

Ribble Valley Borough Council

CORE STRATEGY

PROPOSED MAIN MODIFICATIONS

May 2014

**EXAMINATION OF RIBBLE VALLEY BOROUGH COUNCIL CORE STRATEGY
PROPOSED MAIN MODIFICATIONS TO THE SUBMISSION DOCUMENT
MAY 2014**

Key:

Blue text = new text to added as an amendment

Strikethrough = Shows intent to remove text from the document

Ref	Page	Policy/ Paragraph	Main Modification
			Proposed main modifications that have undergone public consultation. Please note, some of these modifications have been updated to reflect the most up to date monitoring information from 31st Match 2014 or the most recent position since the close of the EiP Hearing sessions.
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 – see Key Statement DS1 attached as an appendix to this document.
MM5	39	Key Statement DS1: Development Strategy	New third paragraph- see Key Statement DS1 attached as an appendix to this document.
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”.

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MM7	41	Paragraph 4.11	<p>Following the close of the EiP Hearing sessions in January 2014, it is proposed that this main modification be removed (see main modification 25 for clarity).</p> <p>New Paragraph (after table of housing distribution) The housing model makes a modeled 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.</p>														
MM8	41	Paragraph 4.11	<p>Update table with following figures:</p> <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="609 840 1388 1113"> <thead> <tr> <th>Location</th> <th>Residual number of houses required for each settlement ¹⁷</th> </tr> </thead> <tbody> <tr> <td>Clitheroe</td> <td>240</td> </tr> <tr> <td>Longridge</td> <td>633</td> </tr> <tr> <td>Whalley</td> <td>0</td> </tr> <tr> <td>Other settlements</td> <td>145</td> </tr> <tr> <td>Standen</td> <td>1040</td> </tr> <tr> <td>Total</td> <td>2058</td> </tr> </tbody> </table> <p>Footnote 17 at bottom of page 42 should now say:</p> <p>“As at 31st March 2014- all applications that have been approved since will reduce this number”.</p>	Location	Residual number of houses required for each settlement ¹⁷	Clitheroe	240	Longridge	633	Whalley	0	Other settlements	145	Standen	1040	Total	2058
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MM9	48	Key Statement EN3: Sustainable Development and Climate Change	<p>Add text after.. carbon footprint.</p> <p>“The Council will assess applications against the current Code for Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards.</p>														
MM10	66	Key Statement EC1: Business and Employment Development	<p>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.</p>														

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MM11	69	Key Statement EC2: Development of Retail, Shops and Community Facilities	<p>Add new paragraph to statement</p> <p>Provision for new convenience retail floor space of up to 1815 sq m for Clitheroe, 140 sq m for Longridge and 250 sq m for Whalley will be allocated.</p> <p>Provision for new comparison retail floor space of up to 2630 sq m for Clitheroe, 640 sq m for Longridge and 240 sq m for Whalley will be allocated.</p>
MM12	56	Chapter 6: Housing	<p>Update Key Statement with following figures:</p> <p>KEY STATEMENT H1: HOUSING PROVISION</p> <p>Land for residential development will be made available to deliver 4,000 5,600 dwellings, estimated at an average annual completion rate target of at least 200 280 dwellings per year over the period 2008 to 2028 in accordance with baseline information.</p> <p>The Council will identify through the relevant “Strategic Housing Land Availability Study” (SHLAA), sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate Strategic Housing Land Availability Assessments, the Council will endeavor to ensure housing land is identified for the full 15 year period and beyond.</p> <p>A ‘plan-monitor-manage’ approach will be adopted and a monitoring report will be the key tool in tracking the five-year rolling land supply. The overall housing requirement will be subject to a formal review within five years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan.</p>
MM13	57	Paragraph 6.4	<p>Delete text as follows:</p> <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>Update text with following dates:</p> <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 1st July 2012 31st March 2014 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</p>

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			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.						
MM15	151	Appendix 2 Paragraph 15.1	<p>Update text with figures as set out below:</p> <p>Number of Houses to provide 2008 - 2028 = 4000 5600 The strategy model provides for a minimum of 1120 1600 of these units across other settlements.</p> <p>4000 - 1120 = 2880 5600-1600 = 4000 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 across the other defined settlements will be a matter for the allocations process is set out in the 'Housing in the defined settlements' paper.</p>						
MM16	152	Appendix 2 Paragraph 15.2	<p>Table showing residual number of houses required for each main settlement based on main settlement population.</p> <p>It is now proposed that the housing requirement be increased from 5000 to 5600. The proposed modification is therefore included as an attachment to this document. This table also reflects the most up to date Housing Land Availability Monitoring information from 31st March 2014.</p>						
MM17	153	Appendix 2	<table border="1"> <tr> <td>Number of houses in supply as at 1st October 2011 31st March 2014 plus proposed strategic site</td> <td>2033 (993+1040) 3610 (2570+1040)</td> </tr> <tr> <td>Residual number of houses</td> <td>1484 2058</td> </tr> <tr> <td>Number of Houses to provide 2008 - 2028</td> <td>4000 5600</td> </tr> </table>	Number of houses in supply as at 1st October 2011 31 st March 2014 plus proposed strategic site	2033 (993+1040) 3610 (2570+1040)	Residual number of houses	1484 2058	Number of Houses to provide 2008 - 2028	4000 5600
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			Proposed Modifications as set out in the submission version of the Council's statements in relation to Issues and Matters which have not undergone public consultation						
MM18	135	Chapter 12: Glossary (to the definition of 'settlement')	<p>Add new bullet 1 as follows:</p> <ul style="list-style-type: none"> 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, i.e. they are of a size and form that justifies treatment as a settlement. Settlements smaller than this limit will not be given settlement boundaries as they are 						

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			not considered to be large enough or to contain enough facilities to allow for growth beyond that delivering regeneration benefits or local needs housing.
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>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.</p> <p>Delete para 6.9.</p>
MM20	101	Policy DME5 paragraph 10.16 (second paragraph)	<p>Amend the paragraph as follows:</p> <p>IN TERMS OF THE USE OF DECENTRALISED AND RENEWABLE OR LOW CARBON ENERGY IN NEW DEVELOPMENT THE AUTHORITY WILL REQUIRE REQUEST THAT ON NEW NON-RESIDENTIAL DEVELOPMENTS OVER 1000M².....</p>
			Proposed Modifications arising from issues raised during the Examination Hearing sessions which have not undergone public consultation
MM21	41	Table at para. 4.11	The table included in the attached schedule which sets out Policy DS1, replaces the table at 4.11 of the Core Strategy (Post 5.14). It includes both the residual figures and the total figures, as well as the proposed distribution for the Tier 1 villages, Tier 2 villages and Tier 3 villages.
MM22	58	Key Statement H3	All references to the word 'elderly' have been replaced by the phrase 'older people' in Key Statement H3 and Development Management policy DMH1.
	103	Policy DMH1	
MM23	50	Policy ENV4	<p>New text added to end of second paragraph of Key Statement EN4 as follows:</p> <p>It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle, be no net loss of a net enhancement of biodiversity.</p>
MM24	159	Chapter 16	See attached key diagram.
MM25	39	Para. 4.2 &	See attached extract Key Statement DS1.

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		after table in para 4.11	
MM26	Page 10	After para. 1.4	<p>Insert new text:</p> <p>Subsequent planning documents will include detailed boundaries set out on an Ordnance survey plan base to show those specific sites the Council proposes to allocate for differing forms of development. Allocations will be made as required for housing, employment uses and for town centre development as identified. Where the Council allocates land further details will be included such as the number and expected nature of housing. For example the allocations process will be used to identify locations and types of housing to meet provision for older- persons needs. Allocations will also be included for affordable or housing to meet particular needs. Similarly, with employment land the allocation process will identify the anticipated nature and type of employment use that will be supported. Detailed settlement boundaries to help manage development across the defined settlements will also be provided through the allocations process informed by the allocation of land or commitments to development.</p> <p>The allocations document will also provide information on areas that are subject to differing designations such as flood risk areas, nature designations, heritage or landscape protection to support the application of the relevant policy framework established in the Core Strategy. Where requirements for specific infrastructure has been identified such as school sites, highways proposals or service infrastructure, these will be identified where appropriate.</p> <p>The Core Strategy will be subject to a monitoring process to ensure its policies are addressing the aims and objectives of the plan and also that it is kept up to date with regard to any implications of changes to the underlying evidence base or legislative or national policy framework. Monitoring will be undertaken on an annual basis however it is intended that the plan itself will be subject to a formal review process where the need for any changes to the plan will be considered through a managed review process. This may result in parts of the plan being reviewed through the statutory process as a partial review or if appropriate a whole plan review. Specifically the housing requirement of the plan has been identified for review as a matter of Council policy within 5 years of the date of adoption in order to ensure that the most appropriate strategic figure for housing is being planned for. Any changes to the Core Strategy may lead to a need to review either partially or in full other associated planning policy documents.</p>
MM27	10	After para. 1.4	See Main Modification 26 (MM26).
MM28	120	Chapter 11	See attached section on monitoring.

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MM29	83	Chapter 9	<p>Add the following text in relation to flood risk as the last sentence to paragraph 3 of the supporting text to the Standen Strategic Site policy.</p> <p>“A small part of the site, adjacent to Pendleton Brook, lies within Flood Zone 2 and 3, where development will be restricted to water compatible uses (i.e. amenity open space areas).</p> <p>Also add text at end of policy statement:</p> <p>Phasing will be considered through the Development Management process in conjunction with the landowner/s including the preparation of associated detailed masterplans and legal agreements together with development and design briefs prepared as Supplementary Planning Documents as appropriate.</p> <p>Amend supporting text as follows:</p>
	84	Chapter 9	<p>Work undertaken on infrastructure planning as part of the Core Strategy process has shown that in principle, there are no significant barriers to the development and that the site is deliverable within the plan period with appropriate phasing of the development to allow infrastructure enhancements to be co-ordinated and delivered. It is envisaged that the site will be accessed by a minimum of two access points from the existing local highway network with a through route for public transport. The development will also secure improvements to the strategic highway network at the A59/Clitheroe Road/Pendle Road Junction. Any development should take into account of the presence of various heritage assets and their setting, within and in the vicinity of the site, including the Grade II* Standen Hall and the various grade II listed buildings adjacent to the site and also the line of the Roman Road that runs through the site, which is of archaeological and historic significance. There will be a need for high quality structural landscaping to contribute a good quality development and address the landscape impacts of a development of this scale.</p>
MM30	66	Key Statement EC1	<p>Add to policy statement EC1 as new first paragraph.</p> <p>“Employment development will be directed towards the main settlements of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor”.</p> <p>Amend 2nd paragraph:</p> <p>replace 9 hectares with 8 hectares</p>

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MM31	120	Chapter 11	See attached section on monitoring for service centre health checks.
MM32	101	Chapter 10 Policy DME5 Para 3	Add the following text on page 101, paragraph 3, after last bullet: Outside these areas on the key diagram renewable energy schemes will be considered to be appropriate in principle subject to other policies in the plan.
	101	Policy DME5 Para 2	Amend text on page 101, paragraph 2, to the following: ...at least 10% of their predicted energy requirements should come from decentralized and renewable or low carbon sources unless the applicant can demonstrate that this is not feasible or viable.
MM33	48	Key Statement EN3 Para 1	Paragraph 1, final sentence to be amended to text below: The Council will assess applications against the current code for sustainable homes, lifetime homes and building for life and BREEAM standards, or any subsequent nationally recognised equivalent standards. Proposals for the development of new renewable energy generation facilities, including onshore wind turbine technologies, will be considered. This will require the consideration of many factors including the need to reduce the area's carbon footprint whilst also recognizing its exceptional environmental and landscape context.
MM34	78	After para. 8.10	Include text below after para. 8.10: 8.11 The Council is committed to ensure the necessary infrastructure is brought forward to meet the needs of the area resulting from proposed growth and development. The Council will continue to work with relevant authorities, public bodies and agencies to secure the delivery of infrastructure in a timely and effective manner. In providing a policy framework through this Core Strategy and the use of its Planning powers relevant infrastructure can be delivered. Statutory undertakers such as United Utilities and relevant authorities such as Lancashire County Council, and NHS England will need to meet their legal responsibilities for the provision of water and water treatment, health services to meet the needs of the areas and school facilities. However much of this provision will be dependant upon the timing of development, the emerging needs to be addressed at the time and capacity of existing provision. 8.12 The Borough Council will continue to work closely with providers and partners to ensure the needs of the area are addressed. The Council will produce an allocations document that

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			<p>will, in conjunction with housing and employment site allocations, seek to identify specific proposals for supporting infrastructure to ensure land is reserved to meet future needs in a coordinated manner. Actual investment in infrastructure will be dependent upon the spending and investment plans of the responsible authority, including the borough council. The Core Strategy provides a strategic framework to allow those bodies to consider investment plans whilst the subsequent, detailed allocations stage will provide the opportunity for site and project specific policy to be set out.</p> <p>8.13 Highway infrastructure will be a key part of ongoing development in the area as recognised in the County Councils East Lancashire Transport Masterplan and through specific measures identified in relation to development such as the new roundabout to the Pendle Road/A59 junction required to facilitate the Standen Strategic site, works to improve traffic flows and capacity around Clitheroe and Whalley centres and traffic and parking management measures identified in relation to Clitheroe and Whalley which form part of the legal agreements to current development commitments. Car parking facilities are monitored by the Borough Council with provision currently under review and opportunities to increase capacity being considered in both Whalley and Clitheroe through local projects to provide additional parking and manage the use of existing facilities. The Councils stated commitment to work to secure necessary infrastructure, its joint working arrangements, this policy framework and powers available to the Council will work to ensure that growth is successfully accommodated and that new facilities are available to enhance the local area as a place to live, work and visit.</p>
MM35	10	After para. 1.4	See Main Modification 26 (MM26)
MM36	78	After para. 810	See Main Modification 34 (MM34)
MM37	88	Policy DMG1	<p>Fifth bullet point of DMG1 to be amended to text below:</p> <ul style="list-style-type: none"> provide consider adequate day lighting and privacy distances
MM38	88	Policy DMG1	<p>Text added to Policy DMG1 as follows:</p> <p><u>INFRASTRUCTURE</u></p> <p>1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL</p>

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			ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.
MM39	88	Policy DMG1 and Policy DME5	<p>Bullet point 18 of DMG1- add new text below:</p> <ul style="list-style-type: none"> The Code for Suitable Homes and Lifetime Homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes <p>Policy DME5 has been aligned with DMG1 through the amendment by adding text to the end of bullet point 6 of Policy DME5:</p> <ul style="list-style-type: none"> National or local targets for generating energy from renewable sources and for reducing carbon emissions As specified within policy DMG1.
MM40	88	Policy DMG1	<p>Bullet points will be grouped under the themes:</p> <ul style="list-style-type: none"> Design Access Environment Amenity Infrastructure
MM41	90	Policy DMG2	<p>Amend paragraph 2 of Policy DMG2 as per the text below:</p> <p>Outside the defined settlement areas development must meet at least one of the following considerations</p>
MM42	90	Policy DMG2 And Chapter 12: Glossary	<p>Amend paragraph 2, bullet point 3 of Policy DMG2, as per the text below:</p> <ul style="list-style-type: none"> The development is for Local Needs Housing which meets and identified need and is secured as such <p>Add the following definition of Local Needs Housing to the glossary:</p> <p>Local Needs Housing: Local needs housing is the housing developed to meet the needs of existing and concealed housing living within the parish and surrounding parishes which is evidenced by the Housing Needs Survey for the parish ,the housing Waiting List and the Strategic Housing Market Assessment.</p>
MM43	129	Chapter 12: Glossary	<p>Add the following definition of a major application to the glossary</p> <p>Major proposals include large buildings more than 1000m2 floor space and developments of more than 10 dwellings or more.</p>

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MM44	98	Chapter 12: Glossary	<p>Add the following definitions in relation to heritage matters to the glossary:</p> <p>Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.</p> <p>Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</p> <p>Registered Historic Parks and Gardens: A park or garden included on the Register of Parks and Gardens of Special Historic Interest in England as determined by English Heritage.</p>
MM45	104	Policy DMH2 And Glossary	<p>Text to be added to bullet point one of Policy DMH3 as set out below</p> <p>Development essential for the purposes of agriculture or residential development which meets and identified local need.</p> <p>In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.</p> <p>Definition of functional and financial test to be added to the Glossary as follows:</p> <p>FUNCTIONAL and FINANCIAL TEST</p> <p>In considering proposals for permanent agricultural, forestry and other essential dwellings, the following criteria will be applied:</p> <ul style="list-style-type: none"> • Is a clearly established existing functional need? • Does the need relate to a full time worker or one who is primarily employed rather than a part time requirement? • Have the unit and the agricultural activity concerned been established for at least 3 years, been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so? • Could the functional need be fulfilled by another existing dwelling on the unit?
MM46	106	Policy DMH4	<p>Amend bullet point one of policy DMH4 as set out below:</p> <ul style="list-style-type: none"> • The building is not isolated in the landscape, <i>i.e.</i> it is within a defined settlement or forms part of an already group of buildings, and

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MM47	88	Policy DMG1	<p>Add text to bullet point in Policy DMG1 as follows:</p> <p>Achieve efficient land use and the re use and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible</p>
MM48	155	After para 15.3 in appendix 2.	See attached housing trajectory as attached
MM49	10	After Para. 1.4	See Main Modification 26 (MM26)
MM50	58	Key Statement H3	<p>Para 6 of Key Statement H3 to read as follows to reflect threshold for older people provision.</p> <p>Providing housing for older people the elderly is a priority for the Council within the Housing Strategy. Within the negotiations for housing developments, 15% of the units will be sought for older people elderly provision on sites of 10 units or more. Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (i.e the remaining 50% of the 15% older people elderly related element) will be for market housing for older persons elderly groups.</p>
MM51	59	Between paragraph 6.7 and 6.8	<p>Add in following text between para 6.7 and 6.8 as follows:</p> <p>Older people's housing should meet the lifetime homes standard as a minimum. This is the standard designed to accommodate the changing needs of occupants of housing throughout their lives. Here are 16 standards promoted in the Rowntree Foundation report 'Meeting Part M and Designing Lifetime Homes' such as wider doorways, wheelchair access, downstairs toilet and provision for a future stair lift.</p>
MM52	10	After para. 1.4	See Main Modification 26 (MM26)
MM53	52	Key Statement EN5	<p>Amend Key Statement as follows:</p> <p>KEY STATEMENT EN5: HERITAGE ASSETS</p> <p>There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner</p>

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	98	Policy DME4	<p>appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.</p> <p>This will be achieved through:</p> <ul style="list-style-type: none"> • Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance. find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset. • Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. • Carefully Considering any development proposals that adversely affect a designated which may impact on a heritage asset or its their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset. in line with the Development Management policies. • Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place. • The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment. <p>Amend policy DME4 as follows:</p> <p>POLICY DME4: PROTECTING HERITAGE ASSETS</p> <p>10.15 IN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL MAKE A PRESUMPTION IN FAVOUR OF THE PROTECTION CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS AND THEIR SETTINGS.</p> <p>1. CONSERVATION AREAS</p> <p>PROPOSALS WITHIN, OR CLOSELY RELATED TO OR AFFECTING VIEWS INTO AND OUT OF, OR AFFECTING THE SETTING OF A CONSERVATION AREAS SHOULD NOT HARM THE AREA WILL BE REQUIRED TO CONSERVE AND WHERE APPROPRIATE ENHANCE ITS CHARACTER AND APPEARANCE AND THOSE ELEMENTS WHICH CONTRIBUTE TOWARDS ITS SIGNIFICANCE. THIS SHOULD INCLUDE CONSIDERATIONS AS TO</p>

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			<p>WHETHER IT RESPECTS AND SAFEGUARDS CONSERVES AND ENHANCES THE SPECIAL ARCHITECTURAL AND HISTORIC CHARACTER OF THE AREA AS SET OUT IN THE RELEVANT CONSERVATION AREA APPRAISAL. DEVELOPMENT WHICH MAKES A POSITIVE CONTRIBUTION AND CONSERVES AND ENHANCES IN THESE AREAS WILL BE STRICTLY CONTROLLED TO ENSURE THAT IT RESPECTS THE CHARACTER, APPEARANCE AND SIGNIFICANCE OF THE AREA IN TERMS OF ITS LOCATION, SCALE, SIZE, DESIGN AND MATERIALS AND EXISTING BUILDINGS, STRUCTURES, TREES AND OPEN SPACES WILL BE SUPPORTED.</p> <p>IN THE CONSERVATION AREAS THERE WILL BE A PRESUMPTION IN FAVOUR OF THE PRESERVATION CONSERVATION AND ENHANCEMENT OF ELEMENTS THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.</p> <p>2. LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST</p> <p>ALTERATIONS OR EXTENSIONS TO DEVELOPMENT PROPOSALS ON SITES WITHIN THE SETTING OF LISTED BUILDINGS OR BUILDINGS OF SIGNIFICANT LOCAL HERITAGE INTEREST, OR DEVELOPMENT PROPOSALS ON SITES WITHIN THEIR SETTING WHICH CAUSE VISUAL HARM TO THE SETTING OF THE BUILDING, SIGNIFICANCE OF THE HERITAGE ASSET WILL NOT BE SUPPORTED BE RESISTED.</p> <p>ANY PROPOSALS INVOLVING THE DEMOLITION OR LOSS OF IMPORTANT HISTORIC FABRIC FROM LISTED BUILDINGS WILL BE REFUSED UNLESS IT CAN BE DEMONSTRATED THAT EXCEPTIONAL CIRCUMSTANCES EXIST THIS IS UNAVOIDABLE.</p> <p>3. REGISTERED HISTORIC PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST AND OTHER GARDENS OF SIGNIFICANT HERITAGE INTEREST</p> <p>PROPOSALS WHICH CAUSE HARM TO OR LOSS OF SIGNIFICANCE TO REGISTERED PARKS, GARDENS OR LANDSCAPES OF SPECIAL HISTORIC INTEREST OR OTHER GARDENS OF SIGNIFICANT LOCAL HERITAGE INTEREST, INCLUDING THEIR SETTING, WILL NOT BE SUPPORTED.</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>PROPOSALS AFFECTING REGISTERED HISTORIC PARK AND GARDENS AND OTHER GARDENS OF SIGNIFICANT HERITAGE INTEREST, OR THEIR SETTINGS, SHOULD RESPECT AND SAFEGUARD THEIR CHARACTER.</p> <p>4. SCHEDULED MONUMENTS AND OTHER ARCHAEOLOGICAL REMAINS</p> <p>APPLICATIONS FOR DEVELOPMENT THAT WOULD IMPACT RESULT IN HARM TO THE SIGNIFICANCE OF A SCHEDULED MONUMENT OR NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES WILL NOT BE SUPPORTED.</p> <p>DEVELOPERS WILL BE EXPECTED TO INVESTIGATE THE SIGNIFICANCE OF NON DESIGNATED ARCHAEOLOGY PRIOR TO DETERMINATION OF AN APPLICATION. WHERE THIS DEMONSTRATES THAT THE SIGNIFICANCE IS EQUIVALENT TO THAT OF DESIGNATED ASSETS, PROPOSALS WHICH CAUSE HARM TO THE SIGNIFICANCE OF NON DESIGNATED ASSETS WILL NOT BE SUPPORTED.</p> <p>WHERE IT CAN BE DEMONSTRATED THAT THAT THE SUBSTANTIAL PUBLIC BENEFITS OF ANY PROPOSALS OUTWEIGH THE HARM TO OR LOSS OF THE ABOVE, THE COUNCIL WILL SEEK TO ENSURE MITIGATION OF DAMAGE THROUGH PRESERVATION OF REMAINS IN SITU AS THE PREFERRED SOLUTION. WHERE THIS IS NOT JUSTIFIED DEVELOPERS WILL BE REQUIRED TO MAKE ADEQUATE PROVISION FOR EXCAVATION AND RECORDING OF THE ASSET BEFORE OR DURING EXCAVATION.</p> <p>WILL NEED TO DEMONSTRATE THAT THEY HAVE TAKEN THE PARTICULAR IMPORTANCE OF THE MONUMENT AND ITS SETTING INTO ACCOUNT AND THAT SCHEDULED MONUMENT CONSENT HAS EITHER ALREADY BEEN OBTAINED OR IS LIKELY TO BE GRANTED. NATIONAL POLICY GIVES ADDITIONAL POLICY GUIDANCE ON DEALING WITH BOTH DESIGNATED AND UNDESIGNATED HERITAGE ASSETS, AND WILL BE APPLIED BY THE COUNCIL WHEN DETERMINING PROPOSALS.</p> <p>PROPOSALS THAT AFFECT SUCH SITE AS THOSE MENTIONED ABOVE SHOULD ALSO GIVE ADEQUATE CONSIDERATION OF HOW THE PUBLIC UNDERSTANDING AND APPRECIATION OF SUCH</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>SITES COULD BE IMPROVED.</p> <p>IN LINE WITH NPPF, RIBBLE VALLEY AIMS TO SEEK POSITIVE IMPROVEMENTS IN THE QUALITY OF THE HISTORIC ENVIRONMENT THROUGH THE FOLLOWING:</p> <ul style="list-style-type: none"> A) MONITORING HERITAGE ASSETS AT RISK AND; <ul style="list-style-type: none"> I) SUPPORTING DEVELOPMENT/RE-USE PROPOSALS CONSISTENT WITH THEIR CONSERVATION; II) CONSIDERING USE OF LEGAL POWERS (BUILDING PRESERVATION NOTICES, URGENT WORKS NOTICES) TO ENSURE THE PROPER PRESERVATION OF LISTED BUILDINGS AND BUILDINGS WITHIN THE CONSERVATION AREAS. B) SUPPORTING REDEVELOPMENT PROPOSALS WHICH BETTER REVEAL THE SIGNIFICANCE OF HERITAGE ASSETS OR THEIR SETTINGS. C) PRODUCTION OF DESIGN GUIDANCE. D) KEEPING CONSERVATION AREA MANAGEMENT GUIDANCE UNDER REVIEW. E) USE OF LEGAL ENFORCEMENT POWERS TO ADDRESS UNAUTHORISED WORKS WHERE IT IS EXPEDIENT TO DO SO. F) ASSESS THE SIGNIFICANCE AND OPPORTUNITIES FOR ENHANCEMENT OF NON DESIGNATED HERITAGE ASSETS THROUGH THE DEVELOPMENT MANAGEMENT PROCESS. <p>The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.</p>
MM54		Policy DMG2	<p>Add following text to second and third para of DMG2: Strategic considerations:</p> <p>DEVELOPMENT PROPOSALS IN THE PRINCIPAL SETTLEMENTS OF CLITHEROE, LONGRIDGE AND</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>WHALLEY AND THE MORE SUSTAINABLE DEFINED SETTLEMENTS (TIER 1 VILLAGES) SHOULD CONSOLIDATE, EXPAND OR ROUND-OFF DEVELOPMENT SO THAT IT IS CLOSELY RELATED TO THE MAIN BUILT UP AREAS, ENSURING THIS IS APPROPRIATE TO THE SCALE OF, AND IN KEEPING WITH, THE EXISTING SETTLEMENT.</p> <p>Within the less sustainable of the defined settlements (tier 2 villages) and Outside the defined settlement areas development must meet at least one of the following considerations:</p>
MM55	34	3.11	<p>Amend text as follows:</p> <p>Respect, protect and enhance the high quality environment and biodiversity in the borough. A large proportion of the Ribble Valley falls within an Area of Outstanding Natural Beauty, it has two Local Nature Reserves, thirteen priority habitats and species, sixteen Sites of Special Scientific Interest (SSSI) and 293 Biological Heritage Sites. Protection, enhancement and conservation of these will form an important part of the Development Strategy. In addition the area has a rich built heritage with the significant elements having statutory protection as designated heritage assets. In addition there are non designated heritage assets and there may be nationally important but unidentified archaeological assets. Heritage assets are an irreplaceable resource and will be conserved in a manner appropriate to their significance.</p>
MM56	38	4.1	<p>Amend text as follows:</p> <p>In formulating the three potential options three spatial principles were considered that the Council would seek to achieve by the end of the plan period, namely:</p> <ul style="list-style-type: none"> • Protect and enhance the wider local environment, both natural, and built and historic environment, in rural and urban areas; • Ensuring housing supply meets the identified housing need; • Ensure the Ribble Valley is an area where people want to, and can live, work and relax.
MM57	139	13 Evidence Base documents	List to be updated prior to adoption to include relevant documents

ATTACHMENTS

Main Modification 16 (MM16):

Appendix 2 Paragraph 15.2:

Delete table at paragraph 15.2 and insert new table as follows:

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

Settlement	1 No of houses to be provided ¹	2 No of houses already completed/permissions given ² for each settlement area (based on the Parish)	3 Unadjusted residual (less no already completed/permission given)	4 Longridge Adjustment ³	5 Proposed Strategic site ⁴	7 Residual number of houses required for each settlement ⁵
Clitheroe	2,320	1040	1280		1040	240
Longridge	1,160	327	833	633		633
Whalley	520	588	0 (-68)			0
<i>Non-defined settlements/areas (8 settlements)⁶</i>	0	432	0 (-432)			
<i>Other 'Defined Settlements' (32 settlements)</i>	1,600	1223	377			
	1,600	1655	-55	145		145
Standen						1040
Total	5,600	3610	2058		1040	2058

Settlement population:

¹ For the 3 main settlements, total number of dwellings is 4000. Number of houses is calculated from settlement population as a % of total main settlement population – Clitheroe 58%, Longridge 29% and Whalley 13%.

² Does not include sites that are awaiting completion of section 106 agreements at 31st March 2014.

³ This allowance reflects development allowed at appeal of 200 units in Preston Borough at Whittingham Lane- 200 units are therefore reappportioned to the most sustainable settlements within the defined settlements.

⁴ Proposed strategic site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

⁵ As at 31st March 2014 – applications have been approved since.

⁶ Whilst there are 40 villages in the Ribble Valley, only 32 of these are categorised as 'defined settlements'- these are the settlements where development is to be allocated. Whilst some development has taken place outside of these settlements (in the remaining 8 villages), the Core Strategy development Strategy, once adopted, should prevent further development taking place in these locations.

Main Modification 21 & 25 (MM21 and MM25): Amend Policy DS1 and supporting text as follows:

4.2 The Proposed preferred option

KEY STATEMENT DS1: DEVELOPMENT STRATEGY

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 main urban areas of the borough~~ **the principal settlements of**
 - **Clitheroe,**
 - **Longridge, and**
 - **Whalley.**

Strategic employment opportunities will be promoted through the development of

- the Barrow Enterprise Site as a main location for employment, and
- the Samlesbury Enterprise Zone.

New retail and leisure development will be directed toward the centres of

- **Clitheroe,**
- **Longridge, and**
- **Whalley.**

In addition to the identified strategic site at Standen and the borough's principal settlements, development will be focused towards the Tier 1 Villages, which are the more sustainable of the 32 defined settlements:

- **Barrow**
- **Billington**
- **Chatburn**
- **Gisburn**
- **Langho**
- **Mellor**
- **Mellor Brook**
- **Read & Simonstone**
- **Wilpshire**

In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits. The Tier 2 Village settlements are:

- Bolton-by-Bowland
- Brockhall
- Calderstones
- Chipping
- Copster Green
- Downham
- Dunsop Bridge
- Grindleton
- Holden
- Hurst Green
- Newton
- Osbaldeston
- Pendleton
- Ribchester
- Rimington
- Sabden
- Sawley
- Slaidburn
- Tosside
- Waddington
- West Bradford
- Wiswell
- Worston

In general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Specific allocations will be made through the preparation of a separate allocations DPD.

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 strategy. The relevant constraints are set out as part of the strategic framework included in this plan.

Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.

Through this strategy, development opportunities will be created for economic, social and environmental well-being and development for future generations.

Is the Preferred Option one of those presented at the previous consultation stages?

No. The preferred option is effectively a hybrid approach of Option B and Option D that were presented at the alternative options consultation stage, taking account of up to date information and consideration of views raised in response to consultation. Option B focused development towards Clitheroe, Longridge and Whalley whilst option D was based on the use of a Strategic Site. Information on these options can be seen in previous documents.

In terms of option D, which saw a large strategic site being proposed towards the south east of Clitheroe on land referred to as Standen Estates, this option was commonly cited as respondents' preferred option when assessed against the other seven potential options during the consultation. That said, this wasn't without opposition and concerns relating to the size of the site and potential infrastructure issues that could result if the site was to be developed were also raised.

The Sustainability Appraisal options report, which assessed each of the eight potential options for their environmental economic and social sustainability highlighted only three 'key weaknesses' for option D which related to the visual impact of such a large site, the potential for additional highway pressure (although it was felt that this could be mitigated through appropriate infrastructure planning and provision at the local level) and finally the uncertainty that results from 50% of the development being spread across the remainder of the borough with no clear indication of how much would go where.

In addressing these concerns, yet still ensuring that the benefits of a strategic site are achievable (in terms of infrastructure delivery), under the preferred option the strategic site has been reduced in terms of the scale of proposed housing. It is considered that a smaller number of houses would have a positive impact on addressing potential visual impact issues (though detailed work on this would still be needed) and also reduce the impact of potential highway concerns (though again, further detailed work on this would still be required as part of the infrastructure delivery plan and also during the Development Management process). By creating a hybrid approach of option D and B, the final SA options report concern is also alleviated as it becomes much clearer as to where the remaining development will be located across the rest of the borough.

The number of units proposed for the strategic site has been reduced to 1040 dwellings over a 20-year period. ~~This will result in an average annual provision of 52 units per year for the site.~~ Phasing of the development will need to be considered and this will be done through the Development Management process including the detailed preparation of associated master plans, together with development and design briefs, working with the landowner and considering the practical implications of, and timing for, the delivery of key infrastructure

As stated, in effect an option 'B' approach is proposed in calculating the levels of the remaining development across the borough. As with option D, the Sustainability Appraisal options analysis, found this to be a sustainable approach to development, with only one 'key weakness' being identified, which related to the need for highways investment in Longridge being required to accommodate the level of growth option B would result in. The SA options report also highlighted a requirement for cohesive working with Preston City Council, which is already taking place.

In terms of taking forward the hybrid approach, the option B element would see development distributed primarily according to population distribution of the key settlements, reflecting the calls for an equitable and fairer distribution of development raised during the consultation at the Regulation 18 (25) stage of production. ~~This approach places 33% of the required development into the settlements of the borough not classified as a service centre.~~

In creating the hybrid approach based on the two options ~~this 33% distribution has still been applied to the other settlements and~~ the population distribution approach has been applied to the key service centres. The strategic site has also been factored into the revised calculations and, due to its close proximity to the settlement of Clitheroe, has been considered when calculating the distribution of housing number for Clitheroe, albeit still based upon a population distribution model. This approach also significantly reduces the amount of development proposed for Longridge, thus addressing the 'key weakness' raised as part of the SA options analysis.

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:

Category	Location	Total number of houses required for each settlement over the plan period ⁷	Commitments up to March 2014	Residual number of houses required for each settlement ⁸
Principal Settlement	Clitheroe	2320	1040	240
Principal Settlement	Longridge	1160	327	633
Principal Settlement	Whalley	520	588	0 (+68)
Strategic site	Standen	1040	0	1040
Other Settlements		1600	1655	145 (-55+200 ⁹)
TOTAL		5600	3610	2058
Distribution set out below				
Other Settlements: Tier 1 Villages (the 9 most sustainable of the defined settlements)	Barrow	710	710	0
	Wilpshire	66	21	45
	Read & Simonstone	45	27	18
	Billington	76	58	18
	Langho	21	3	18
	Mellor	38	20	18
	Chatburn	27	9	18
	Mellor Brook	23	18	5
	Gisburn	16	11	5
	Total	1022	877	145
Other Settlements: Tier 2 Villages (the 23 less sustainable of the defined settlements)	23 settlements	0	346	0
Housing development not within the 32 defined settlements or the Principal Settlements	8 non-defined settlements & outside of these	0	432	0

⁷ Figures based upon requirement for 5,600 houses over plan period (280/yr average). Clitheroe figure also includes the 1040 at Standen in this table but is subtracted to calculate the residual.

⁸ As at 1st July 2012 ~~31st March 2013~~ 31st March 2014 – all applications that have been approved since will reduce this number.

⁹ Figure of 200 units re-apportioned across the 9 Tier 1 settlements from the Longridge adjustment

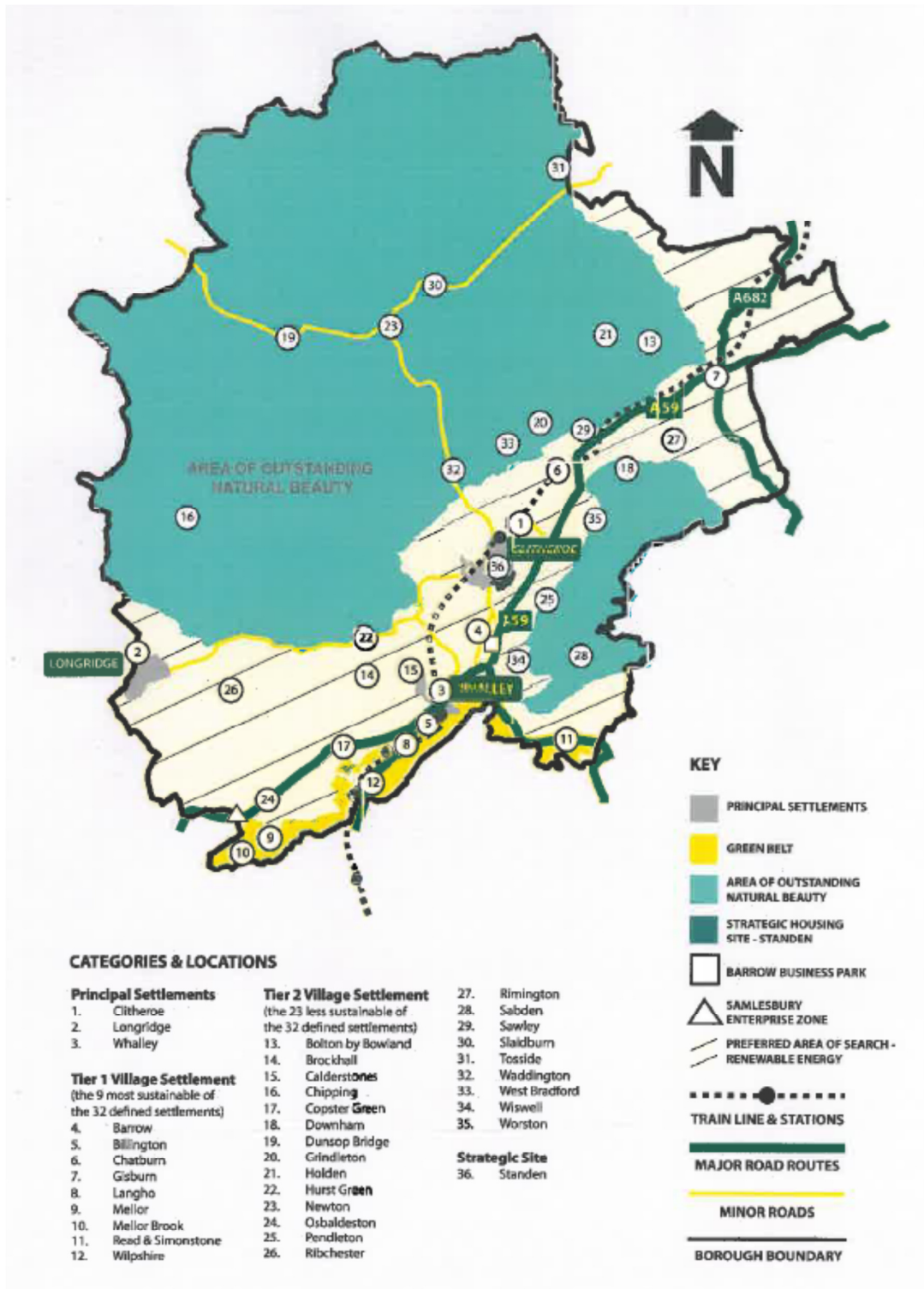
~~The housing model makes a modelled assumption based on a number of dwellings averaged across the defined settlements. It is important to bear in mind an average; some settlements will accommodate more, whilst others, due to their recognised constraints may accommodate less. The Council will use the Core Strategy framework to set out the patterns and scale of growth through the Housing & Economic DPD.~~

Whilst Barrow is recognised as a Tier 1 Village settlement and therefore one of the more sustainable defined settlements, the distribution takes account of the large commitment to housing that exists as a result of planning permissions at Barrow and consequently further housing development is not being promoted at this settlement.

In relation to employment land, under the preferred strategy, it will continue to be possible to accommodate the minimum required level of land for economic development (9ha 8ha over the remainder of the plan period). It is considered that provision can be included within land at Standen to the south of Clitheroe to generate a mixed development opportunity as well as the opportunity to bring other sites forward to protect choice of locations. The existing site at Barrow Enterprise Park would continue in its role as the borough's principle strategic location for employment. The Government's recent announcement regarding the designation of an Enterprise Zone at Samesbury, which includes land within both Ribble Valley and South Ribble, will offers the potential to support and strengthen the economy. Through specialist investment it will provides an opportunity to develop further the economy of the Ribble Valley through service and supply chain growth and is recognised as a strategic site. Under the neighbourhood planning legislation, it would also be possible to bring forward land for economic development where there are demonstrable regeneration benefits and in locations where local communities would like to see development take place.

Main Modification 24 (MM24): Section 16 Key Diagram:

Delete Key diagram and insert new one as follows:



Main Modification 28 and 31 (MM28 and MM31): Chapter 11 Monitoring Section:

Delete current text and replace with new monitoring section as follows:

11 MONITORING

Monitoring will play a key role in measuring whether the Core Strategy is being delivered and whether its policies are effective. The Planning and Compulsory Purchase Act (as amended by the provision of the Localism Act 2011) requires that authorities publish Monitoring Reports, at least yearly¹⁰, to report progress on the implementation of the Local Development Scheme and the extent to which the policies in the Core Strategy (and other local development documents) are being delivered. These reports will be a key method of reporting on the progress of the Core Strategy. They will include the reporting of indicators which is an important tool in measuring whether delivery of the Core Strategy is on course and whether any actions are needed to address issues raised through the monitoring process such as under or over delivery of certain policies. They will also enable a picture of trends to be established over time, which may highlight emerging issues, which will inform the review of the plan.

The Council will also keep under review the wider contextual issues national, regional and local levels, which impact upon the Borough and the Core Strategy. This is essential as the Core Strategy looks towards a 20 year timescale overall. It is anticipated that the macro-economic climate will change over this timescale and that this could impact on the plan. The regular review of the evidence base, (including key documents such as the Strategic Housing Market Assessment); the monitoring of wider contextual information and the monitoring of Core Strategy policies are key in assessing whether the plan will need to be reviewed. There is already a commitment to reviewing the housing requirement within 5 years from the adoption of the Core Strategy.

¹⁰ The requirement to produce "Authorities Monitoring Report" came into effect on 15th January 2012.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
Chapter 4: Development Strategy				
Key Statement DS1		To be monitored through other Core Strategy policies	Annual	A variety of sources relating to other policies
Key Statement DS2		To be monitored through other Core Strategy policies.	Annual	A variety of sources relating to other policies
Chapter 5: Environment				
Key Statement EN1: Greenbelt	Monitor only	Number of applications involving sites wholly or partly within the Greenbelt	Annual	Collected in house within on going planning application process. Taken as an indicator of development pressure.
	Less than 1% of Green belt area by end of plan period	Area of land (Ha or m2) in greenbelt granted permission	Annual	Collected in house within on going planning application process.
	Zero	Number of inappropriate developments granted in the Green Belt.	Annual	Collected in house within on going planning application process.
Key Statement EN2: Landscape	Monitor only	No of applications involving sites wholly or partly within the AONB	Annual	Collected in house through on going planning permission monitoring. Taken as an indicator of development pressure.
	Monitor only	Area of land (Ha or m2) within AONB granted permission	Annual	Collected in house through on going planning permission monitoring.
	Monitor only	No of applications for development within the "Open Countryside" ie on	Annual	Collected in house through on going planning permission

Policy	Target	Monitoring Indicator(s)	Frequency	Source
		sites outside established allocations or settlement boundaries.		monitoring. Taken as an indicator of development pressure.
	Zero area of Open Countryside lost to inappropriate development in plan period	Area of land (Ha or m2) within Open Countryside granted permission.	Annual	Collected in house through on going planning permission monitoring.
	100% 1ha of statutory local nature reserve per 1000 population	The proportion of the population that has full access to the requirements of the Accessible Natural Green Space Standard. Amount of statutory LNR per 1000 population	Annual	Collated from in-house surveys by relevant Council department.
Key Statement EN3: Sustainable Development and Climate Change	Less than 5% of all relevant permissions	No of all relevant applications granted that do not conform to the specified Codes and standards in the policy.	Annual	Collected in house through on going planning permission monitoring.
	Zero	No of applications granted against Environment Agency and United utility advice (relating to flooding and drainage) where no mitigating solution has been identified.	Annual	Information published on the Environment Agency website Flood risk objections- annual figures. In-house monitoring of planning applications.
	See policy DME5	Monitored through policy DME5	Annual	Collected in-house through on-going planning permission monitoring.
	100% of all relevant applications	No of applications referred to the Minerals Authority as being within Mineral Safeguarding Areas	Annual	Monitoring of planning applications.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
		(MSAs).		
Key Statement EN4 - Biodiversity and Geodiversity.	A net borough wide enhancement based on net biodiversity offsetting units	Net gain to local biodiversity measured through biodiversity offsetting agreements	Annual	Measured against Lancashire Biodiversity Action Plan targets
	Monitor only	No of applications involving a potential effect on recognised sites of environmental or ecological importance (ie those categories of site listed in para 2 of the policy).	Annual	Monitoring of planning applications. Taken as a measure of development pressure.
	Zero	No of sites granted permission against Natural England Advice.	Annual	Application monitoring and Natural England feedback.
	No net loss of hedgerows No net loss of biological heritage sites (AMR page 33)	AMR Core Output indicator E2 Change in Areas of Biodiversity Importance. This involves changes in priority habitats and species as reported from Natural England sources.	Annual	Changes in condition of SSSI s as reported through Natural England sources. In-house monitoring of hedgerow loss. In-house monitoring of the extent of BHS and development impacts. Monitoring reports from Lancashire Wildlife Trust and County Ecologist.
Key Statement: EN5: Heritage Assets	See policy DME4	No of applications involving designated heritage assets		In-house application monitoring.
	Zero	No of permissions granted against English Heritage advice		Collected through applications procedure with potential additional English heritage data.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
	Monitor only	No of permissions involving sites within Conservation Areas		In-house application monitoring. Taken as a measure of development pressure
Chapter 6: Housing				
Key Statement H1: Housing Provision	280 units per year	The amount of housing completed in the Borough.	Annually	Collected in house and published in the Housing Land Availability Schedule Monitoring
Key Statement H2: Housing Balance	Positive net increase in older persons accommodation and family housing (2 and 3 bed)	Housing mix including tenure and type	Annually	Strategic Housing Market Assessment (SHMA) in relation to completions
Key Statement H3: Affordable Housing	75 units per year	The number of new build affordable units completed in the borough as well as number of Landlord Tenant Grants provided, number of Purchase and Repair schemes, Tenancy Protection schemes and no of empty properties brought back into use.	Annual	Collated in house through going planning permission monitoring and through monitoring by the housing team of affordable initiatives and statutory return HSSA HSSA/P1(e)
	100%	Number of new dwellings approved/constructed which meet the Lifetime Homes standard	Annual	Collected in house through on going planning permission monitoring.
Key Statement H4: Gypsy and Traveller Accommodation	2 new pitches in plan period (see policy DMH2)	Number of permissions for Gypsy and Traveller pitches	Annual	Collected in house through on going planning permission monitoring.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
Chapter 7: Economy				
Key Statement EC1: Business and Employment Development	Average of 1 ha per annum	Amount of new employment land developed per annum	Annual	On going applications monitoring for take-up.
	Monitor only	Number of farm diversification schemes permitted	Annual	Through application monitoring and in house regeneration section data.
	No net loss over plan period	Loss of employment land	Annual	Through application monitoring and in house regeneration section data.
	Greater than 51%	Percentage of land permitted for development on previously developed land (PDL)	Annual	Through application monitoring and in house regeneration section data.
	Net reduction over plan period	Empty commercial properties	Annual	Through application monitoring and in house regeneration section data.
Key Statement EC2: Development of Retail, Shops and Community facilities	Net reduction	Retail vacancy rates in the Key service centres of Clitheroe, Longridge and Whalley	Annual	Service Centre Health check document and planning permission monitoring.
	In line with targets within policy over plan period	Permissions involving the creation of new retail floorspace		Service Centre Health check document and planning permission monitoring.
	No net loss over plan period	Permissions involving the loss of community facilities	Annual	Planning permission monitoring.
Key Statement EC3:	See policy	See monitoring of policy DMB3	Annual	Liaison with RVBC tourism officer

Policy	Target	Monitoring Indicator(s)	Frequency	Source
Visitor Economy	DMB3			
Chapter 8: Delivery Mechanisms and Infrastructure				
Key Statement DMI 1: Planning Obligations	Monitor only	Number of developments with legal agreements for infrastructure contributions	Annual	Planning permission monitoring.
Key Statement DMI 2: Transport Considerations	See policies DMG 3 and DMB 5	See monitoring of policies DMG3 and DMB5	Annual	Planning permission monitoring.
Chapter 9: Strategic site				
The Strategic Site	100 dwellings completed per annum from 2017	Monitoring on progress on the implementation of planning permissions.	Annual	Collected in house through on going planning permission monitoring.
Chapter 10: Development Management Policies				
DMG1: General Considerations		Monitor through other plan policies.	Annual	See sources of other relevant policies
DMG2: Strategic Considerations	Various targets as set out in DS1	% of new development in accord with development strategy ie directing development to existing sustainable settlements.	Annual	Planning permission monitoring
	Various targets as set out in DS1	No of permissions for development outside those settlements defined in the development strategy that do	Annual	Planning permission monitoring

Policy	Target	Monitoring Indicator(s)	Frequency	Source
		not meet at least one of the criteria mentioned in the policy		
DMG3: Transport and Mobility	At least 90%	No of permissions granted within 400m of a public transport route.	Annual	Planning permission monitoring
	Zero	No of major permissions granted that do not involve a travel plan	Annual	Planning permission monitoring
	Zero	Permissions which affect the opportunity to transport freight by rail or affect the potential rail station sites at Gisburn and Chatburn.	Annual	Planning permission monitoring
DME1: Protecting Trees and Woodlands	Net gain in woodland area	No of permissions involving the planting of new trees/woodlands and total net area.	Annual	Planning permission monitoring
	Zero net loss over the Borough	No of permissions involving a net loss of woodland or hedgerows	Annual	Planning permission monitoring
	Monitor only	New TPOs made	Annual	Planning permission monitoring
	Zero	Loss of any protected trees	Annual	Planning permission monitoring
	Zero	Loss of ancient woodland and veteran and ancient trees	Annual	Planning permission monitoring
DME2: Landscape and Townscape	Zero permissions involving	Permissions involving potential change to landscape elements within policy	Annual	Planning permission monitoring

Policy	Target	Monitoring Indicator(s)	Frequency	Source
Protection	significant harm			
DME3: Site and Species Protection and Conservation	Net enhancement of biodiversity See ENV4	No of permissions which adversely affect the various sites and species mentioned in the policy	Annual	Planning permission monitoring re ENV4
		Measurement of enhancement in ENV4.	Annual	Planning permission monitoring re ENV4
DME4: Protecting Heritage Assets	Review local list once established	Publication of a local list of heritage assets.	Annual	Establish new list and monitor against it.
	No loss of listed buildings	Buildings at risk register	Annual	English Heritage data
	No loss	No of listed buildings and buildings in Conservation area lost through development proposals.	Annual	In house appraisals
	No change against English Heritage advice	No of permissions involving Parks and Gardens and Scheduled Ancient Monuments	Annual	Planning permission monitoring
	Maintain up to date Conservation Area appraisals	Conservation Area Appraisals		
DME5: Renewable Energy	At least 90%	No of permissions granted fulfilling RE energy requirements within policy and by type of RE	Annual	Planning permission monitoring
	20 MW capacity	No of permissions involving on-site	Annual	Planning permission monitoring

Policy	Target	Monitoring Indicator(s)	Frequency	Source
	per year	RE generation and type of RE.		
DME6: Water Management	Zero	No of applications permitted against criteria set out in policy	Annual	Planning permission monitoring
	Zero	No of new permissions for development granted contrary to Env Agency advice.	Annual	Planning permission monitoring
DMH1: Affordable Housing Criteria	100%	Percentage of affordable housing that meets the criteria set out in the policy.	Annual	Planning permission monitoring
DMH2: Gypsy and Traveller Accommodation	2 new pitches in plan period	No of new pitches created	Annual	Planning permission monitoring
DMH3: Dwellings in the Open Countryside and AONB	100%	No of permissions granted in accord with the policy criteria.	Annual	Planning permission monitoring
DMH4: Conversion of Barns and Other Buildings to Dwellings	100%	No of permissions accord with the policy criteria.	Annual	Planning permission monitoring
DMH5: Residential and Curtilage Extensions	100%	No of permissions involving residential extensions or cartilage extensions that comply with the policy criteria.	Annual	Planning permission monitoring
DMB1: Supporting Business Growth and the Local	8 ha of net new employment land to be allocated and	Gain in new employment land by floor area and type	Annual	Planning permission monitoring and RVBC Regeneration section monitoring

Policy	Target	Monitoring Indicator(s)	Frequency	Source
Economy	developed by 2028			
	No net loss	Loss of existing employment land by floor area and type.	Annual	Planning permission monitoring and RVBC Regeneration section monitoring
	Monitor	Number of firms relocating outside the Borough due to planning constraints set out in policy	Annual	Planning permission monitoring and RVBC Regeneration section monitoring
DMB2: The Conversion of Barns and Other Rural Buildings to Employment Uses	Net gain	No of permissions involving conversion and net new floorspace created.	Annual	Planning permission monitoring and RVBC Regeneration section monitoring
DMB3: Recreation and Tourism Development	Net gain over plan period	No of planning permissions involving new or improved facilities	Annual	RVBC tourism and regeneration sources in addition to Planning permission monitoring.
	Monitor	No of permissions involving loss and Change of use of tourism and recreation facilities	Annual	RVBC tourism and regeneration sources in addition to Planning permission monitoring
DMB4: Open Space Provision	Net gain over plan period	No of permissions involving loss of Public Open Space (POS) and any alternative provision made	Annual	Planning permission monitoring
	Monitor	No of permissions and area of gain in POS	Annual	Planning permission monitoring
DMB5: Footpaths and	No loss of PROW as	Loss of any PROW or alternative provision	Annual	Planning permission monitoring

Policy	Target	Monitoring Indicator(s)	Frequency	Source
Bridleways	measured against policy criteria Monitor	Diversion of any PROW by No of incidents and total length of diversions	Annual	Planning permission monitoring. Taken as a measure of development pressure.
DMR1: Retail Development in Clitheroe	Targets in policy EC2 re new retail provision by 2028 Monitor	Permissions involving gains in retail area and type Loss of any retail outlets and in the main shopping frontages by area. and type	Annual Annual	Planning permission monitoring and RVBC Regeneration section monitoring Planning permission monitoring and RVBC Regeneration section monitoring
DMR2 Shopping in Longridge and Whalley	Targets in policy EC2 re new retail provision by 2028 Monitor	Permissions involving gains in retail area and type Loss of any retail outlets by area and type	Annual Annual	Planning permission monitoring and RVBC Regeneration section monitoring Planning permission monitoring and RVBC Regeneration section monitoring
DMR3 Retail Outside the Main Settlements	All permissions for change to fulfill policy criteria Monitor	Loss of any retail outlets in the villages Gain in shopping area in villages and wider rurality	Annual Annual	Planning permission monitoring and RVBC Regeneration section monitoring Planning permission monitoring and RVBC Regeneration section monitoring

Main Modification 48: Housing trajectory:

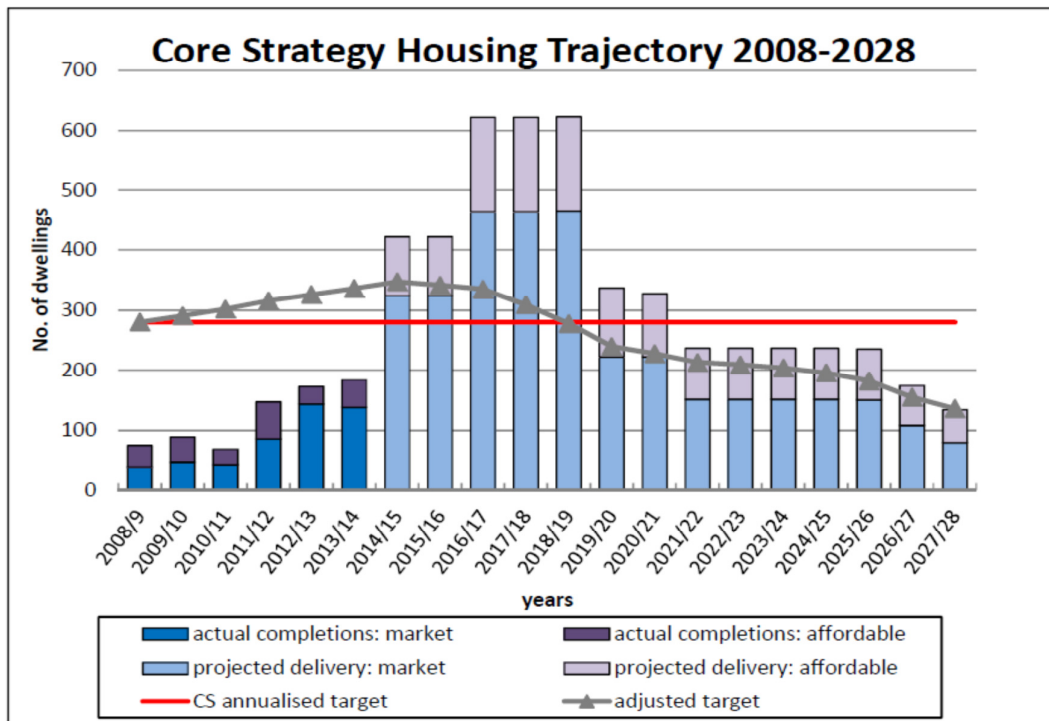
Insert Housing trajectory at the end of section 15 as follows:

Housing Supply and Trajectory

The information below show the housing supply position in the Borough at 31st March 2014 as follows:

	<u>No. of dwellings</u>
Core Strategy housing requirement 2008 - 2028	5600
Of which: market	3920
affordable (30%)	1680
Net completions 2008-2014	735
Of which: market	493
affordable	242
5 year supply at 31.3.14 (sites with planning permission):	2711
Of which: market	2039
affordable	672
Residual housing requirement	2154
Of which: market	1387
affordable	766

Based on the above, the estimated future delivery of housing over the Core Strategy plan period 2008-2028 is shown on the trajectory below:



Housing Trajectory Notes

1. The trajectory illustrates the anticipated delivery of market and affordable housing over the plan period 2008-2028 as required by paragraph 47 of the NPPF to achieve an overall requirement of 5600 dwellings in the plan period as required at policy H1.
2. The plan requires that 30% of these are affordable (policy H3). This results in 3920 market dwellings and 1680 affordable dwellings over the plan period. Annually the overall requirement equates to 280 dwellings per year which (shown as a red line on the chart) comprising 196 market dwellings and 84 affordable dwellings.
3. Actual completions for the six years 2008/9 to 2013/14 amount to 735 dwellings. The information is derived from the Council's own Housing Land Surveys.
4. For the five year period 2014/2015 to 2018/19 anticipated delivery is made up of sites with planning permission which are considered deliverable in the 5 year period. At 31st March 2014 this is 2711 dwellings. These are distributed over the five year period. The increase in years 3 to 5 of this 5 year period indicates that development of two large sites (the strategic site at Standen and land at Barrow) is expected to start in 2016/17. The estimated rate of delivery is 100 dwellings per site per year.
5. The residual requirement for the period beyond 2018/19 is 2154 dwellings. In this period beyond 2018/19 the sites at Standen and Barrow will still contribute significantly to housing delivery. It is estimated that the site at Standen will contribute 740 dwellings in this period and be complete by 2026/7 and the site at Barrow will contribute 204 dwellings and be complete by 2020/21.
6. Any shortfall in provision in this period against the strategic requirement will be made up through the site allocations process and other sites which may come forward with planning permission. The update of the Strategic Housing Land Availability Assessment (SHLAA) in 2013 demonstrated that there is more than adequate land with potential for housing that is deliverable/developable for housing to meet the strategic housing requirement. Decisions about which sites will be brought forward will be taken through the preparation of the Sites Allocations DPD.
7. The adjusted target (shown as a grey line with triangles) represents at a particular point what the annualised target would be for the remaining years of the plan period taking account of the overall requirement of 5600 and actual/projected completions to date.
8. The housing trajectory will be reviewed and updated on a regular basis in the light of updated information on actual delivery and future supply. The most up to date information will be used to inform the Site Allocations DPD.