

Examination of Ribble Valley Borough Council Core Strategy

Template table for proposed main modifications to the submission document

Ref	Page	Policy/ Paragraph	Main Modification																																
MM1	34	Paragraph 3.12	Revised wording of the objective to read “To increase the supply of affordable and decent homes in the borough to help meet identified needs”.																																
MM2	39	Key Statement DS1: Development Strategy	First paragraph - delete ... the main urban areas of the borough and replace text with “the principle settlements of Clitheroe, Longridge and Whalley”.																																
MM3	39	Key Statement DS1: Development Strategy	First paragraph- after ...and the Samlesbury Enterprise Zone add new sentence “New retail and leisure development will be directed towards the centres of Clitheroe, Longridge and Whalley”.																																
MM4	39	Key Statement DS1: Development Strategy	Second paragraph- after ...at Standen, add “and the borough’s principle settlements, development will be allocated to defined settlements listed in this policy”.																																
MM5	39	Key Statement DS1: Development Strategy	New third paragraph- add “The defined settlements are” [insert table below] <table border="1" data-bbox="613 1220 1398 1440"> <tbody> <tr> <td>Barrow</td> <td>Downham</td> <td>Mellor Brook</td> <td>Sawley</td> </tr> <tr> <td>Billington</td> <td>Dunsop Bridge</td> <td>Newton</td> <td>Slaidburn</td> </tr> <tr> <td>Bolton by Bowland</td> <td>Gisburn</td> <td>Osbaldeston</td> <td>Tosside</td> </tr> <tr> <td>Brockhall</td> <td>Grindleton</td> <td>Pendleton</td> <td>Waddington</td> </tr> <tr> <td>Calderstones</td> <td>Holden</td> <td>Read & Simonstone</td> <td>West Bradford</td> </tr> <tr> <td>Chatburn</td> <td>Hurst Green</td> <td>Ribchester</td> <td>Wilpshire</td> </tr> <tr> <td>Chipping</td> <td>Langho</td> <td>Rimington</td> <td>Wiswell</td> </tr> <tr> <td>Copster Green</td> <td>Mellor</td> <td>Sabden</td> <td>Worston</td> </tr> </tbody> </table>	Barrow	Downham	Mellor Brook	Sawley	Billington	Dunsop Bridge	Newton	Slaidburn	Bolton by Bowland	Gisburn	Osbaldeston	Tosside	Brockhall	Grindleton	Pendleton	Waddington	Calderstones	Holden	Read & Simonstone	West Bradford	Chatburn	Hurst Green	Ribchester	Wilpshire	Chipping	Langho	Rimington	Wiswell	Copster Green	Mellor	Sabden	Worston
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MM6	39	Key Statement DS1: Development Strategy	New fourth paragraph- add “In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this policy. The relevant constraints are set out as part of the strategic framework included in this plan”.																																
MM7	41	Paragraph 4.11	New Paragraph (after table of housing distribution) The housing model makes a modelled assumption based on a number of dwellings averaged across the defined settlements. It is important to bare in mind an average; some settlements will accommodate more, whilst others, due to their recognised constraints may accommodate less. The Council will use the Core Strategy framework to set out the patterns and scale of growth through the Housing & Economic DPD.																																

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MM8	41	Paragraph 4.11	<p>The impact of this strategy in relation to the strategic pattern of distribution is detailed in Appendix 2 to the Core Strategy. In summary this development strategy means that the following distribution of housing results in:</p> <table border="1" data-bbox="607 396 1391 674"> <thead> <tr> <th>Location</th> <th>Residual number of houses required for each settlement ¹⁷</th> </tr> </thead> <tbody> <tr> <td>Clitheroe</td> <td>230</td> </tr> <tr> <td>Longridge</td> <td>550</td> </tr> <tr> <td>Whalley</td> <td>215</td> </tr> <tr> <td>Other settlements</td> <td>732</td> </tr> <tr> <td>Standen</td> <td>1040</td> </tr> <tr> <td>Total</td> <td>2767</td> </tr> </tbody> </table> <p>Footnote 17 at bottom of page 42 should now say: “As at 31st March 2013- all applications that have been approved since will reduce this number”.</p>	Location	Residual number of houses required for each settlement ¹⁷	Clitheroe	230	Longridge	550	Whalley	215	Other settlements	732	Standen	1040	Total	2767
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MM9	48	Key Statement EN3: Sustainable Development and Climate Change	Add text after.. carbon footprint. “The Council will assess applications against the current Code for Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards.														
MM10	66	Key Statement EC1: Business and Employment Development	Policy Statement to be updated with revised employment land requirements including non B1, B2 and B8 uses together with relevant retail floor space following consultation on evidence base.														
MM11	69	Key Statement EC2: Development of Retail, Shops and Community Facilities	Add new paragraph to statement Provision for new convenience retail floor space of up to 1815 sq m for Clitheroe, 140 sq m for Longridge and 250 sq m for Whalley will be allocated. Provision for new comparison retail floor space of up to 2630 sq m for Clitheroe, 640 sq m for Longridge and 240 sq m for Whalley will be allocated.														
MM12	56	Chapter 6: Housing	KEY STATEMENT H1: HOUSING PROVISION Land for residential development will be made available to deliver 4,000 5,000 dwellings, estimated at an average annual completion rate target target of at least 200 250 dwellings per year over the period 2008 to 2028 in accordance with baseline information.														

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			<p>The Council will identify through the relevant “Strategic Housing Land Availability Study” (SHLAA), sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate Strategic Housing Land Availability Assessments, the Council will endeavor to ensure housing land is identified for the full 15 year period and beyond.</p> <p>A ‘plan-monitor-manage’ approach will be adopted and a monitoring report will be the key tool in tracking the five-year rolling land supply. The overall housing requirement will be subject to a formal review within five years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan.</p>
MM13	57	Paragraph 6.4	<p>These figures will be treated as a minimum target unless otherwise determined. A phased approach to the release of land will be adopted as the most suitable way forward in delivering development land. Further detail on housing allocations will be given in the Housing and Economic DPD.</p>
MM14	151	Appendix 2	<p>This Appendix provides information regarding the assessment of how residential development is to be distributed. The housing information uses the most recently published housing land availability information as at the 4st July 2012 31st March 2013 in order to ensure that a clear base date is applied. It is important to note that any planning approvals since that date would need to be taken account of and consequently the residual number of houses shown in the table will be less. The Council publishes its housing land study quarterly.</p>
MM15	151	Appendix 2 Paragraph 15.1	<p>Number of Houses to provide 2008 - 2028 = 4000 5000 The strategy model provides for a minimum of 1120 1440 of these units across other settlements.</p> <p>4000 – 1120 = 2880 5000-1440 = 3560 houses to be provided by the 3 main settlement areas of Clitheroe, Longridge and Whalley.</p> <p>Revised footnote 20 to clarify as follows: This is calculated as the average across the other settlements equating to 45 dwellings per settlement. Actual provision will be a matter for the allocations process.</p>

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MM16	152	Appendix 2 Paragraph 15.2	<p>Residual number of houses required for each main settlement based on main settlement population</p> <table border="1"> <thead> <tr> <th>SETTLEMENT</th> <th>Number of houses to be provided²</th> <th>Number of houses already completed/ permission given²⁵ for each settlement / area (based on the Parish)</th> <th>Unadjusted residual (less number already completed/ permission given)</th> <th>Longridge adjustment²²</th> <th>Proposed Strategic Site - 1040²³</th> <th>Residual number of houses required for each settlement²⁴ (figure of 230 is result of Standen site subtracted from Clitheroe)</th> </tr> </thead> <tbody> <tr> <td>Clitheroe</td> <td>2065</td> <td>795</td> <td>1270</td> <td>0</td> <td></td> <td>230</td> </tr> <tr> <td>Longridge</td> <td>1032</td> <td>282</td> <td>750</td> <td>200</td> <td></td> <td>550</td> </tr> <tr> <td>Whalley</td> <td>463</td> <td>248</td> <td>215</td> <td>0</td> <td></td> <td>215</td> </tr> <tr> <td>Other Settlements</td> <td>1440</td> <td>908</td> <td>532</td> <td>732</td> <td></td> <td>732</td> </tr> <tr> <td>Standen</td> <td></td> <td></td> <td></td> <td>0</td> <td>1040</td> <td>1040</td> </tr> <tr> <td>Total</td> <td>5000</td> <td>2233</td> <td>2770</td> <td></td> <td></td> <td>2767</td> </tr> </tbody> </table> <p>²¹ % used for devising residual number of houses is calculated from settlement population as a % of total main settlement population (see table below for data)- Clitheroe 58%, Longridge 29%, Whalley 13%</p> <p>²⁵ ¹ (Does not include sites which are awaiting completion of section 106 agreements at 31.03.2013)</p> <p>²² This allowance reflects anticipated development in Preston Borough at Longridge- 200 taken from Longridge and reapportioned to the 'Other Settlements'</p> <p>²³ Proposed Strategic Site- 1040 dwellings proposed at Standen</p> <p>²⁴ As at 31st March 2013- applications have been approved since Core Strategy Reg 22 Composite Submitted Version 280912</p>	SETTLEMENT	Number of houses to be provided ²	Number of houses already completed/ permission given ²⁵ for each settlement / area (based on the Parish)	Unadjusted residual (less number already completed/ permission given)	Longridge adjustment ²²	Proposed Strategic Site - 1040 ²³	Residual number of houses required for each settlement ²⁴ (figure of 230 is result of Standen site subtracted from Clitheroe)	Clitheroe	2065	795	1270	0		230	Longridge	1032	282	750	200		550	Whalley	463	248	215	0		215	Other Settlements	1440	908	532	732		732	Standen				0	1040	1040	Total	5000	2233	2770			2767
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MM18	135	Chapter 12: Glossary (to the definition of 'settlement')	<p>Add new bullet 1 as follows:</p> <p><u>Bullet 1 "A defined settlement is one which contains at least 20 dwellings and a shop or public house or place of worship or school or village hall, ie they are of a size and form that justifies treatment as a</u></p>																																																	

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			<u>settlement. Settlements smaller than this limit will not be given settlement boundaries as they are not considered to be large enough or to contain enough facilities to allow for growth.</u>
MM19	59	Paragraph 6.8 and 6.9	<p>Replace paragraphs 6.8 and 6.9 with a new para 6.8 below:</p> <p><u>“The current Gypsy and Traveller Accommodation Assessment (GTAA) of 2013 indicates that the Borough requires two additional residential pitches to be created in the period 2023 to 2028. Given this level of need it is not proposed to formally allocate a site but to manage provision through the development management process guided by relevant policies. This position will be reviewed in the light of future GTAA updates. The GTAA also indicated that there is no identified need for sites for Travelling Showpeople in the area.”</u></p> <p>Delete para 6.9.</p>
MM20	101	Policy DME5 paragraph 10.16 (second paragraph)	Replace <u>“request”</u> with <u>require</u>