site as opposed to any other (aside, presumably, from its sheer scale). The degree of backlog, and the history of underdelivery points to the importance of further clear identification of housing land within the Plan, and individual sites that are critical to the delivery of the Strategy.

Included in this, given its position in the hierarchy, is the importance of allocating strategic housing site(s) for Longridge. This would provide essential, greater certainty that existing unfulfilled and future need for market and affordable housing can be met.

Taylor Wimpey proposes the strategic allocation of Land at Dilworth Lane, Longridge for residential development. The boundary of this site, previously supplied by Taylor Wimpey as part of its representations, is shown on the attached draft Development Statement (**Appendix 1**). This Statement also provides summaries of the extensive technical information assembled for the site, an illustrative masterplan, and an evaluation of the site against considerations of availability, suitability and deliverability. It is clearly shown that the site has few constraints, is in a well-located part of Longridge distant from the AONB, aligns well with the policies and principles of the emerging Core Strategy, and could accommodate a high quality development of c. 270 – 300 residential units. It is therefore both of strategic scale and could make a vital contribution to meeting unfulfilled and future housing needs in a sustainable location, in the short to medium term.

***2.13 The monitoring framework includes few quantified targets or ‘trigger points’ for implementing contingency plans. Is it sufficiently robust? Is it sufficiently clear how progress towards delivering the strategy’s aims and objectives will be measured, and how and when any contingency plans would be triggered?***

The Core Strategy lacks clarity on how progress towards delivery the strategy will be measured or what would trigger a contingency plan, such as a Plan review. Additional clarity is required, particularly in relation to housing need and delivery.

## Ribble Valley Borough Core Strategy

### Hearing Statement – Matter 3, Housing

#### Submitted on behalf of Taylor Wimpey UK Ltd

#### Representor ref. 8577

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The Inspector has invited representors to submit supplementary statements on identified *Matters and Issues*.

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## Issues

### ***3.1 As submitted, the Plan sought to deliver 4,000 new homes between 2008 and 2028. The Council proposes to increase this to 5,000.***

#### ***a. What is the explanation for the proposed modification, and why is it necessary for soundness?***

Taylor Wimpey welcomes the proposed modification to increase the housing requirement from 4,000 to 5,000 over the plan period. Modification is necessary to take in to account more up-to-date evidence (including national data sets). Further, the previous requirement did not represent the objectively assessed needs of Ribble Valley. As the Council's background paper, 'Defining a Local Housing Requirement, update', identifies, this housing requirement was influenced by consideration of constraints and concerns over delivery, neither of which were evidenced, contrary to the NPPF.

However, the increase proposed is not sufficient; this would not represent the objectively assessed housing need within Ribble Valley (the relevant market area). A further increase is required to more closely match the housing requirement with the objectively assessed housing need within Ribble Valley. This is expanded on below.

We would further challenge the removal of the words 'at least' from 'Key Statement H1: Housing Provision'. The NPPF is clear that plans should be positively prepared (paragraphs 157; 183), should boost significantly the supply of housing (paragraph 47)

and 'meets the full, objectively assessed needs for market and affordable housing in the housing market area...'

The stated housing requirement, to be consistent with the NPPF, must be treated as a minimum, not just a target, and the words 'at least' should be re-introduced, both for the overall requirement and the annual requirement.

Paragraph 6.4 is also amended to remove reference to the figures being treated as a minimum requirement; this equally needs reinstating.

***b. What evidence has led to the 5,000 figure being proposed? Is this a reliable source of evidence?***

The increase is informed by the outputs from the NLP report 'Ribble Valley Housing Requirement Update', May 2013. As a piece of evidence, the update is considered generally sound and robust. However, the Council has not reasonably applied this evidence in the formulation of the amended policy. It has done so in a manner that means that the new requirement is neither sufficiently aspirational nor reflects the objectively assessed housing needs of the area.

The NLP report provides for a number of scenarios. It settles upon between 220 and 250 dpa as the likely range of annual housing need (significantly above the previous studies range of 190 to 220dpa), but does so with a series of clear caveats:

'this [250 dpa] would appear to us to meet the majority of national policy objectives based on the Framework and specifically, objectively assessed demographic needs, and the majority of economic needs' (para. 4.25, our emphasis)

'for [the Council's] ELR aspirations to be achieved, a proportion of the new jobs created would have to be filled by in-commuters...or by 'clawing back' Ribble Valley residents who currently commute out... Alternatively, an agreement would need to be reached with adjoining Boroughs under the 'duty to co-operate' to meet some of Ribble Valley's unmet needs within their boundaries' (para. 4.26).

'To ensure that there is no disconnect between the housing requirement and the Council's job growth aspirations, in order to justify a figure below 280dpa, RVBC would need to demonstrate how it would mitigate or avoid the adverse housing, economic and other outcomes that a lower-growth approach could give rise to' (para. 4.32).

The ELR / 280dpa figure referred to is that which is demographically modelled by NLP on a job growth/economic-led scenario consistent with the Council's 2013 Employment Land Review, which in turn refers to a 'policy-off' projection by Oxford Economic Forecasts of +1,600 new jobs over 2012-2028 (+100 jobs per annum).

Therefore, the evidential basis for the revised housing requirement (the NLP report) made clear that a figure of 250dpa would not meet the full requirements of the NPPF nor the full objectively assessed needs of the area taking in to account economic needs (referring only to 'the majority of'); and identified a series of evidential / policy requirements that would be required if a figure less than 280dpa was applied.

There is no sound evidence presented by the Council to demonstrate that they have addressed these identified actions, be it through the Duty to Co-operate or otherwise. There is no evidence of any agreement with neighbouring authorities to accept any unmet need; no clear, sustainable strategy for filling employment opportunity by in-commuting; no robust evidence to suggest the Council can successfully reduce out-commuting patterns.

As an absolute minimum a requirement equivalent to 280dpa should be applied, to be consistent with the Council's own evidence and to avoid clear disconnect between the economic and housing aspects of the Plan. But we do not consider this to be sufficiently aspirational / reflective of needs, as the NPPF requires.

The 280dpa figure is based upon the most recent economic forecasts born through a period of recession which should be viewed with considerable caution. The 1,600 new job forecast is derived from is a 'policy-off' forecast, and shown to be significantly below the employment growth forecast for the UK and the North West region (ELR, para 9.14). By comparison, the 'Policy-on' Employment Based Forecast presented in the ELR, which takes in to account the significant growth potential of the Lancashire Enterprise Zone, forecasts an overall job growth of 4,900 (over three times the policy-off forecast).

Failing to recognise this clear potential for additional economic growth, and taking a 'neutral' economic line as a basis for the housing requirement, clearly fails the requirement to positively plan and for the Plan to be aspirational. The adverse implications of failing to positively plan for sufficient housing to meet economic growth potential are widely recognised and well rehearsed; the Plan as drafted runs considerable risk of causing such adverse consequences.

One must also have reference to the Strategic Housing Market Assessment (SHMA). The recent SHMA, published in July 2013, addresses only affordable housing need, not need for private market housing for sale. As the anticipated cornerstone of evidence on housing need, as directed by the NPPF, the SHMA as drafted is considered deficient.

That said, it identifies a net need for 404 affordable properties per annum. Section 5 of the document considers other sources of supply, including subsidised private rent, and indicates a revised net need figure of 114dpa (although with a significant note of caution). It then goes on to identify in Section 6 that a split of 70% market and 30% affordable (comprising 6% shared ownership, 19% Affordable Rent and 5% new social rented dwellings) should be adopted. On this basis, the requirement for 114 affordable dwellings (as 30% of an overall requirement) would equate to an overall requirement of 380dpa. The setting of a requirement of 250dpa will fall significantly short of the level of provision required to deliver the identified affordable housing need.

Finally, there is the issue of backlog or unfulfilled need. The proposed amended figure of 250dpa, takes no account of the previous under-delivery against the former RS targets, which was an objectively assessed need. This is confirmed in paragraph 3.20 of the NLP report which states: 'It should be noted that the figures below do not include any allowance for backlog; nor do they seek to make a planning or policy judgement as to their suitability'. This unfulfilled need has to be added to the objectively assessed need identified for the Core Strategy.

In supply / net requirement terms, this should also be adjusted to reflect any additional shortfall from the base date of the evidence that underpins any revised housing requirement (i.e. currently 2011) or the start of the emerging Core Strategy Plan Period. Until a final housing requirement figure is confirmed this backlog is unknown. Assuming a shortfall against a 280dpa requirement, a further allowance of 584 additional units of backlog exists for the years 2008/9 to 2012/13. This unfulfilled need has to be taken into account within the Council's residual requirement and should be added to the net annual plan requirement, and addressed in the first five years.

Taylor Wimpey welcomes the increase but firmly considers that the proposed housing requirement remains insufficient and unsound. It does so by reference to the Council's own evidence of need.

***c. What regard has been had to the Government's household interim projections for 2011 to 2021?***

The 2011 interim household projections have been referenced and modelled within the NLP report. The report correctly advises considerable caution on the use of the interim projections and application over the full Plan period. It recognises that they are only interim and do not cover the full plan period, only covering the period to 2021. Further, they are reflective of a period of recession, which has manifested itself in lower headship rates than previous projections; rates that are anomalous when considered against the previous trends of increasing headship rates in earlier projections. Other issues include the derivation of data, and the very important point that it does not reflect policy emphasis.

We would endorse the NLP-advised position that the 2011 interim projections (and associated headship rates) are not applied across the Plan period without adjustment.

It is understood that the modelling work undertaken in the NLP report applies the 2011-based headship rates until 2021 and the 2008-based headship rates for 2021-2028 (para. 3.6 of NLP report). This is more advisable than the use of the 2011-based headship rates across the period but we would still question the use of the 2011-based headship rates *per se*. Continuation of the economic growth now being experienced, could mean that the need is being understated in the period to 2021, with consequential adverse effects. The rates contained within more complete 2008-based projections provides a more appropriate basis for assessment, and more aligned with the principles of the NPPF.

***3.2 Key Statement H1 says that the overall housing requirement will be subject to a formal review within five years of the Plan's adoption. What is meant by 'formal review'?***

We are not clear on what is intended.

We would endorse constant monitoring and review.



The suggestion that a 'formal review' of the housing requirement is undertaken within five years must not be used as an excuse for setting a deficient housing requirement in the Plan and one which does not reflect an objective assessment of need, including unfulfilled need.

**3.3 The overall level of new housing delivery appears heavily reliant on the strategic housing site at Standen.**

- a. For the avoidance of doubt, is it the intention to allocate the Standen Site on a Policies Map through the Core Strategy? If not, why not?**
- b. Is placing such reliance on one site an appropriate approach? What certainty is there that the Standen site is deliverable and will be delivered in the plan period?**
- c. What infrastructure is necessary to deliver the Standen site? What assurances are there that the necessary infrastructure will be delivered when it is needed?**
- d. Taking account of the infrastructure and other requirements, is the Standen site financially viable? What evidence is there in this respect?**
- e. Given the need for infrastructure delivery, should phasing of the Standen site be included in the Core Strategy?**
- f. Aside from housing, what other uses are anticipated on the Standen site?**

We understand the Council has resolved to approve the current application on this site, subject to referral and the completion of a S106 Agreement. The basis of the resolution would seem to leave a number of matters unresolved and we would anticipate that it will take some time to finalise the S106 Agreement, and indeed to progress S278 Agreements / Reserved Matters in due course, even assuming the application is not 'called-in'. Further, we do not believe the site is aligned with a housebuilder / developer, and hence a marketing and disposal process is still to be progressed.

Accordingly we would not expect the planning and ownership position to be sufficiently advanced to enable a start on the development before mid 2015.

From that point, we consider that a reasonable expectation of unfettered delivery rate would be, 50 - 60 units per annum, assuming a build rate of 25-30 units per developer outlet, and two outlets on site. Over a 13 year period (2015 – 2028), this equates to 780 units of the 1,040 allocated.

This also assumes that the significant infrastructure issues associated with a site of this scale and character are capable of being addressed in time to allow for unfettered release of development in response to the market. This represents a risk.

Taylor Wimpey supports the principle of the Standen site, but questions the reliance being placed on the site in the context of the need to positively plan and ensure a flexible and responsive planning system. There remains significant doubt as to the rate of delivery and whether the full allocated quantum can be delivered in the Plan period.

The Plan needs to include greater flexibility to ensure that the housing requirement can be delivered should the Standen site fail to deliver at the required rates. This flexibility should be in the form of additional sites and other monitoring / review mechanisms.

**3.4 The table at paragraph 4.11 indicates the number of new homes for each of the three principal settlements on an individual basis, and gives a figure for the 'other settlements' combined.**

***a. Is this the spatial distribution of housing sought by the Plan?***

***b. If so, should the Plan be more robust in explaining that this is a proactive strategy and give an unambiguous commitment to delivering this distribution?***

***c. How has the proportional split between the settlements been arrived at? What justifies this distribution?***

***d. What is the justification for the 'Longridge adjustment'? Is the proposed reapportionment across the 'other settlements' (excluding Clitheroe and Whalley) the most appropriate course?***

***e. Should the Plan be more specific about the number of new houses anticipated at each of the 'other settlements'? Is it sufficiently clear to properly steer and direct the allocation of land through the Housing and***

***Economic DPD?***

***f. Which 'other settlements' are referred to? Have their relative sustainability credentials been taken into account?***

The role of paragraph 4.11 and Appendix 2 does need to be made clearer.

Taylor Wimpey supports the key role that Clitheroe, Whalley and Longridge should have in meeting the majority of the new development, reflecting their scale and role as key service centres within the Borough.

However, Taylor Wimpey objects to the specific proposed distribution of houses as set out at Paragraph 4.11 and Appendix 2 of the document as amended. It is not considered that this represents the most appropriate strategy, or one which is adequately evidenced.

Firstly, the quantum and proportion split between the principal settlements and the Other Settlements is not deemed to represent the most suitable and sustainable of alternatives, with the proportion assigned to the Other Settlements too high relative to the principal settlements.

The distribution to the principal settlements is predicated on there being an 'allocation' of 28% of 1,440 of the 5,000 dwelling overall housing figure to the Other Settlements. That is, the distribution amongst the principal settlements by percentage of existing 'main settlement population' is only undertaken once the set 28% of the overall requirement is assigned to lower order settlements. These settlements are recognised by the hierarchy (and supporting evidence) to be smaller, with fewer facilities and hence more constrained and less suitable (and sustainable) to accommodate growth than the principal settlements. Whilst this quantum does reflect this distinction to a degree (i.e. that the majority is directed to the principal settlements), this is a notable proportion and one which is not directly supported by evidence of suitability or sustainability (including in the Sustainability Appraisal). With the greater sustainable attributes (and development opportunities) of the principal settlements, a greater proportion should be directed to those settlements, alleviating pressure on the less sustainable lower order settlements. The focus in these areas should be on affordable and local needs.

Secondly, the 'adjustment' made for Longridge is entirely inappropriate and unjustified.

This serves to further unduly understate the role of Longridge, which elsewhere is recognised as a principal settlement to be a focus for growth. It reduces the quantum directed to Longridge, whilst exacerbating the issues above in relation to Other Settlements, which are recognised to be less sustainable than Longridge. Having established that 28% of the housing requirement is appropriate to be directed to the Other Settlements, which we would question, a further 200 units is simply moved from Longridge to add to that allowance – then equating to 33%.

It implies it is founded on a considered cross-boundary rationale, but this is not borne out by evidence, or indeed the emerging development Plan for Preston. The Duty to Cooperate statement includes Agendas of meetings but provides no evidence in relation to this specific matter, or indeed on how housing more generally. Longridge does sit on the boundary with Preston City and is recognised within Central Lancashire Core Strategy as a Key Service Centre, but only 'where land within Central Lancashire may be required to support this Key Service Centre in Ribble Valley'<sup>1</sup>. There is no evidence presented to show that land is required in Preston City to meet the town's needs, nor evidence that there is an intention by Preston City Council to accommodate the town's growth beyond the specific boundaries of a single previously developed site. The Publication Draft Preston Local Plan proposes a single allocation for 90 homes<sup>2</sup>, with the intention to designate all other land outside of existing settlement boundaries as an Area of Separation<sup>3</sup>.

The adjustment of 200 homes is therefore not reflective of the emerging Plan position in Preston, but even a figure of 90 homes (consistent with the emerging Preston Local Plan allocation) would be inappropriate. There is no certainty that the Preston Local Plan will be adopted with this allocation. There is no evidence presented to show that Longridge is not capable of or suitable to accommodate the full allocation implied by existing population proportions. The Council has taken the approach that if additional housing is provided for at Longridge within the Preston City area, this must be deducted and instead

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<sup>1</sup> Policy 1 of Central Lancashire Core Strategy

<sup>2</sup> Draft Policy HS1.14 of Publication Draft Preston Local Plan, July 2013

<sup>3</sup> Draft Policy EN4 of Publication Draft Preston Local Plan, July 2013

assigned to less sustainable locations. That simply cannot be the most appropriate strategy, and there is no evidence presented to show that it is.

**3.5 Is there a supply of specific deliverable sites sufficient to provide five years' worth of housing, with an additional buffer of 5% moved forward from later in the plan period to provide choice?**

Refer to comments against issue 3.6 below.

**3.6 In the light of paragraph 47 of the NPPF, should the buffer be 20%? Are there sufficient deliverable sites to provide a 20% buffer?**

The Council's most recent Annual Monitoring Report, April 2013 (AMR) identifies that the Council has under-delivered for the past 7 years. This clearly represents persistent under-delivery in the context of paragraph 47 of the NPPF and therefore a buffer of 20% should be applied. The AMR accepts this.

Applying the Sedgefield method, the 5 year supply requirement is to take in to account the accrued backlog, the 20% buffer and the relevant annual housing requirement. We state our objections to the Council's proposed housing requirement of 250dpa, and regard the 280dpa as an absolute minimum requirement; we therefore apply this figure below (1st October 2013 – 1st October 2018):<sup>4</sup>

Housing requirement (at 280dpa)	1,400
Plus Backlog of 897 units	2,297
Plus 20% buffer	<b>2,756</b>

This is a significant quantum of development and it is unclear how the Core Strategy will deliver this development in the short term. This highlights the significant delivery issues affecting Ribble Valley and the urgent need which it needs to resolve its significant housing issues. These issues are not being properly addressed in the draft Core Strategy.

<sup>4</sup> In the period 2003-2008, 798 units were completed against an RSS requirement of 805 (161dpa). Against a housing requirement of 280dpa for the period 1st April 2008 – 30th September 2013 (5.5 years = 1,540), 650 units have been completed. Combined this generates a backlog of 897 units.

The 2013 SHLAA update identifies a five year supply of 6,294 dwellings (paragraph 9.4) which exceeds, to a significant degree, the above requirement. The most recent AMR identifies a five year supply of 1,639 dwellings as at 31<sup>st</sup> December 2012 (page 18), whilst the Report to the Planning and Development Committee, 7 November 2013, references a five year supply of 1,930 dwellings at 30<sup>th</sup> September 2013 . In both cases, this is less than the requirement identified above and is a significant variation upon the SHLAA figure.

We have not appraised each of the sites within the updated SHLAA in detailed but have serious concerns regarding the methodology for the assessment of sites and the findings in terms of five year supply. For example:

- There are a significant number of duplicate sites with the larger sites added more recently often duplicating the smaller sites previously identified by the Council. As a consequence there is a significant element of double counting in the overall figures.
- The assessment assumes that a site is available, achievable and deliverable if it happens to be in one ownership, and discounts sites that may be in multiple ownership. This is not a proper assessment of whether the sites are deliverable in a five year period.
- There is no full assessment of site constraints and other factors that may affect delivery, such as access issues, landscape, environmental, heritage or other issues which might otherwise limit development.
- There is no assessment of the phasing of delivery on large sites. There is no indication or standard methodology as to the lead times for submitting an application, and securing consent; as well as delays for enabling works and off-site infrastructure. These factors will all impact upon the yield from a particular site in a particular period.
- The site areas indicated are gross site areas. It is common on medium to large sites for the net site area to be 60-75% of the gross site area. No allowance has been made for this in the SHLAA. As a consequence the estimated yields from individual sites are wildly inaccurate.
- The density assumption at 40dph across the gross site area is unrealistic particularly in the current market and bearing in mind the character of the settlements and the likely form of any housing offer, which is likely to focus on middle market and higher value family housing. Any density calculation should be based upon the net site area and 30dph is considered reasonable.

The assessment of sites is incomplete, the yields from sites is exaggerated, and the contribution or not to the five year supply remains inadequately considered. The SHLAA remains an inadequate piece of evidence to demonstrate that the Council have a five year supply of housing land or would be able to achieve one as a result of the emerging Core Strategy.

The Core Strategy in turn fails to demonstrate a strategy which includes sufficient housing land and does not address the shortfall in supply in any meaningful way. We consider that insufficient land has been identified. On that basis we believe the Core Strategy as it stands to be unsound.

***3.7 Is there a supply of specific, developable sites or broad locations for growth for years 6 to 10 of the Plan and beyond?***

The SHLAA identifies significant potential, but the document is fundamentally flawed and does not provide sufficient certainty that sufficient sites will be available. See comments to 3.6 above.

***3.8 Is there sufficient land available in the right places to deliver the level and spatial distribution of new homes planned for?***

The SHLAA identifies significant potential, but the document is fundamentally flawed and does not provide sufficient certainty that sufficient sites will be available. See comments to 3.6 above. To provide greater certainty, including in relation to 5 year supply – a fundamental requirement of the NPPF – the SHLAA needs revisiting, but the Plan should also be more explicit as to the means by which supply will meet requirements.

In this regard, the Core Strategy should not limit itself to a single strategic allocation at Standen, Clitheroe. The need for certainty and clear direction is paramount, and the Core Strategy should seek to identify additional sites of strategic significance (i.e. crucial to delivery).

Included in this, given its position in the hierarchy, is the importance of allocating strategic housing site(s) for Longridge. This would provide essential, greater certainty that existing unfulfilled and future need for market and affordable housing can be met.

Taylor Wimpey proposes the strategic allocation of Land at Dilworth Lane, Longridge for residential development. The boundary of this site, previously supplied by Taylor Wimpey as part of its representations, is shown on the attached draft Development Statement (**Appendix 1**). This Statement also provides summaries of the extensive technical information assembled for the site, an illustrative masterplan, and an evaluation of the site against considerations of availability, suitability and deliverability. It is clearly shown that the site has few constraints, is in a well-located part of Longridge distant from the AONB, aligns well with the policies and principles of the emerging Core Strategy, and could accommodate a high quality development of c. 270 – 300 residential units. It is therefore both of strategic scale and could make a vital contribution to meeting unfulfilled and future housing needs in a sustainable location, in the short to medium term

***3.9 What reliance, if any, is placed on windfall sites in the housing land supply?***

The 2013 SHLAA update does not make any allowance for windfalls (page 3), which is entirely appropriate.

***3.12 Should the expected rate of market and affordable housing delivery through the plan period be illustrated by a housing trajectory in the Plan?***

A housing trajectory should be included to indicate market and affordable housing delivery throughout the plan period. The production of such an (illustrative) trajectory, based upon robust credible evidence of deliverability (currently lacking, see above), would enable the Council to clearly monitor if the plan is delivering against the housing requirement and enable the Council to identify if and when remedial actions may be required.

## Ribble Valley Borough Core Strategy

### Hearing Statement – Matter 6, Economic Development

#### Submitted on behalf of Taylor Wimpey UK Ltd

#### Representor ref. 8577

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Taylor Wimpey UK Limited ('Taylor Wimpey') submitted representations to the 'Proposed main changes to submitted Core Strategy' consultation in September 2013, and prior to that, to the Main Modifications to the Core Strategy in November 2012. The submissions were made on behalf of Taylor Wimpey by JASP Planning.

The Inspector has invited representors to submit supplementary statements on identified *Matters and Issues* ahead of the forthcoming Examination in Public (EiP) Hearings.

This statement responds in particular to Matter 6 and expands upon Taylor Wimpey's representations insofar as they are considered relevant to this Matter. The comments principally relate to Issue 6.1, 6.2a and 6.2b.

Cross-reference is made to other statements submitted on behalf of Taylor Wimpey, by Turley Associates.

## Issues

***Issue 6.1 – Has the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development, been assessed? What are the objectively assessed needs for land or floorspace for the various types of economic development?***

The Ribble Valley Employment Land Study (ELS) Refresh 2013 has been prepared to appraise the supply, need and demand for employment land and premises in the Borough. Moreover, the 2013 study was prepared to update the Employment Land and Retail Study that was commissioned by the Council in 2008.

The ELS is primarily concerned with the availability of land and premises for employment generating development (i.e. Use Class B1, B2 and B8) but also considers the land requirements of non-B use classes such as retail, education and health related professions. In doing this, the ELS cites that the portfolio of employment land in the borough needs to be balanced to cater for all sectors of the economy and in doing so considers a number of different employment land scenarios over a sixteen year period to 2028.



As cited in our statement to Matter 3 (Housing), the ELS 'policy-off – employment based forecast' projects that an additional 1,600 new jobs will be generated between 2012 and 2028 (+100 jobs per annum). This represents a conservative estimate when set against the increase projected for the North West of England (6.2%) and the UK as a whole (8.2%). By comparison, the 'Policy on - employment based forecast', which reflects the growth potential of the Lancashire Enterprise Zone, estimates that 4,900 new jobs will be created in the borough over the plan period. It is, therefore, clear that the Core Strategy should be prepared positively to ensure that the clear potential for economic growth in the Borough can be accommodated.

With regard to existing sites, the ELS confirms a headline supply of 20 ha of available employment land (at 31st March 2012). When set against historic trends this represents a small surplus of land (1.92 ha). However, the ELS acknowledges that the Papillion Site (4.32Ha) at Barrow Brook Business Park has outline planning permission (LPA ref. 3/2012/0158) for housing led redevelopment. Since the publication of the ELS, a full planning application (LPA ref. 3/2013/0771) has been submitted for the development of 102 dwellings and it is anticipated that work will commence on site in 2014. In taking the residential redevelopment of Papillion Site into account, the Council's residual supply of employment land stands at 15.68 ha. Historic trends set out within the ELS indicate that the residual supply figure represents a 2.40ha shortfall over the Local Plan period.

It is important to consider that the issues with the existing supply of employment land are further exacerbated by the current reliance on two existing employment allocations. More specifically, the land allocations at Barrow Brook Business Park and Salmesbury Aerodrome account for 87% of the existing employment land supply.

A plan that is reliant upon the delivery of two major employment sites is clearly inflexible and in order to address the shortfall arising from the lack of available land and premises for employment use, the ELS recommends that the Council should 'identify further land allocations for B1 (a, b and c uses), B2 and B uses in the order of 8 ha'. The identification of additional employment land to support and compliment housing growth in the borough is broadly supported by Taylor Wimpey.

In summary, the Council's most up to date evidence base recommends that the Council should allocate additional land for future employment development. In light of this, we believe that the Core Strategy is broadly consistent with the most up to date evidence that has been commissioned by the Council and provides an appropriate basis for the delivery of new economic development over the life of the Core Strategy.

***Issue 6.2 – Key Statement EC1 says that the Council will aim to allocate an additional 9 hectares of land for employment purposes in appropriate and sustainable locations.***

***a) Where? What spatial distribution of new economic development does the Plan aim to achieve?***

In terms of distribution, the Council's Core Strategy evidence base recommends that future employment development should be focused in and around the main towns of Clitheroe, Longridge and Whalley as well as along the A59 corridor. We continue to support the Council's overarching strategy for the distribution for new employment

generating development in the borough, including the potential to expand the existing limits of the settlements to accommodate growth and sustainable job creation.

With specific regard to Longridge, the town is proposed to accommodate notable housing growth over the plan period, though not to the level Taylor Wimpey consider is appropriate (see our Matter 3 Statement). Longridge is a principal town and should be a key focus for both housing and employment growth over the plan period. The ELS confirms that Longridge has no available land allocations for employment generating uses over the plan period

In accordance with the Development Strategy for the Borough (Policy DS1) and the supporting evidence base, Taylor Wimpey recommend that Policy EC1 of the Core Strategy and subsequent Housing and Economic DPD should allocate a significant portion of the employment land requirement to Longridge.

**b) Why is the Plan not more explicit about how the 9 hectares proposed will be distributed? Does it need to be, in order to properly steer the allocation of land through the Housing and Economic DPD?**

Taylor Wimpey consider that there should clearer direction provided and locational emphasis. In doing so, Longridge represents an appropriate location to be identified.

The Council's ELS confirms that Longridge is a Key Service Centre and focus for growth. However, the settlement presently has no available land allocations for future employment development. Moreover, the ELS also cites that the land south of Chapel Hill remains the subject of constraint due to ground contamination and does not represent a viable option for future employment related development.

It is, therefore, contested that if land is not allocated in Longridge for employment use over the plan period then the composition of identified supply will fail to meet identified needs and the stated objectives of the Core Strategy. In particular, it will fail to respond to the need for additional employment land that is recognised by the Council and evidenced in the ELS. This needs clear direction within the Core Strategy.

The Core Strategy would helpfully go further in providing locational direction within and around Longridge. Two potential employment sites in Longridge are promoted within the ELS. The first is situated on the eastern edge of Longridge at College Farm (Blackburn Road) and the second is the land that is located to the north of the town centre and to rear of Sainsbury's store.

The College Farm site benefits from direct road frontage and can be reached from the M6 motorway without passing through the town, whilst being positioned in a location close to other development opportunities. Indeed, the Ribble Valley Core Strategy Regulation 25 consultation paper (October 2010) identified the land at Dilworth Lane / Lower Lane as part of an area of search for future development in Longridge, considering this to be the preferred location for growth in Longridge because of the limited technical and environmental constraints on site and the accessibility benefits associated with the existing road connections to the M6 motorway. Siting employment growth at the College Farm site could form part of the mixed use growth location to the east of Longridge.

## Ribble Valley Borough Core Strategy

### Hearing Statement – Matter 8, Sustainable Development and Climate Change

#### Submitted on behalf of Taylor Wimpey UK Ltd

#### Representor ref. 8577

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### Introduction

Taylor Wimpey UK Limited ('Taylor Wimpey') submitted representations to the 'Proposed main changes to submitted Core Strategy' consultation in September 2013, and prior to that, to the Main Modifications to the Core Strategy in November 2012. The submissions were made on behalf of Taylor Wimpey by JASP Planning.

The Inspector has invited representors to submit supplementary statements on identified *Matters and Issues* ahead of the forthcoming Examination in Public (EiP) Hearings.

This statement responds in particular to Matter 8 and expands upon Taylor Wimpey's representations insofar as they are considered relevant to this Matter. The comments principally relate to Issue 8.4 and 8.5.

Cross-reference is made to other statements submitted on behalf of Taylor Wimpey, by Turley Associates.

### Issues

**8.4 Policy DME5 says that the Council will 'request' that residential developments of 10 or more units and other developments over 1000m2 meet at least 10% of their predicted energy requirements from decentralised and renewable or low carbon sources. Key Statement EN3 indicates that 'planning permission will only be granted' where this requirement is met.**

#### **a. Is there an internal inconsistency in the Plan?**

Taylor Wimpey is a responsible developer who fully supports the strategic objectives of Policy DME5 and Policy EN3 and will seek to address the requirements of these draft policies where feasible and viable during the delivery of its development across the borough. Notwithstanding this, Taylor Wimpey does have concerns with regard to the proposed wording of the Policy EN3 as presently drafted due to inconsistency.

In order to address the inconsistencies between policy EN3 and DME5, it is proposed that the policy EN3 should be amended to read as follows:

*“.....On larger schemes, ~~planning permission will only be granted for developments on sites that the Council will expect the development to~~ deliver a proportion of renewable or low carbon energy on site based on targets elaborated within the relevant Development Management policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these **objectives, the applicant will be required to demonstrate it must be demonstrated why it is not feasible or viable.**”*

**b. Have any assessments been undertaken to demonstrate the viability of the thresholds and proportions proposed?**

We note that the Council published a Core Strategy Viability Study (CSVs) in August 2013 to demonstrate that the draft policies have been assessed to ensure that the combined impact of the policies do not preclude development from coming forward. The CSVs states that the Council has modelled all potential residential development sites to CfSH level 4 and allowed £1,000 per unit for lifetime homes.

As set out at Paragraph 4 above, it is possible that site specific circumstances may preclude the use of certain technologies, for viability or feasibility reasons. In order to address this potential scenario, Policy EN3 should be amended as proposed above.

**8.5 Key Statement EN3 relates to sustainable design and construction. As submitted, it does not include any specific standards to be met. The Council has proposed some text to address this. What does the new wording proposed aim to achieve? Is the wording effective in its present form?**

The National Planning Policy Framework clearly states in Paragraph 95 that *“when setting any local requirement for a building’s sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards”*.

The recent changes to the Governments Zero Carbon building policy and the consultation into Part L 2013 of the Building Regulations are proposing to further reduce the level of carbon emission reductions imposed under Part L 2013 from an expected 25% improvement to potentially as little as an 11% in recognition of the challenges in meeting the current 2010 Part L regulations.

In this context, we consider that a specific standard should not be expressed by Policy EN3 as this approach will ensure that the Council’s sustainability policies can function and respond to further changes to the Governments Zero Carbon buildings policy and the Building Regulations.

**Taylor**  
**Wimpey**

# Dilworth Lane Longridge

*Development Statement*

November 2013





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RANDALL THORP



5plus graphics

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## Disclaimer

This document is confidential and prepared solely for your information. Therefore you should not, without our prior written consent, refer to or use our name or this document for any other purpose, disclose them or refer to them in any prospectus or other document, or make them available or communicate them to any other party.



## Executive Summary

**This statement has been prepared by Taylor Wimpey UK Limited to support the promotion of land at Dilworth Lane in Longridge for the development of residential, employment and associated uses.**

The proposed development site, which totals approximately 16.4 hectares (40 acres), is identified as suitable for housing (with policy restrictions) in the Ribble Valley Strategic Housing Land Availability Assessment (SHLAA, August 2013). Against this background, this statement will seek to address the existing constraints (including 'policy restrictions') and opportunities which the site presents.

This Development Statement demonstrates that land at Dilworth Lane:

- Is the most sustainable and deliverable site on the edge of the Longridge urban area for release, and the development accords with the principles of sustainable development;
- The site is surrounded by land uses which are compatible with residential development, with housing to the north, south and west. To the east are existing reservoirs which provide for recreation opportunities;
- The site could provide in the region of 270 - 300 residential dwellings and therefore assist in meeting the Borough's housing targets at a time when delivery is uncertain;
- The development proposals can provide for a choice of high quality homes in terms of type, tenure and size to meet local needs;
- The development would contribute towards an identified need for both market and affordable housing in the Borough and therefore help to meet the identified need for housing to support the continued function of Longridge as one of only three key service centres in the Borough;
- There are no appropriate allocated or previously developed sites available within Longridge to accommodate the proposals, whereas the Dilworth Lane site is available, suitable and achievable for residential development within settlement limits;
- The development of the site could include an element of employment development to meet local need for smaller scale employment development suitable for local business;

- The development proposals are economically viable and will be financed by a major housebuilder;
- The site is in a sustainable location for new housing, being located in close proximity to public transport links, transport routes and a range of shops, services, schools, jobs and community facilities;
- The provision of new housing at the site will benefit the wider economy and help to sustain existing services;
- The development would generate a number of local economic and social benefits;
- There are no technical, physical or environmental constraints to the development of the Dilworth Lane site for housing; and,
- The proposals will be sensitive to the character of the local landscape in terms of scale, design, layout, building style and facing materials.

The suitability of the site for residential development is supported by the following suite of assessments, which have also informed the preparation of the concept masterplan / scheme layout (prepared by Randall Thorp):

- Transport Assessment (Curtins);
- Landscape, Visual and Urban Context Appraisal (Randall Thorp);
- Ecological Assessment (Avian Ecology);
- Tree and Hedgerow Survey (TBA);
- Historical Environment (CgMs);
- Contamination (Betts Associates);
- Flood Risk Assessment (Curtins);
- Agricultural Land Classification (Reading Agricultural Consultants);
- Outline Drainage Strategy (Curtins); and,
- Outline Utility Strategy (TecProjeX / TDS).

The summary findings of these assessments are set out within this statement.

**New housing provision within small towns such as Longridge is essential in supporting their future vitality. It provides the only means of diversifying housing mix and tenure, in particular by providing affordable options for existing residents and future generations. It caters for new residents that can widen the demographic profile and sustain essential local facilities. Such development is firmly aligned with the principles of sustainable development. The development of the Dilworth Lane site for housing, in accordance with the principles and concepts outlined in this statement, provides an opportunity to achieve these sustainability objectives, whilst at the same time making a contribution to the Borough's housing supply requirements.**

**Accordingly, Taylor Wimpey encourages the support of Ribble Valley Borough Council and other local stakeholders for the residential development of the site, within the emerging Local Plan and the future planning policy framework. They consider that this site represents a suitable strategic site that it should be included within the emerging Core Strategy or as an allocation in a future Development Plan document.**

**Taylor Wimpey will also seek to engage with the local community in an attempt to develop ideas for the site, and identify suitable opportunities to deliver added benefits for the wider settlement.**

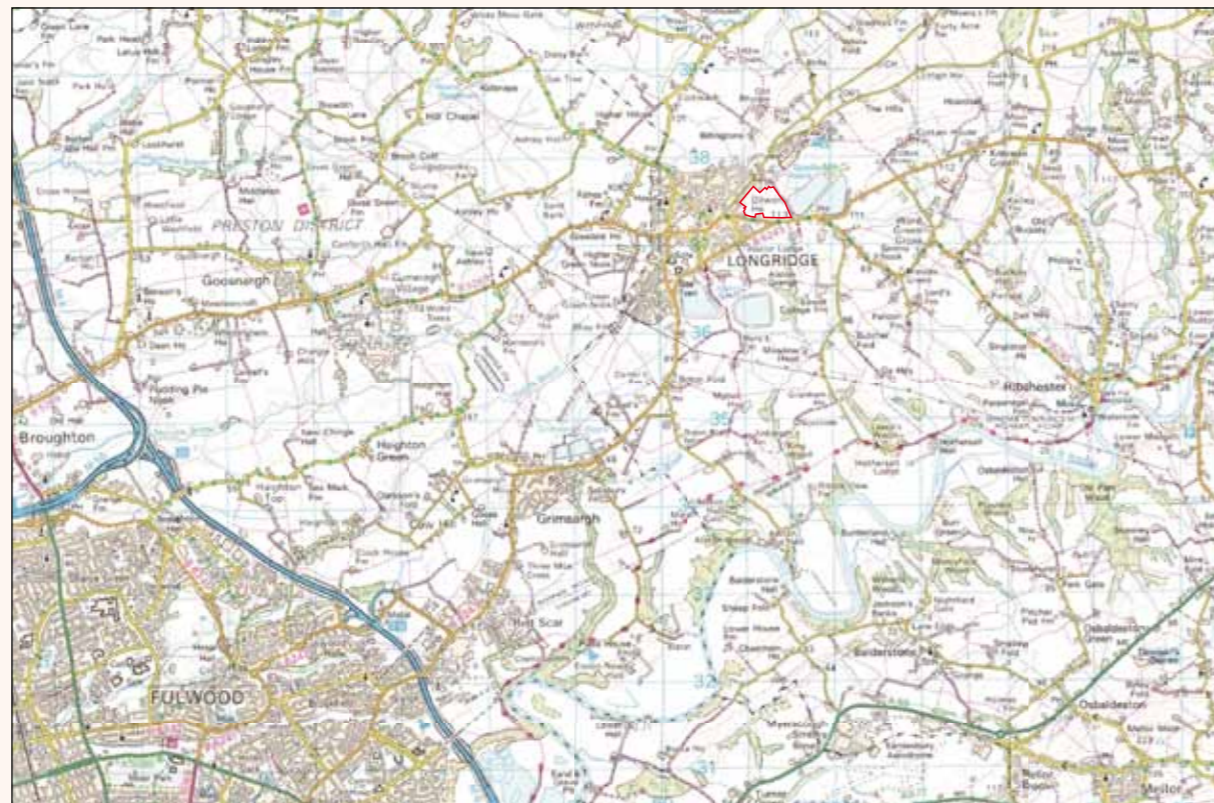
# 1.0 Introduction



Figure 1 : Aerial Site Plan



Figure 2 : Site Plan



# 1.0 Introduction

**This Development Statement has been prepared to consider the merits of land at Dilworth Lane to be allocated as part of the emerging Local Plan through either the current draft Core Strategy as a Strategic Site or as an allocation in a subsequent Development Plan Document.**

**The statement contains an appraisal of the site and its context and has been supported by the completion of physical, environmental and technical assessment of the site.**

## Site Location and Context

The site is located off Dilworth Lane on the eastern side of Longridge, approximately 13km (8 miles) to the north-east of Preston. It lies to the north of Dilworth Lane up to the back of the curtilages of the existing properties fronting onto Higher Road. The site slopes up to the rear boundaries of existing properties on Higher Road although the land within Taylor Wimpey's control includes the lower lying land and does not abut these properties. The land to the north adjacent to the properties on Higher Road is not currently within Taylor Wimpey control but is suitable for some development together with landscaping and public open space and has potential for lower density higher value housing in particular. The entire site extends to approximately 16.4 hectares (40 acres) of greenfield land. It is currently vacant and in part used for low key agricultural purposes (grazing). There is a single dwelling on the Dilworth Lane frontage that is enclosed by a walled garden and forms a salient within the site, and there are a number of properties which abut the site to the north, south and west. The surrounding landscape comprises an established residential area focused around the existing town centre located a short distance to the north and west of the site.

There is a recently constructed (partially constructed) residential development to the south (on a triangular site bounded by Dilworth Lane and Lower Lane). Spade Mill Nos. 1 and 2 reservoirs are located to the east separated from the site by Tan Yard Lane. There are substantial established trees and hedgerows around the periphery of the site and a few trees and a 'gappy' hedge on the boundaries and within the site.

In terms of the wider settlement, Longridge has a population of approximately 7,500 residents and includes three primary schools, a junior school and two secondary schools. There is a community hospital, two doctor's surgeries / medical centres and at least two dentists. There is a mix of employment and residential areas within the settlement. There are around 12 public houses and three social clubs in Longridge. There are a range of shops in the settlement, including Sainsbury's, Booths and Co-operative supermarkets as well as a number of smaller shops and services that provide a full range of facilities required for day to day living. The settlement is one of three principal settlements in Ribble Valley (Clitheroe, Longridge, and Whalley) being only second to Clitheroe in terms of size and economic importance.

There is no train station in Longridge with the nearest mainline station being in Preston, but there are a range of bus services providing links with Blackburn, Chipping, Clitheroe, Grimsargh, Ribblesdale, Preston, Ribchester, Whalley, and Whittingham (Services 1, 3/3A, 4, 5/5A and 35) along with various stops betwixt and between.

Figure 3 : Visual Appraisal



Photo 1: View from the Bridle Path No.35 looking at the site from South-east corner.



Photo 2: View long Dilworth Lane looking towards west.



Photo 3: View from Dilworth Lane looking east.



Photo 4: View from Dilworth Lane looking at the site towards north-east.



Photo 5: View from Dilworth Lane looking at the site towards north-west.



Photo 6: View from Bridle Path No.35 looking at the site towards west.

# 2.0 Vision Statement

2



## 2.0 Vision Statement

**“...integrated, desirable, high quality mixed use housing and employment development within a safe and attractive environment which is sustainable, supports the on-going needs of the local community and enhances towns character.”**

In settlements such as Longridge, where there is little growth potential within existing urban areas and considerable affordable housing challenges, there is an increased tendency for the demographic profile to be increasingly skewed towards older generations. However, Longridge plays an important economic role within the Borough with a broad range of facilities and services. There is therefore a need to attract families and provide opportunity for younger generations to remain in the town, in order to broaden the age profile and sustain local facilities.

The development proposals for the Dilworth Lane site will deliver new market and affordable family homes to the benefit of the local community, at a time when there are severe challenges to supply. Furthermore, there has been a lack of deliverable employment land within the Settlement and the Development Plan proposes to incorporate an element of employment development to meet the needs of smaller local businesses. Land on the south side of Lower Lane and Blackburn Road would be suitable for such uses as identified in the Councils Employment Land Study.

Our vision for the site is therefore underpinned by the following goals:

- **Delivering quality new homes** – Taylor Wimpey will build quality new homes, which make use of and are sensitive to the distinctive character of the surrounding area.
- **Achieving a choice of housing** – The proposals will offer a mix of housing in terms of type, tenure and size to satisfy local needs and help to broaden the demographic profile of the village.
- **Providing affordable homes** – The proposals will help to address a recognised local housing problem and meet the needs of those currently unable to secure a new home in the village.
- **Providing Small Scale Employment Opportunities for Local Businesses** – Comprehensive proposals for land to the north and south of Dilworth Lane could include an appropriate area for small scale employment development targeted at meeting local needs which would be suitable for new small scale enterprises, or for existing businesses to relocate to. It would contribute towards the supply of employment land bearing in mind the lack of available and deliverable opportunities elsewhere within the town.
- **Investing in the community** – Taylor Wimpey will seek to strengthen the local economy through the provision of housing to attract the economically active.
- **Creating a safe, desirable place to live** – The proposals will aspire to the creation of a safe and attractive environment which discourages crime and engenders a good community spirit, building upon the strengths of the wider village.
- **Supporting the community** – The proposals will sustain the local community by providing more places to live and ensuring access to jobs, services and infrastructure.
- **Promoting ecological conservation** – The proposals will seek to sustain and enhance the quality of existing habitats and features of conservation value.
- **Incorporating environmental and sustainability measures** – The proposals will incorporate a range of environmental and sustainability credentials, aimed at reducing carbon emissions and improving energy efficiency.
- **Working in partnership** – Taylor Wimpey will collaborate with local residents and other key stakeholders to create a development that delivers community-wide benefits for all.



**3.0**  
**About Taylor**  
**Wimpey UK Ltd**





## 3.0 About Taylor Wimpey UK Ltd

**Taylor Wimpey UK Limited is a dedicated homebuilding company with over 126 years' experience, we have an unparalleled record in our industry. We aim to be the homebuilder of choice for our customers, our employees, our shareholders and for the communities in which we operate. We have expertise in land acquisition, home and community design, urban regeneration and the development of supporting infrastructure which improves our customers' quality of life and adds value to their homes. We draw on our experience as a provider of quality homes but update that, to the expectations of today's buyers and strive to provide the best quality homes, while setting new standards of customer care in the industry. Our 23 regional businesses in the UK give our operations significant scale and truly national geographic coverage.**

Each business builds a range of products, from one bedroom apartments and starter homes to large detached family homes for every taste and budget and as a result, our property portfolio displays a surprising diversity. The core business of the company is the development of homes for the open market, although we are strongly committed to the provision of low cost social housing through predominantly partnerships with Local Authorities, Registered Social Landlords as well as a variety of Government bodies such as the Homes and Communities Agency.

With unrivalled experience of building homes and communities Taylor Wimpey today continues to be a dedicated house building company and is at the forefront of the industry in build quality, design, health and safety, customer service and satisfaction. Taylor Wimpey is committed to creating and delivering value for our customers and shareholders alike. Taylor Wimpey combines the strengths of a national developer with the focus of small local business units. This creates a unique framework of local and national knowledge, supported by the financial strength and highest standards of corporate governance of a major plc. Taylor Wimpey Strategic Land, a division of the UK business, is responsible for the promotion of future development opportunities, such as this site, through the planning system. The local business unit that will, in conjunction with Strategic Land, carry out housing and related development as part of this is Taylor Wimpey North West based in Warrington.

**4.0**  
**Planning Policy  
Framework**

4

## 4.0 Planning Policy Framework

**The development proposals respond to planning policy at the national, regional and local level; this is summarised in the following section. Of particular pertinence is the National Planning Policy Framework, the Councils adopted Local Plan and the emerging Core Strategy. This section seeks to demonstrate that the Dilworth Lane site meets all the relevant policies for the allocation of land for residential development.**

### National Policy

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. Throughout the Framework runs the golden thread of "Sustainable Development" for which paragraph 14 establishes a presumption in favour. It requires that local planning authorities should positively seek opportunities to meet the objectively assessed development needs of their area. Section 1 of the Framework indicates the role of planning to support and encourage sustainable economic growth removing barriers to investment. Section 6 relates to housing, with paragraph 47 stating that local authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. It goes on to advise that they should identify a supply of specific deliverable sites sufficient to provide five years worth of housing and developable sites or broad locations for years 6-10 and, where possible, for years 11-15.

It is considered that the development proposals are supported in principle through the Framework. The site is suitable and deliverable for development. It is located on the edge of the Longridge urban area and is accessible to services, employment and facilities. The site will deliver the three dimensions to sustainable development performing a positive economic, social and environmental role in accordance with the Framework. In particular:

- The provision of approximately 270 - 300 dwellings will assist in meeting the Government's growth agenda outlined in the Framework [§47] and that the Council's housing requirement can be achieved through planning for larger scale development [§52].
- The site is not located within the Green Belt, Conservation Area, or an area with Landscape or other policy designations which might otherwise restrict development.
- There are no heritage assets or features of nature conservation preventing the development of the site.
- The site is situated approximately 400 metres from Longridge town centre and bus stops are located immediately adjacent to the site. The site therefore promotes the use of sustainable transport choices due to its location in accordance with Framework.
- The site is not at risk of flooding and is therefore sequentially preferable.
- There are no risks from pollution and land stability arising from the proposed allocation and subsequent development of the site in accordance with the Framework.
- The proposed development will contribute positively to making Longridge a better place to live through high quality and inclusive design principles.

It is considered that the development of this site will accord with these key principles of the Framework and there are no adverse impacts of allocating the site which would significantly and demonstrably outweigh the benefits.

National Planning  
Policy Framework  
(NPPF)



### Development Plan Policy

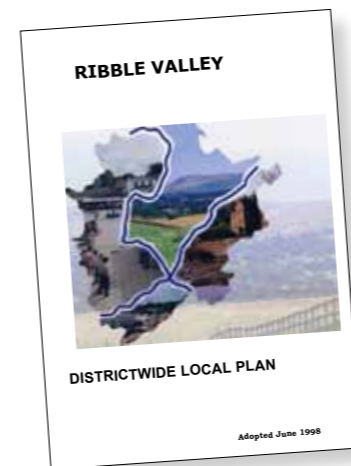
#### Regional Policy

The North West of England Plan Regional Spatial Strategy to 2021 (RSS) was adopted in September 2008 and subsequently revoked in on 20th May 2013. However, its requirements and the evidence which underpinned it were tested through an examination and should therefore be given some weight in terms of the current and emerging position. Policy L4 provided for 2,900 net additional new homes in Ribble Valley between 2003 and 2021, an annual average of 161 new homes. The proposed development will provide in the region of 270 - 300 new homes and therefore assist in meeting the Borough's housing targets at a time when delivery is uncertain. Ribble Valley's supply of housing land is discussed in more detail later in this statement.

Policy L5 required local planning authorities to secure the provision of affordable housing the type, size and tenure of which should be supported by evidence. As discussed later in this section, Ribble Valley suffers from a shortage of affordable housing. There is a particular shortfall in rural areas which serves to limit opportunities for first-time buyers and unbalance local communities.

Policy W1 and W3 seeks to ensure opportunities for economic development are provided for, including the provision of appropriate sites and premises. The proposal will provide scope for local needs employment development which will support the development of a diversified local economy, ensuring that there is access to a range of job opportunities for the local population.

Ribble Valley  
Districtwide Local Plan



### Local Policy

#### Ribble Valley Districtwide Local Plan

The statutory Development Plan for the Dilworth Lane site comprises the 'saved' policies of the Ribble Valley Districtwide Local Plan, which was adopted in June 1998. The relevant 'saved' policies will continue to apply in the decision-making process until replaced, merged or deleted as appropriate by emerging LDF documents or if they are considered out of date in the context of the aforementioned NPPF. The plan was envisaged to cover the period from 1991 to 2006 and meet the development needs of the community over that period (and reflect the provisions of the then Lancashire County Structure Plan (1991-2006)). The site falls outside the settlement boundary as identified in the adopted Local Plan with what is open countryside as identified on the adopted Proposals Map. It was acknowledged in the former Structure Plan that Longridge was a focus for development (after Clitheroe) and that it would require extension of the existing settlement boundary. Policy G1 provides a general criterion based policy that applies to all developments. Policy G2 of the Plan identified that in Longridge the scale of development that would be approved comprised:

*"...development wholly within the built part of the settlement or the rounding-off of the built-up area."*

Paragraph 3.2.7 provides some advice as to the interpretation of this and advises that rounding off refers to:

*"...development which is essentially part of rather than an extension to the built-up part of the settlement. It can be defined as the development of land within the settlement boundary (which is not covered by any protective designation) where at least two thirds of the perimeter is already built-up with consolidated development. Such sites will normally be relatively small and should not involve the development of visually important "green wedges". Proposals on sites covering open land in excess of one hectare will not normally be considered appropriate."*

Policy ENV3 relates to open countryside and advises that In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Policy ENV6 seeks to safeguard the best and most versatile agricultural land unless it can be shown that the need for development overrides agricultural considerations.

Policy H2 limits development outside settlement boundaries to three limited purposes, including residential development specifically intended to meet a proven local need. Policy H19 and H20 relates to the provision of a negotiated proportion of affordable housing on certain schemes, including 100% on schemes in the open countryside.

Policy EMP4 of the Local Plan allocated 1.3 hectares of land at Chapel Hill, Longridge (as shown on the proposals map) for development falling within Use Class B1 of the Use Classes Order 1987. Policy RT8 and RT9 requires new developments to accommodate open space provision to an identified standard.

### Emerging Planning Policy

#### Core Strategy

The Council are in the process of preparing a Core Strategy which will establish the vision, underlying objectives and key principles that will guide the development of the area up to 2028. The Core Strategy has been subject to a number of consultation stages. The document was formally submitted to the Secretary of State for consideration on 28 September 2012. Following consideration of the submission the Inspector wrote to the Council on the 23 November 2012 expressing concern regarding the underlying evidence that was being used to support the Councils Core Strategy. This included:

- The Strategic Housing Market Assessment;
- The Strategic Housing Land Assessment;
- Consideration of Economic Viability;
- Gypsy and Traveller Accommodation Assessment; and,
- Employment Land and Retail Study.

The Council sought a suspension of the examination in their letter of the 11 December 2012 for a period of 6 months to allow the evidence base to be updated. The Inspector in his response dated 9 January 2013 agreed to such a suspension.

A six-week consultation took place from Monday 12 August until Friday 20 September, during which time comments are sought on the updated evidence base and proposed revisions to Core Strategy. The examination hearings are scheduled to resume in September 2013 after the expiration of the current consultation period.

The emerging Core Strategy, as proposed to be amended makes provision for a target of 250 dwellings per annum based upon the updated evidence base. This evidence has been prepared by Nathaniel Lichfield & Partners for the Council in terms of the housing requirement, although it is noted that this indicates a requirement of 280 would be necessary to balance the economic aspirations with those for housing. The Core Strategy also continues to seek 30% contribution towards affordable housing (based upon evidence in the Strategic Housing Market Assessment), and that 15% of the units will be sought for elderly provision. It also confirms at paragraph 7.5 that the larger settlements of Clitheroe, Longridge and Whalley will be the preferred locations for new employment development.

The development site at Dilworth Lane accords with all the broad principles set out in the emerging Core Strategy.



**5.0**  
**Sustainable  
Development  
Needs**



## 5.0 Sustainable Development Needs

**As noted in the previous sections, Longridge plays an important role in the settlement hierarchy of the Borough and as a consequence needs to accommodate new development to reflect that fact. This is important for Longridge to:**

- To provide new homes to meet identified needs for new market housing;
- To provide homes for existing residents who are currently unable to find suitable accommodation;
- Allow for continued to support its role as an important economic centre;
- Provide for opportunities for additional employment development;
- To maintain the role of the centre of Longridge as an important retail and service centre, and to support the continued provision of important services;

The Framework requires the Local Authority to meet its objectively assessed needs for development, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In terms of the Ribble Valley evidence base, this has recently been updated, and includes:

- The Strategic Housing Market Assessment (2013)
- Housing Requirement Review (2013)
- The Strategic Housing Land Assessment (2012)
- Employment Land Review 2013

Whilst still emerging, it is apparent from the Local Plan Core Strategy and associated evidence base that Longridge will need to accommodate a significant quantum of development, i.e. around 550 further dwellings. It is equally apparent that there are no sites within the existing urban area that are capable of accommodating this development. It is therefore inevitable that there will need to be a release of land around the periphery of Longridge to accommodate the settlements identified development needs. This is reflected in the Councils evidence base including the Strategic Housing Land Availability Assessment.

### Longridge: Constraints and Opportunities

Longridge lies at the western end of the Long Ridge which forms the northern flank of the Ribble valley. Extending north-west from Longridge to Beacon Fell is an area of undulating high ground which is a watershed between land draining west to the River Wyre, and land which drains east before circumnavigating Longridge Fell to join the River Ribble. Longridge town lies at the junction of the ridge and the watershed, and has varied aspects, sloping away from the hilltop to a flat plateau at the fell foot to the north; gently to the west towards Preston; and south towards the Ribble.

The town is constrained on the west side by the Borough boundary. To the north the poorly drained plateau at the foot of Longridge Fell stretches north into the Forest of Bowland with no distinct natural boundaries. To the south the land falls to the River Ribble, and on the valley side are the two Alston reservoirs, and to the south east the two Spade Mill Reservoirs which have a close association with the town.

In terms of accessibility, land to the southeast of the town is preferable, being located on the B6423 which runs along the north side of the Ribble Valley, whereas land to the north lies on the network of minor roads which pass through the town and into the heart of the Forest of Bowland.

The Forest of Bowland AONB lies to the north east of Longridge. It encompasses the high fells, including Long Ridge, and the surrounding areas of undulating farmland. Views from and to the high fells are an important element of the landscape. Land to the north of Longridge has extensive long views to the high fells and can be seen from approaching roads within the moorland fringe landscapes of the Forest of Bowland.

### The Need for Housing in Ribble Valley

There is a national shortage of new homes; this, at a time when there remains a degree of uncertainty regarding the Government's plans to shift control over housebuilding from central to local government.

The Housing Requirement Review has modelled the latest CLG household projections, the latest employment land review and related statistics on vacancy rates, unemployment and commuting. This evidence points to an identified need for between 220 and 280 dwellings per annum for Ribble Valley Borough. This would, at the low end meet the basic need and demand arising from future projected demographic change within the Borough; and at the top end of the range would meet the economic growth aspirations of the Council, and would deliver affordable housing to respond to identified local needs. The report suggests that a middle figure of 250 dwellings would provide for a balanced approach supporting some economic growth, and would deliver some affordable housing to meet identified local needs.

The aforementioned SHMA identifies a net annual need of 404 affordable dwellings (with a gross need of 578 dwellings). The Dilworth Lane site, as demonstrated elsewhere in this statement, is suitable for housing and would make a valuable contribution to a local housing need. This need for more family homes and more affordable homes cannot otherwise be satisfied in Longridge will to help sustain the local community.

### The Distribution of Housing

The emerging Core Strategy identifies that Longridge, along with Clitheroe and Whalley, are the three key settlements within which new development should be focused. Clitheroe remains the main administrative centre, but Longridge, with its population of 8,253 is the other main town lying to the west of the Borough. This is reflected in the emerging distribution of development envisaged by the Core Strategy. This document, as proposed to be modified, suggests states at Policy DS1 "Development Strategy" that:

*"The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the principle settlements of Clitheroe, Longridge and Whalley."*










In terms of Housing Development, Appendix 2 of the emerging Core Strategy indicates that even taking account of committed developments up to March 2013, and the 200 units proposed adjacent to Longridge (within the administrative jurisdiction of Preston City Council) there is a remaining need for sites for 550 dwellings in Longridge.

The Dilworth Lane site would go a considerable way to meeting the identified need for additional development in Longridge.

Figure 4 : Context of North and South Areas



**Key**

-  Alternative development areas promoted in LDF
-  Borough Council boundary
-  Forest of Bowland AONB boundary
-  Existing ridge line
-  Existing slope
-  Watershed
-  Existing B roads
-  View towards open countryside
-  Views contained by vegetation and landform

**Ribble Valley's Housing Supply**

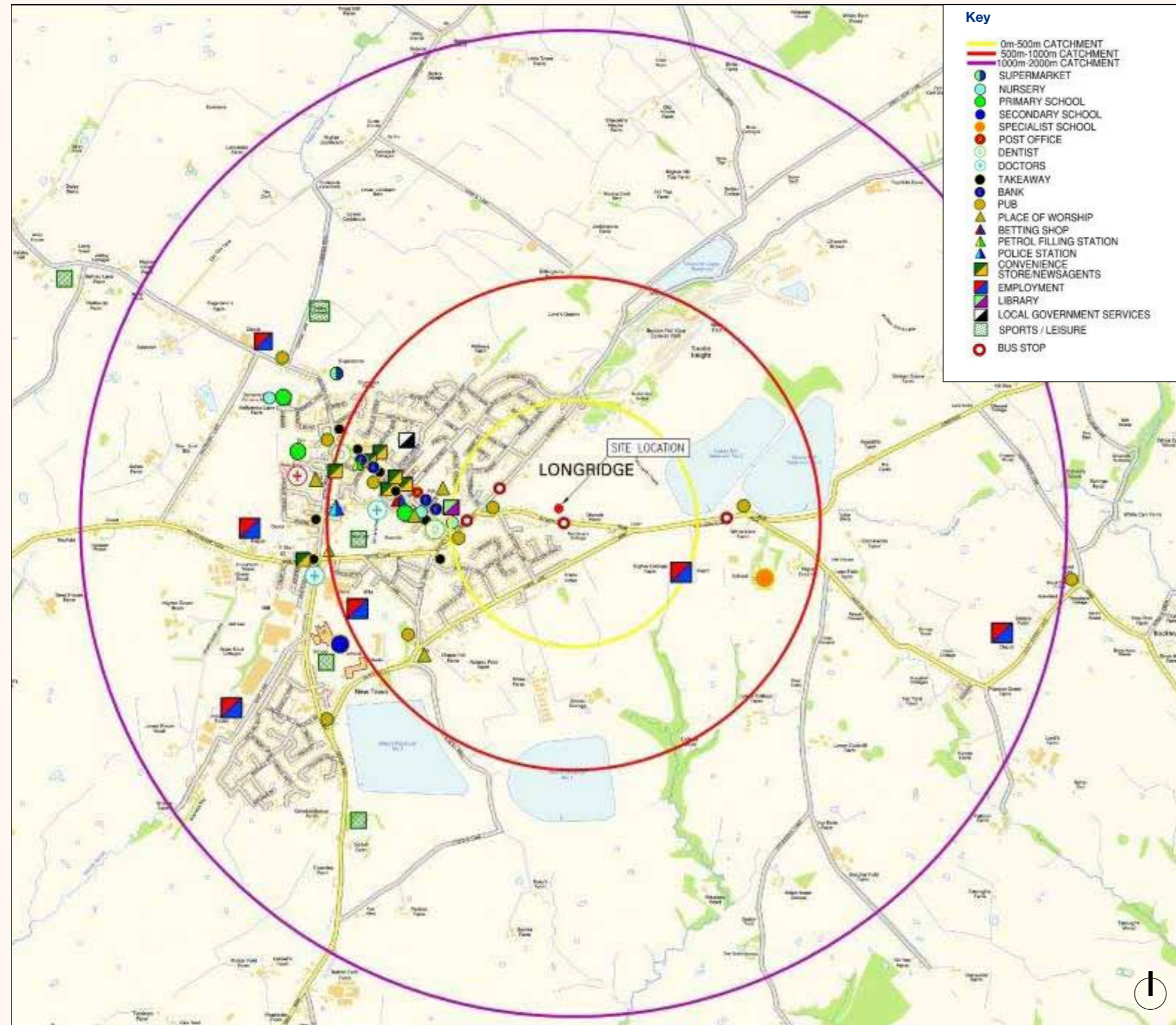
The Framework requires local planning authorities to identify and maintain a rolling five-year supply of housing land. Based upon the findings of the Ribble Valley SHLAA, and recent appeal decisions, the Council is unable to demonstrate a 5 year supply of housing land, either against the former RSS requirement or against the emerging Core Strategy requirement. As acknowledged in the SHLAA there will be an increased reliance on greenfield land to satisfy the requirements and it is inevitable that greenfield land will need to be released to meet the requirements in Longridge. The SHLAA provides an assessment by the Council of land that they consider is available, achievable and deliverable over the plan period, plus an assessment of developable land available in the 0-5 year period. However, it is considered that the SHLAA provides an inadequate assessment of the sites. In particular the following points are noted:

- The SHLAA does not consider delivery rates.
- If land is indicated to be in a single ownership it is assumed to be available when that is not always the case (for example when sites are identified through a settlement audit rather than being promoted by the owner) or land may wrongly be assumed to be constrained when a site is in more than one ownership.
- It does not include a full assessment of the sites.
- It includes a significant number of duplicate sites where site suggestions include land previously identified in the Settlement Audit.
- Makes no allowance for a reduction in the developable portion of the site, for example for public open space, trees / hedgerows, infrastructure etc.).
- Assumes 40 dwelling to the hectare on the gross site area which is a significant overestimate.
- Provides no indication of off-site infrastructure capacity implications.
- Does not apply scoring on sustainability issues consistently.

The SHLAA confirms the lack of deliverable land within the existing settlement boundaries of Longridge to accommodate the development needs identified in the emerging Local Plan. There will need to be significant release of greenfield land around the edge of Longridge to accommodate the development needs of the settlement and Borough. As set out elsewhere within this Development Statement it is considered that the most appropriate and logical location for land release is in the south eastern corner of Longridge, including land at Dilworth Lane.



Figure 5 : Facilities Plan



### The Need for Employment Opportunities in Ribble Valley

The Council recently commissioned BE Group to undertake an update of the Councils Employment Land Study. It identifies the important role that Longridge plays in the Boroughs economy but identifies a lack of supply of available units and developable land. The report recommended the continued identification and safeguarding of the Shay lane Industrial Estate. It reflects the previous findings of the previous study in that the Chapel Hill site allocation (Policy EMP4) is not viable. It acknowledges that Preston City Council is committed to support the development of Longridge and is considering the provision of employment land off Whittingham Road. However, it recommends that the Council explore the feasibility of bringing forward new allocations in Longridge and in the Clitheroe area amounting to 8 hectares to meet the identified shortfall. In terms of Longridge paragraph 11.27 states that:

*"It is recommended that Ribble Valley gives priority to identifying new land allocations in Longridge, and that the possible sites at College Farm and to the rear of Sainsbury's be examined for their suitability."*

It also identifies that this is supported by Longridge Town Council who have indicated that there is a strong need for further employment provision in Longridge. College Farm lies immediately to the south of the land at Dilworth Lane and any employment development here would be well related to the site.

### Dilworth Lane: The Benefits

Land to the south east of the town at Dilworth Lane and Higher College Farm has the following advantages:

- It is visually well contained whereas land to the north is visually open.
- It has good natural boundaries whereas land to the north has no natural boundaries
- It has good natural drainage towards the River Ribble whereas the plateau land to the north is poorly drained.
- It has land areas capable of accommodating both residential and employment developments without harm to views from the wider landscape and which are capable of delivering an attractive edge to the town.

The site is located approximately 400m to the south east of Longridge town centre where a broad range of shops, facilities, services and associated employment opportunities can be found. Figure 5 illustrates the site's location relative to existing services and facilities within 3km. The existing Shay Lane Industrial Estate is a 1.3km walk from the site. There is a primary school 550m from the site (Longridge Church of England Primary School) and two secondary schools within 1.3km of the site (Longridge High School and St Cecilia's Roman Catholic High School). There are a broad range of other services within walking distance of the site, including banks, public houses, churches, a post office, library, supermarket, dentist, doctors, hospital, nursery, and police station. There are also a range of community and other facilities within walking distance of the site.

As detailed later in this section, the Dilworth Lane site is well served by public transport with bus stops along both Dilworth Lane itself immediately adjacent to the site and elsewhere within the centre of Longridge a short walk away from the site. The site is also accessible on foot and by cycle.

### Summary

This section has demonstrated that there is a clear case for supporting the residential development of the Dilworth Lane site. This is underpinned by a need for new housing provision, comprising family homes and affordable homes, to help support the vitality of Longridge and its local community. The development of this site will contribute towards the social aspects of sustainable development in order to support a strong, vibrant and healthy community. The proposed development would contribute towards to the Borough's housing supply requirements at a time when delivery is uncertain. In addition the proposed development would contribute towards building a strong, responsive and responsive economy by providing short term economic and fiscal benefits in terms of job creation, additional monies to the local authority and increased expenditure in the local economy.

Moreover, the proposed development would help marry the requirement for additional employment land within Longridge with additional housing to meet the needs arising from that employment. Additional housing will also help support the existing and important economic role that Longridge has to play within the wider Ribble Valley economy.

The site benefits from its proximity to public transport links, transport routes and a range of shops, services, schools, jobs and community facilities. The development of this site could be readily accommodated within the town's landscape setting.

The development proposals for the site are therefore firmly aligned with the principles of sustainable development which underpin national and local planning policy.

# 6.0 Suitability of Site for Development



## 6.0 Suitability of Site for Development

### Environment

**The following suite of investigations has been undertaken in support of the development of the site for residential uses:**

- Landscape and Urban Context Appraisal (Randall Thorp)
- Contaminated Land (Betts Associates)
- Ecological Assessment (Avian Ecology)
- Tree and Hedgerow Survey (TBA)
- Outline Drainage / Flood Risk Assessment (Curtins)
- Outline Utility Strategy (TecProjeX)
- Agricultural Land Classification Study (Reading Agricultural Consultants)
- Archaeological Briefing Note (CgMS)
- Highways / Transport (Curtins)
- Air Quality (REC)
- Noise (REC)

**Whilst this section provides a summary of physical, environmental and technical investigations to date, all of the detailed site assessments can be made available upon request. The site assessments summarised in this section demonstrate that there are no physical, environmental or technical constraints to residential development at the site.**

**Overall, there are no environmental constraints on the site that would prevent the site from being developed for residential purposes.**

#### Landscape and Visual Character

An appraisal of the site has been undertaken by Randall Thorp. The site does not lie within any protected landscape area and does not form a significant element in any views from the Forest of Bowland AONB or the wider Ribble Valley. It lies in a landscape character area described in the Landscape Strategy for Lancashire as Undulating Farmland, Type 5c the Lower Ribble Valley. The Lancashire Landscape Strategy identifies the need to conserve the distinctive edge of rural settlements in this area by ensuring new development avoids ribbon development and adopts a clustered form, maintains stone walls, and encourages tree planting. All of these can be achieved within the scheme.

There are two distinct parts to the site which comprises four fields on more steeply rising land (the upper site) separated from two fields on the more gently sloping 'lower site' by a well-defined hedgerow line with mature trees. Taylor Wimpey control the lower site. A walled garden around Dilworth Lodge forms a salient into the southern site boundary and along with a second well-defined hedge divides the lower site into two visual units, west and east of Dilworth Lodge. There are no other substantial hedges within the site, but there are a number of mature trees which lie along the line of other remnant field boundaries.

To the east of the site Spade Mill reservoirs are contained behind embankments and are used for trout fishing. On the approach to the site along the B6243 Blackburn Road from the east the upper site becomes visible above the reservoir embankments once past some outlying cottages opposite to the reservoir. The eastern field of the lower site is seen from Blackburn Road as it approaches the site boundary. It is seen through a line of mature boundary trees behind the roadside hedgerow, and is framed by existing housing on the skyline and the walled garden of Dilworth Lodge. The visual quality of the site is pleasant, but is not remarkable in this landscape setting.

The western field of the lower site cannot be seen from the B6243 due to intervening residential development, but it is seen from Dilworth Lane as the road climbs towards the village. Housing along Dilworth Lane frames the western side of the site in these views.

A public right of way, Bridleway 35 passes along the eastern site boundary behind a hedge. There are intermittent views into the site from the path.

Overall, despite the rising landform, the visual envelope of the site is relatively restricted. The surrounding residential development on Dilworth Lane and on the skyline indicates its close relationship with the town. With careful site planning and the incorporation of adequate green infrastructure, development within the site could present an attractive and interesting edge to the town.

**There are no landscape reasons to prevent the site being allocated for residential development, and the site is considered to have a lesser impact that alternatives elsewhere within the town.**



### Ecology

An Ecology Review of the site was carried out by Avian Ecology Limited in August 2013. The review included a desktop study and ecological walkover of the site. The aim of the review was to provide an initial high level assessment of the potential constraints and opportunities relating to ecology and the development potential of the site.

The site does not form part of any statutory or non-statutory designated site for nature conservation. No statutory designated sites are located within at least 1km of the Site. The site lies within 2km of Alston Wetlands, a small wildlife reserve created by United Utilities and the RSPB's Bowland Wader Project on the footprint of the old Alston No.3 Reservoir, on the edge of Longridge.

The bridleway to the east of the site includes extensive vegetation and several species of trees and shrubs; including lime, oak, ash, sycamore, holly, hazel, rowan, hawthorn, blackthorn, elder and alder. This area is likely to provide good roosting, foraging and connectivity opportunities for bats. Dilworth House, located part way along Dilworth Lane to the south of the site contains further large trees, a large mature garden, and at least one outhouse, and is also considered to provide good roosting and foraging potential for bats.

The southern section of the site contains two ponds, which both contained water at the time of the survey, but these appear to be ephemeral features, but illustrated heavily poaching limiting vegetation. As a consequence the ponds were of limited ecological value with low potential for great crested newts (a European Protected Species). There was no evidence of badger activity within the site.

The main ecological interest of the site is considered to be its mature trees with potential for bats (with roosting and foraging opportunities). The majority of these mature trees are along the southern and eastern boundaries and in the hedgerow separating the northern and southern sections and can largely be retained.

**On this basis it is concluded that there is no significant ecological constraints to the development.**

#### Trees and Hedgerows

A tree assessment has been carried out which has identified that tree and hedge cover is generally restricted to the site boundaries, with only intermittent tree cover within the site, some of which appear to be remnants of removed hedges. None of the trees are the subject of Tree Preservation Orders. The boundary hedges are generally well established and well maintained, with a dominance of hawthorn. Tree cover is particularly good on the Dilworth Lane frontage and parts of the northern and eastern boundary.

It is considered that the development of the site can be designed to retain the boundary hedges and trees and supplement them with new tree planting. Trees within the site can be retained, if required, within open space and footpath links. Development of the site will ensure that the trees are managed for the future and that they are retained as long term landscape features.

#### Historical Environment

A desktop archaeological appraisal has been carried out based on information obtained from various online and documentary sources, and cartographic information. There are no designated (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields or Conservation Areas) on the site. There are few non-designated archaeological assets recorded within the vicinity of the site. This information, allied to an understanding of the landscape evolution, indicates that the site has low archaeological potential.

In the wider area, the Longridge Conservation Area is situated around 100 m to the west, and seven Grade II Listed Buildings are located to the north and west. The closest of these buildings comprise a row of terraced houses at 6-44 Higher Road, Sharley Fold and the Church of St Paul. The Conservation Area and all seven Grade II Listed Buildings are in an urban context, and views into and from the site are blocked by existing development and mature woodland so that any development of the site will have no impact upon their settings or significance.

**It is anticipated that as the archaeological potential of the site will be limited, there would be no constraints which would prevent the site from being developed for residential purposes.**

#### Agricultural Land Quality

An assessment of the Agricultural Land Quality has been carried out according to the most up to date methodology. The areas of ALC grades are given as:

- Grade 3b Moderate quality ~ 10.0 (ha) 60 % of agricultural land
- Grade 5 Very poor quality ~ 6.4 (ha) 40 % of agricultural land

None of the land within the site represents the Best and Most Versatile Agricultural Land. As a consequence, there are no agricultural land constraints preventing the site coming forward for development.

## Flood Risk

The entire site is located within Flood Zone 1 as identified by the Environment Agency. The site is therefore within an area considered to have a low risk of flooding (i.e. less than a 1 in 1000 annual probability of flooding) and is sequentially preferable in terms of the NPPF and associated technical guidance. These indicate that all uses of land, including housing, are appropriate within this zone.

Ribble Valley Borough Council have completed their own Strategic Flood Risk Assessment (in May 2010) and this confirms that the site is at a low risk of flooding.

**There are no flood risk constraints preventing the site coming forward for development.**

## Contamination

A desk based contamination assessment has been undertaken by Betts Associates to assess the potential for ground contamination and geotechnical based hazards which might affect the development of the site. This identifies that there has been little change in land use of the site over the past 150 years with no notable structures on site. The land has not been put to any specific uses that might pose a contamination risk in its current state, or if it were to be developed.

There have been a number of potentially contaminative land issues identified within the local area associated with various quarries, landfill, reservoirs and a tan yard all located within close vicinity to site. These potential risks will require further investigation and mitigation. However, they are not deemed to be a significant risk to the development of the site.

**There are no significant contaminations constraints anticipated which will prevent this site coming forward for development.**



## Noise

REC have carried out a preliminary noise assessment which confirms the main noise sources that are likely to impact upon the development are road traffic noise from vehicles using Dilworth Lane and Blackburn Road to the south of the site. The existing residential properties to the north and west will protect the proposed residential properties from any noise from road traffic using Higher Road.

As the only noise source lies along the southern boundary it is likely that the impact of road traffic can be effectively mitigated against through the use of good practice scheme layout design considerations, incorporation of appropriate building fabrication and the installation of acoustic barriers if required.

It is likely that WHO external noise criteria levels can be achieved for primary external amenity areas by locating these behind dwellings, so as to be shielded by the building envelope. Also, if BS8233 internal noise criteria levels are exceeded within dwellings, they can be effectively managed by the use of upgraded glazing and alternative ventilation.

**Given the only noise source is Dilworth Lane / Blackburn Road to the south, it is considered that noise should not constrain the development of the site.**



## Air Quality

REC have assessed the air quality of the proposed site and have confirmed the site is located within a predominantly rural area and is distanced from all significant pollutant sources, such as heavy industry or major road links. The proposed development is also located over 13km from the nearest Air Quality Management Area (AQMA) and review of background pollutant concentration data indicated that levels are significantly below the relevant Air Quality Objectives.

**Based on the low existing pollution levels within Longridge and limited potential for impact, there are not considered to be any air quality constraints preventing the development of the site.**



# Infrastructure

## Highways

Dilworth Lane is a two-way route subject to a 30mph speed limit with a typical carriageway width of between 6.8 and 7.3m. Dilworth Lane meets the B6423 Lower Lane / Blackburn Road at a priority controlled T-junction. Blackburn Road is subject to a 30mph speed limit until a point circa 21m east of the junction with the B6423 Lower Lane where it changes to the national speed limit. There are existing footways along the northern side of Dilworth Lane / Blackburn Road with varying widths of between 1.9 and 3.6m.

The feasibility of accesses into the site onto Dilworth Lane and Blackburn Road have been considered and it has been concluded that there are no insurmountable constraints to the creation of suitable accesses in either location. Appropriate visibility can be achieved in both locations and suitable separation between any new access and existing access can also be provided for.

**There are no identified highways constraints that would prevent the site being developed for residential purposes.**

## Drainage and Sewerage

As the existing site is greenfield it is envisaged that the proposed surface water will discharge firstly by use of SUD's and if this is not suitable, via the nearest watercourse or a connection into the nearest public sewer.

The proposed run-off will be limited to greenfield run-off rates and attenuation features provided on site to store a 1 in 100 year event (including 30% for climate change). Where possible swales and ponds and other "soft" engineering structures will be specified for attenuation purposes to enhance ecological features. By restriction of discharge rates this will mimic the current site surface water run-off and not increase loading on the downstream network if a watercourse or public sewer is utilised.

The United Utilities foul sewer records show that there are a number of possible connection points that could be utilised to drain the site. These include a connection through a new development shown on the sewer records to the south, a foul connection out to the west and the possibility of requisitioning a sewer up to Dilworth Lane also from the south. Depending on the onsite levels, one or all of these connection points may be utilised for the disposal of foul water. Further investigation works will need to be carried out in order to ascertain which (if not all) of these outfalls are viable.

**Based on the information available, and subject to further investigation works, no major constraints are envisaged in regards to Drainage and Sewerage.**

## Utilities

An outline Utility Strategy has identified that electricity, gas, water and telecommunications can be provided to the development site without adversely impacting on the provision of services to the wider community. There are no existing services within the site that are a constraint to development. An existing overhead power line crosses part of the site and will be incorporated or diverted.

**The provision of services will not constrain the development of the site.**

## Conclusions on the Deliverability of the Development

It has been demonstrated that the Dilworth Lane site is deliverable in terms of the Framework and the existing Development Plan and emerging Core Strategy. The site is not subject to any technical or environmental constraints that would prevent it coming forward for housing. It is achievable without harm to interests of acknowledged importance. It is considered that it should be released and allocated in preference to other suggested sites.

These matters can be summarised as follows:

- **Available:** Taylor Wimpey has secured a legal interest on the majority of the land at Dilworth Lane (including all that land fronting onto Dilworth Lane itself). The remaining landowners have all indicated a willingness to see the site developed and are in discussions with Taylor Wimpey. As the site is largely within the control of a major housebuilder, and can be brought forward for housing at the earliest opportunity, it is considered to be available.
- **Achievable:** Taylor Wimpey is keen to develop the site for residential uses at the earliest opportunity and, as a well-financed housebuilder, has the resources to do so. Taylor Wimpey is committed to delivering such housing at the Dilworth Lane site and, in turn, helping to creating a sustainable community for all.
- **Suitable:** The preceding sections have demonstrated that the Dilworth Lane site is suitable for housing by virtue of its setting, relative to adjacent residential and amenity uses within Longridge, its accessibility by public transport and major transport routes, and its proximity to a range of local facilities and services.
- **Developable:** Supporting investigations have identified no physical, environmental or technical constraints to residential development at the site, and have established that existing infrastructure (highways and utilities) can accommodate the proposed development with limited off-site improvements.
- **Deliverable:** It is considered that the site is readily deliverable in the current market and would be capable of contributing towards housing land supply in the 5 year period (this is recognised in the Councils updated SHLAA which identifies part of the site as contributing in this timeframe).

The development proposals will make a valuable contribution to meeting an identified local housing need by providing more family homes and more affordable homes to help sustain the vitality of Longridge. The proposed development will also make a substantial contribution towards a recognised need for affordable and market housing in the short to medium term. It will also deliver wider benefits such as supporting the future vitality of Longridge and its local facilities, enhancing opportunities for families to live within the town and, in turn, widening the demographic profile.

# 7.0 Design and Form of Development





Figure 6 : Site Context Plan



## 7.0 Design and Form of Development

**Taylor Wimpey has developed the scheme shown in this section to demonstrate how the design and form of development will respond sensitively to the characteristics of the site and the wider area, and to demonstrate the contribution that the site could make to Longridge.**

**The vision for the site is based on present analysis. It is intended that these ideas will evolve further in consultation with the local community and key stakeholders at the appropriate time.**

### The Design Context of the Site

#### Architectural Context

The heart of Longridge is designated as a Conservation Area. It is a good example of a Lancashire industrial town with quarries and cotton mills, and contains range of buildings of interest laid out along three main streets. Buildings in the Conservation Area include an early 17th century farm building, 18th century handloom workers cottages and 19th century mill workers houses.

The conservation area is surrounded by 20th century development, and whilst the older buildings in the town are built of stone, the 20th century developments include brick, stone and render or combinations of these.

The conservation area extends from the Market Place along part of Higher Lane. The conservation area is essentially urban in character. Continuous development along the streets restricts views, but there are glimpsed views across the Ribble Valley from breaks in the building line such as near to The Dog on Market Place and from the junction of King Street and Dilworth Lane. There are no views of the site from any part of the conservation area, but will be private views from the gardens of properties on Higher Lane north east of the conservation area where the road runs along the ridge behind the site.



A traditional stone farmhouse marks the junction of Dilworth Lane and Blackburn Road, and west of here a triangle of land between Dilworth Lane and the B6243 (now Lower Lane) has recently been developed with residential properties. Buildings here are primarily brick with stone detailing. Dilworth Lodge is a 19th century stone building, and its walled garden creates a mature green enclave in the site. Further along Dilworth Lane modern houses which back onto the site are an attractive mix of stone and render.

#### Landscape and Movement Context

The site lies at the entrance to the town in the approach along the B6243 Blackburn Road from the East, and as described in the technical analysis, the visual envelope of the site is small. Views are only obtained of the highest and closest parts of the site from the B6243 near to the reservoir. Land to the south of Lower Lane/Blackburn Road can also be seen. It is flat and suitable for employment or further residential uses.

The site contains some good quality mature trees at the site boundary along the road and others within the site. There is no public access within the site, but a bridleway passes along the eastern site boundary within a hedged trackway.

Figure 7 : Site Analysis



**Key**

- Site boundary
- - - Public Right of Way
- - - Bridleway
- - - Overhead power cables
- ● ● Lancashire cycleway (N) north policy (T12)
- |— Contour lines and levels
- County biological heritage site (ENV9)
- Bus stop
- /// Sensitive boundary to existing properties
- - - Lowest area of the site
- - - Steeper sloping land

**Key Design Considerations**

Taylor Wimpey has developed a Masterplan for the site to demonstrate how the design and form of the development will respond sensitively to the characteristics of the site and the wider area. It is intended that the scheme will be further developed in consultation with key stakeholders and with wider community during the Local Plan process.

The key issues in terms of the design arising from the site constraints are indicated on Figure 7 Site Analysis which provides a visual depiction of those matters. These can also be summarised as:

- **Topography:** Parts of the upper site are steeper sloping. These areas may be suitable for lower density high value housing to complement areas of family housing on the lower site, and / or for the creation of a local open space with a sunny south facing aspect and long views across the Ribble.
- **Existing Residential amenity:** Existing houses along Higher Lane and Dilworth Lane frame the site and will have views across it. The treatment of the boundaries at these locations will be a design consideration.
- **Trees and green infrastructure:** The existing trees are an asset which provide a sense of place and local character. Their inclusion in areas of public realm will enable them to be preserved within the scheme.
- **Integration into the landscape:** The site has a small visual envelope but is pleasant rising ground. Opportunities to incorporate new green infrastructure using locally occurring native plant material, and to develop an attractive roofscape should be sought.
- **Highway access:** Blackburn Road and Dilworth Lane run along the southern site boundary separated from the site by hedging with a line of mature trees inside the site. There is potential to create two safe access roads, to the west and east of Dilworth Lodge, both of these should be explored.
- **Urban form and movement:** The established pattern of development in the town is based on a 19th century grid of workers homes. There is potential to soften this approach at this edge of town site to create a more rural feel, in line with recommendations of the Lancashire Landscape Strategy. Movement across the site should consider the potential for connections to the established footpath network and easy routes into the town.
- **Blue and grey infrastructure:** An overhead power line crosses the site and there is potential for this to be placed underground as part of the development. The site drains naturally to the south east corner where the provision of surface water attenuation may be necessary.



Figure 8 : Site Opportunities



**Key**

- Site boundary
- Public Right of Way footpath
- Bridleway
- Lancashire cycleway (N) north policy (T12)
- Contour lines and levels
- County biological heritage site (ENV9)
- Bus stop
- Potential site access
- Potential pedestrian link to wider countryside
- Potential to create green links
- Potential to create entrance green space
- Potential to create a hill side green space
- Potential to create a village gateway to Longridge in conjunction with land south of Blackburn Road



**Opportunities Arising from Development**

The site's character, location and technical constraints will all shape the development of the site and provide for opportunities for the layout of the site to contribute to the development needs for Longridge whilst successfully integrating into the existing community in terms of economic, social and environmental benefits.

**Key opportunities include:**

- **Housing need:** There is a clear need to identify new housing land and a strategic site needs to be brought forward through the Local Plan process to meet the needs of Longridge and the wider Ribble Valley. Land at Dilworth Lane could contribute up to 270 - 300 new dwellings towards meeting the overall housing need.
- **Affordable housing:** The development of this site would enable the provision of new affordable housing in accordance with current Development Plan policies.
- **Sustainable location:** Longridge is well connected to Preston by bus, and is well served by roads, footpaths and long distance cycle routes. Within a town context the site lies within easy close walking distance of the town centre and all key facilities and is a highly sustainable site.
- **Viable town facilities:** Longridge is an active town with good local shops, schools and community facilities. Development of the Dilworth Lane site would make a significant contribution to ensuring the viability of established local facilities and the development of key resources.
- **Town character:** The site lies at the eastern entry to the town. Development here provides an opportunity to create an attractive introduction to the town. The size of the site allows for a mix of properties to be provided which will cater for the needs of young couples, families of all sizes and older people to wish to remain in the town. There is also an opportunity to develop a housing layout which responds positively to the qualities of the site.
- **Local connections and open spaces:** The development of the site will provide an opportunity to create new pedestrian connections to the surrounding footpath network, and to create new areas of open space which will complement the character of the town.
- **Ecological enhancement:** Existing hedges, trees and ditch along the site boundaries provides a strong landscape structure which can be retained and enhanced. The incorporation of SuDS has potential to enhance biodiversity value within the development.

Figure 9 : Concept Sketches

**Concept 1: Countryside Edge**

A rural greenspace will be created along the site boundary with pedestrian linkages into the site to help to integrate the site into the wider countryside.



**Concept 2: Focal Greenspaces**

Two focal greenspaces will be created at the most visible parts of the site.



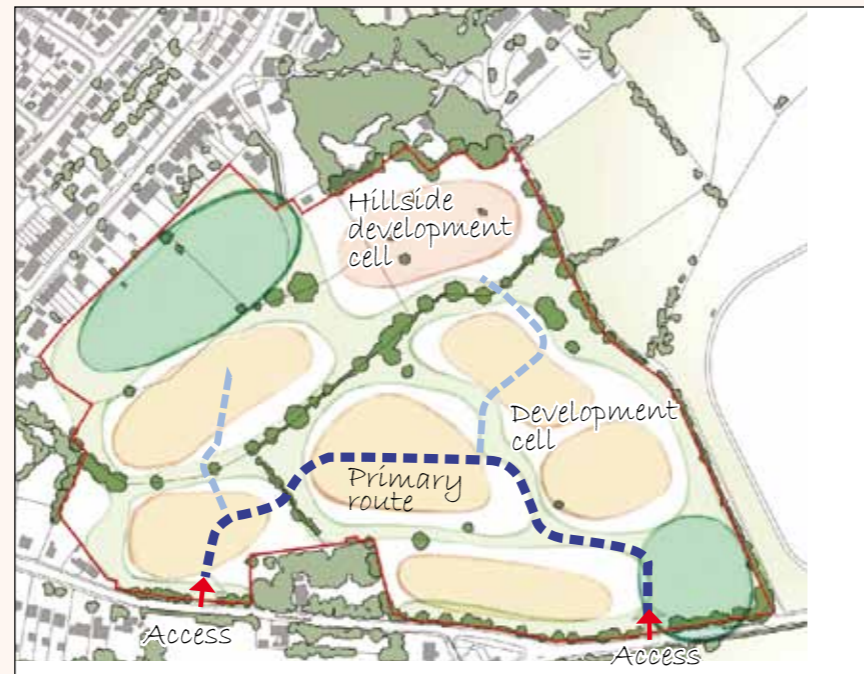
**Concept 3: Green infrastructure network between development cells**

The existing tree lines will form the heart of a network of green corridors across the site linking the focal greenspaces.



**Concept 4: Creation of local distinctiveness**

Road network and housing laid out to create visual interests and legibility. Variations in density and building style will aide local distinctiveness.



**Developing a Masterplan for the Dilworth Lane Site**

**Vision**

The Dilworth Lane site will be developed with best practice for urban design and green infrastructure in mind. The site layout will seek to retain, protect and enhance key features of the landscape and incorporate them into the development for the benefit of the community. The layout and design of buildings will seek to create a development sympathetic with the local landscape. In particular the development will seek to:

- Create a safe and legible development layout which capitalises on views from and to the upper site;
- Provide an appropriate range, form, and density of housing to help meet local housing needs;
- Provide areas of safe and attractive multifunctional greenspace which will complement the movement network, incorporate sustainable drainage (SuDS) and recreational greenspace; and provide ecological enrichment; and,
- Protect existing residential amenity.

**Key Concepts of the Masterplan**

The masterplan responds directly to the character of the landscape and local context, and to the opportunities presented by the landscape features within the site. Four key concepts are illustrated on the adjacent diagrams:

**1: Countryside Edge:** The site lies adjacent to a local bridleway. A rural greenspace will be created along the site boundary with pedestrian linkages into the site to help to integrate the site into the wider countryside.

**2: Focal Greenspaces:** Two focal greenspaces are envisaged: a new village green at the eastern most site entrance and a local park on the hillside, which can take advantage of the southern aspect.

**3. Green Infrastructure Network Between Development Cells:** The existing tree lines will form the heart of a linked network of green corridors across the site, which will define the residential cells and accommodate free pedestrian movement. These corridors will incorporate SuDS and wildflower grasslands as well as local play space, and will capture a long view across the site between the upper and lower greenspaces.

**4. Creation of Local Distinctiveness:** The main highway access into the site should be planned to frame the village greenspace, and the road network and housing laid out to take advantage of views of green areas and to create interest in the journey around the site. Careful architectural treatments with details derived from local rural buildings will reinforce the edge of countryside character. Variations in density from moderate to low will help to reinforce the green character of the area.

Figure 10 : Illustrative Masterplan



**Key**

- Site boundary
- Indicative building frontages
- Indicative key buildings
- Potential housing areas
- Proposed green spaces
- Proposed trees
- Existing woodland/trees
- Existing water body
- Proposed site access
- Primary vehicular route
- Secondary vehicular route
- Minor vehicular route
- Existing Right of Way
- Existing Bridle way
- Proposed footpath links



**The Illustrative Masterplan**

**The illustrative masterplan has built upon the conceptual response to the site character to create a layout which satisfies key elements of the vision for the site.**

**A safe and legible development layout**

Safe vehicular access into the site will be taken from Dilworth Lane to the west of Dilworth Lodge and from Blackburn Road to the east of Dilworth Lodge. The internal road network will join these two access points.

Within the site the road pattern and housing layout will be planned to create an interesting visual journey through the site by both vehicles and pedestrians. The design and placement of buildings will frame views, vistas, and interfaces with greenspaces. Best practice in urban design layouts will be employed.

**Provision of an appropriate range, form, and density of housing**

The site will accommodate around 200 - 210 dwellings on the lower land at a densities of 35-38 dwellings /ha, and a further 70 - 90 dwellings on the upper land at lower densities commensurate with the sloping ground. Family housing appropriate to the current requirements of the town and ranging from 2 to 4 bedrooms will be provided, a proportion of which will be affordable housing in accordance with approved local policies.

Buildings will be 2 storey, designed to complement the existing built form in the town, and will reflect the local character and distinctiveness of the Forest of Bowland area.

**Provision of a multi-functional green infrastructure network providing for non-vehicular movement, sustainable drainage, greenspace and ecology**

The masterplan will accommodate new pedestrian links between Dilworth Lane and the bridleway to the east, within the green corridors and greenspaces in the site. The amenity of the existing bridleway will be protected by the provision of greenspace alongside.

The existing hedges, and trees, along the boundaries of the site and separating the upper and lower areas will be retained and enhanced to improve their ecological and landscape value.

Sustainable drainage techniques will be employed throughout the development with wetland features incorporated into the greenspace network. This may include a new pond at the entrance green.

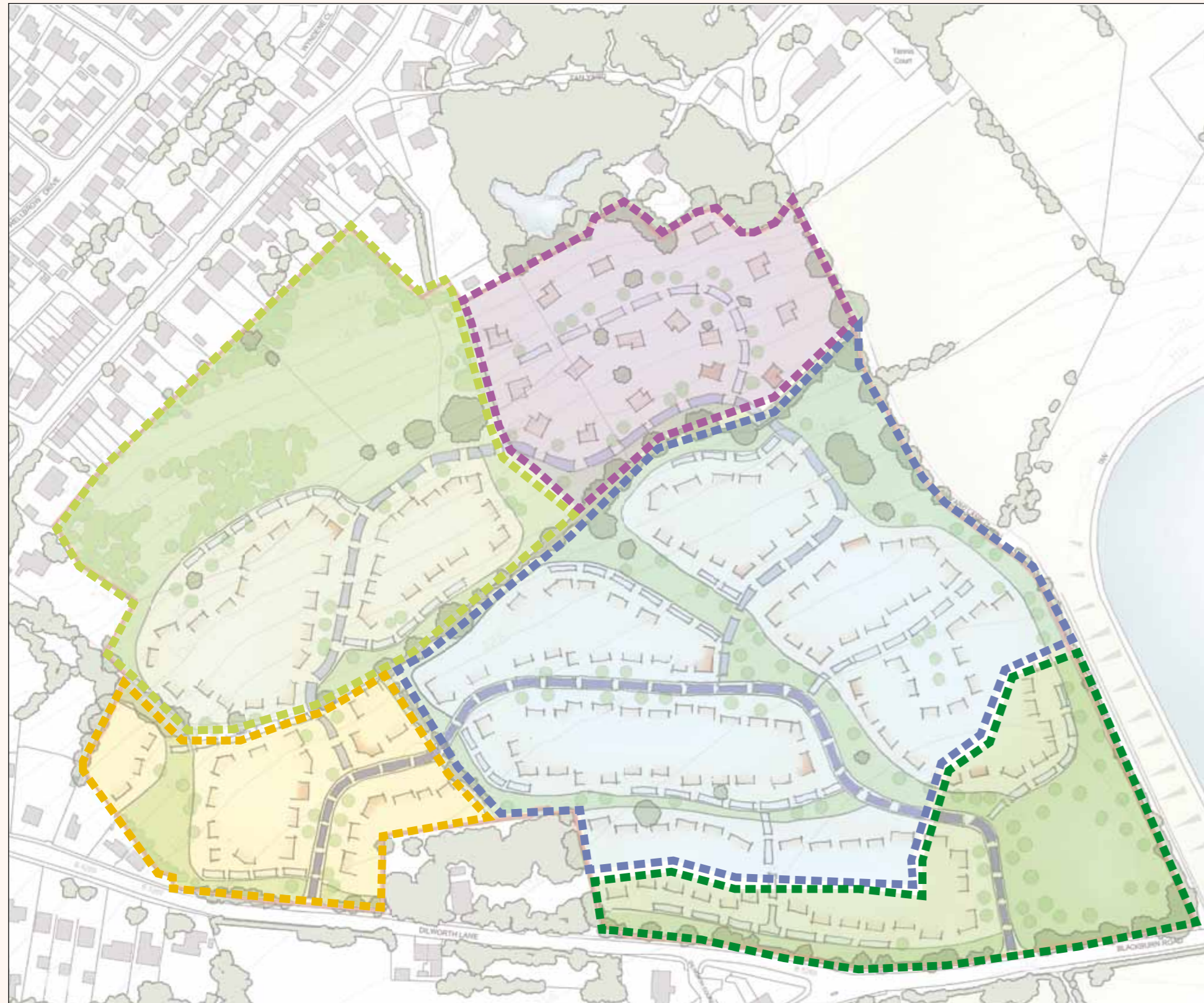
The relationship of built form to the greenspace network and the landscape treatments employed will seek to preserve rural character and maximize wildlife value.

**Protection of existing residential amenity**

Homes adjacent to the northern site boundary have long gardens and the retention of the open sloping land adjacent to their boundaries will mean that their amenity will be unaffected.

Along Dilworth Lane, two recently developed properties have small gardens and the buildings lie close to the site boundary. A green corridor is proposed in this location, linking Dilworth Lane to the hillside open space, which will preserve the amenity of these properties.

Figure 11 : Character Areas



**Key**

- Dilworth Lane West
- Dilworth Lane East
- The lower slopes
- Hillside green
- Northern hillside



## The Character of the Development

**The masterplan envisages the creation of five character areas as illustrated on the attached plan.**

### Dilworth Lane West:

The western lower slopes (west of Dilworth Lodge) will be laid out to deliver a tight urban grain reflecting the proximity to bus services and the town centre, and delivering a well framed local open space which will link to the upper hillside.

### Dilworth Lane East:

To the east of Dilworth Lodge, the Dilworth Lane frontage and will be designed to create an attractive introduction to the town by framing a new village green at the south east corner and delivering an attractive mix of housing along the road frontage, set behind the existing trees and hedgerow.

### The Lower Slopes:

The lower slopes east of Dilworth Lodge will be laid out as an area of mixed family housing arranged in secure blocks which will abut linear green corridors, which widen at intervals so that the housing frames local open spaces. Trees will be plentiful within this area, and will include existing trees and new tree planting. The green corridors may include open ditches or swales, and areas of wildflower grassland.

### The Hillside Green:

To the north of the central hedgeline the gradient of the slope increases. The upper area will be retained as a local hillside park, and the housing below it will take advantage of this setting. The housing will be of slightly lower density than on the lower land with planting predominantly in private gardens. The hillside park will be framed with woodland planting to create an attractive walk and frame the views out.

### The Northern Hillside

Below the old quarry at Tan Yard very low density housing in large gardens will be provided to reflect the existing cluster of dwellings around Tan Yard and provide further choice in the housing offer. It is envisaged that these may be individually designed houses, laid out at around 15 dwellings/ha with well planted gardens which will create a well-integrated scene on the hillside.

### Perspective Sketch 1:

View from western site access looking north towards Hillside Green



Viewpoint 1 - For Illustrative Purposes Only



### Perspective Sketch 2:

View from centre of the site looking north west towards Hillside Green



Viewpoint 2 - For Illustrative Purposes Only

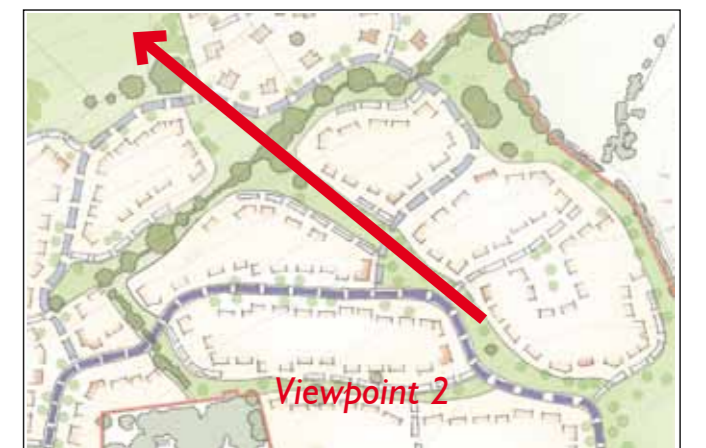
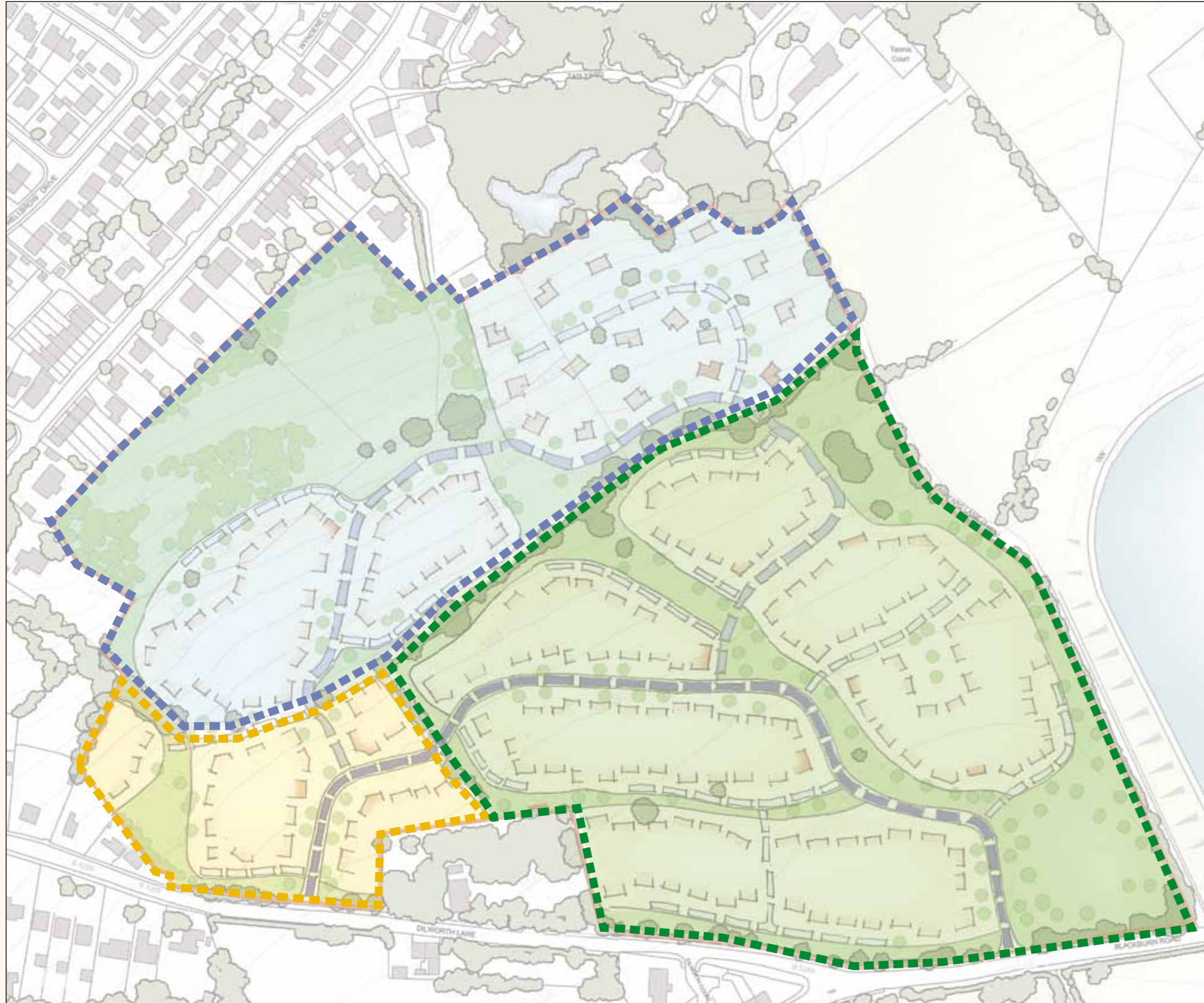





Figure 12 : Phasing Plan



**Key**

-  Phase 1
-  Phase 2
-  Phase 3

**Phasing**

The scheme will be delivered over a period of 8 - 10 years (depending on market conditions) with housing in the southern areas laid out first, to deliver a natural expansion of the village, with progression to the east and north as development proceeds.





# 8.0 Associated Benefits of Development





## 8.0 Associated Benefits of Development

**The development of the Dilworth Lane site for residential and community uses will generate a number of local economic and social benefits.**

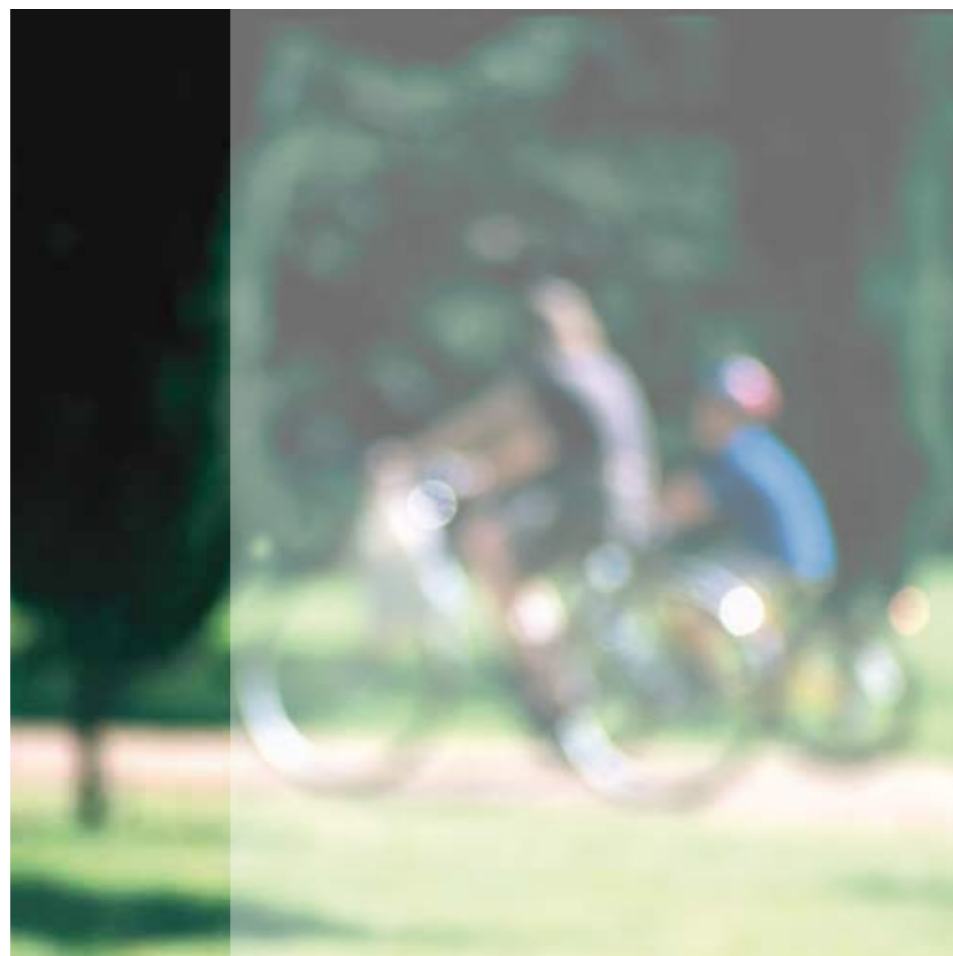
The delivery of 270 - 300 new homes in Longridge will generate both construction benefits (in the form of direct and indirect employment) and on-going benefits arising from the completion of the development and the occupation of new homes over time. The proposals will also make an important contribution to meeting local policy objectives and priorities. The associated benefits of development at the Dilworth Lane site can be summarised as follows:

- **Construction Related Benefits** – capacity to generate an additional 118 jobs associated with the construction process and to sustain over 178 additional indirect jobs within the local economy. The direct employment arising over the course of the construction is equivalent to 709 person years of employment. Potential job creation benefits include specific opportunities for construction related employment, with the borough showing a marginal skew in its employment profile towards construction trades. Associated potential to reduce levels of unemployment and increase economic activity locally, alongside diversifying the population profile to include greater proportions younger working age people.
- **Spending Power** – potential to capture around £3 million net additional expenditure within the local economy, which will help to sustain local shops and businesses that are essential to the vitality of local centres within Longridge. Importantly, this can provide the impetus to support existing retail provision and new essential facilities in Longridge. It is estimated that the residents of this development would support 30 additional jobs in the locality in sectors such as retail, leisure, hospitality and catering.
- **Population Benefits** – potential to increase the population by approximately 700 people in 300 households. Given the potential appeal of the site, there is an opportunity to stem the ageing population profile of Longridge and to introduce young, family households which will help to sustain essential services within the settlement.
- **Enhancing Council Tax Revenues** – potential to generate over £450,000 in additional Council Tax revenue annually.
- **New Homes Bonus** – potential to contribute almost £3 million in new homes bonus with an annual payment of almost £500,000.
- **Apprenticeships** – potential to work with education providers and others to incorporate appropriate opportunities for apprentices supported by recognised training and development programmes for young and unemployed people in the area.
- **Replenishing the Workforce** – potential to accommodate at least 380 additional working age people contributing to the supply of labour locally.

In the absence of development at the Dilworth Lane site, the identified benefits would be foregone with potential impacts relating to an ageing population, longer term implications of a reduced local workforce (given the ageing population), a dwindling catchment population for primary schools, local facilities and local businesses, as well as the loss of potential S106 and Council Tax revenues.

# 9.0 Conclusions





## 9.0 Conclusions

**This statement has demonstrated that the development of the site would make a substantial, and necessary, contribution towards a recognised local housing need – a need for more family homes and more affordable homes to help support the future vitality of Longridge. The site is largely contained by existing development. It is considered that this site represents the most appropriate and logical locations for a sustainable urban extension of Longridge without harming the wider sensitive landscape surrounding the settlement.**

The proposals would further create a community focus by providing opportunities to attract new employment and retail facilities and thus enhance the local offer and ensure that Longridge continues to be an important and sustainable settlement which contributes significantly to wider social and economic roles within Ribble Valley.

As set out in this statement, we have demonstrated that:

- The site is located within one of three principal settlements within the Borough which are identified as a focus for new development.
- The site could provide in the region of 270-300 residential dwellings and therefore assist in meeting the Borough's housing targets.
- That the site will contribute towards meeting the identified and planned development needs within Longridge.
- The site is surrounded by land uses which are compatible with residential development, with housing to north, south and west.
- The development proposals can provide for a choice of high quality homes in terms of type, tenure and size to meet local needs.
- The development would contribute towards an identified need for affordable, rural housing in the Borough and therefore help to solve a local housing problem which cannot otherwise be satisfied.

- There are no appropriate allocated or previously developed sites available within Longridge to accommodate the proposals, whereas the Dilworth Lane site is available, suitable and achievable for residential development.
- This site represents the most appropriate location for residential development to meet Longridge's needs and will result in less harm than any of the alternatives.
- The development proposals are economically viable and will be financed by a major housebuilder.
- The site is in a sustainable location for new housing, being located in proximity to public transport links, transport routes and a range of shops, services, schools, jobs and community facilities.
- The provision of new housing at the site will benefit the economy and help to sustain existing services.
- The development proposals can act as a catalyst for investment in much-needed facilities and infrastructure within the town.
- That the development could help meet housing needs in the short term and contribute towards the 5 year supply of housing land.
- The development would generate a number of local economic and social benefits, creating jobs and supporting wider economic investment.
- There are no technical, physical or environmental constraints to development of the Dilworth Lane site for housing; and the proposals will be sensitive to the character of the local landscape in terms of scale, design, layout, building style and facing materials.

It is considered that development of the Dilworth Lane site for residential and community uses should be supported by Ribble Valley Borough Council and other local stakeholders. This document is a starting point for considering the development vision for the site. It is the firm intention of Taylor Wimpey to engage with the local community and stakeholders to develop these ideas. However, the support of Ribble Valley Borough Council and the recognition of the site for residential development in the emerging Local Plan is sought. The information set out in this statement provides a sound justification for doing so.

### Summary

**There is a compelling need to deliver additional development in Longridge in both the short term and over the next 15 years. The site provides the best fit in terms of capacity and the otherwise sensitive landscape setting of the historic town of Longridge. The proposals will have no significant impact upon that wider setting but will contribute significantly to the development needs of the area. The allocation of this site would help meet that need and have negligible impact upon any interests of acknowledged importance.**



**Taylor**  
**Wimpey**

# Dilworth Lane Longridge

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